



BMK NEIGHBOR TO NEIGHBOR

BMK Board of Directors

Vince Lattanzio, President
Steve Nash, Vice-President
Chris Fehring, Director
Mercy Angelopoulos, Director
Cheryl Furst, Director

Community Calendar

November

Nov. 30th- N Lagoon Dredge TBD
 Nov. 18 - BMK Town Hall Pancake
 Breakfast 10:00AM

December- Santa by Sea
January 1 2024- Icicle Day

Office – Community Center

November

Nov 16 BMK CSD Meeting 7:30
 Closed Thanksgiving 23,24

December

Dec 14 BMK CSD Meeting 7:30
 Closed 12/28,29 & 1/1/24

Ph: (415) 883-4222 Fax: (415) 883-3683

BMK Community Service District

Presidents Message

As you likely know, there is a volunteer group of BMK residents who are organized as the BMK Neighborhood Alliance, and are reaching out and educating the community about the lack of funds to repair and maintain our infrastructure, and the need to raise funds for that purpose. You can find additional information on the “**Keep BMK Thriving**” website and find out more information as to their efforts at upcoming meetings hosted by the group. www.Keepbmkthriving.com

While as elected public officials, myself and other board members may not use BMK funds to promote or advocate for such a fund raising measure for a ballot measure in our official capacities, we can provide information and educate the community on the status of our infrastructure and our current financial status.

The bottom line is that we have no funding sources for infrastructure repair and maintenance, or additional improvement projects to enhance access to the Lagoons for all members and upgrade our facilities. You likely noticed that your tax bills no longer include Measures E & F, which were passed over 20 years ago. The funds raised by those measures 20 years ago were spent many years ago, and the income stream from those measures have for years simply been paying off bond costs.

As for our infrastructure needs, we have been working with our Marine Engineering firm and gathering information, to identify priority projects and estimated costs. We have projected that to simply maintain the District infrastructure for the next 20 years, we need around 32 million dollars. We have identified potential projects, the most critical of which are ongoing repair and maintenance of the locks, ongoing dredging and improvement projects for the waterways, levee upgrades, and potential improvements to enhance lagoon access for all BMK residents.

The potential adverse consequences of not maintaining and repairing and upgrading our infrastructure are obvious. Among other things our locks will fail to the point where repair is not possible, and proceeding with a complete replacement would become increasingly difficult if not impossible given the regulatory complications; the levees would continue to sink and ultimately fail; the creek would become even more silted in as the cleansing action of regular flushing would no longer be occurring. In sum, we would become a tidal community & ultimately the waterways would become tidal marshes.



Presidents Message Continued from pg. 1

The CSD Board has extensive experience overseeing and completing critical infrastructure projects over the years. With the funds raised by Measures E and F, we were able to over 110 projects, which we have all benefited from. We are confident that we will be able to continue to successfully complete the critical projects for the community if we have the funds to do so.

As to funding options, we are not a homeowner association or similar entity that can raise funds via regular monthly dues and special assessments. Our options for raising funds include bond measures, parcel taxes, and/or a mix of both. After investigation and receiving community input, the CSD determined that a parcel tax is the most cost effective option as it provides the lowest cost with the highest direct benefit to the community. Bonds are extremely costly to manage and take a big chunk out of our tax dollars, while parcel tax dollars all come back to the community to be spent in the community. For those reasons, the BMK CSD will be voting to place a Parcel Tax on the Ballot for the March 2024 Election. Working with our financial consultants, we had originally projected a minimum per lot parcel tax of \$2500 per year. After receiving community input and fine-tuning our needs, we have able to reduce that to \$1800 per year, or \$150 per month for each lot. While this amount is at the low end of what we need, and it will take longer to accumulate funds in order to initiate projects, the Board is confident that we will be able to use those funds effectively.

We have received a great deal of feedback from residents and the BMK Neighborhood Alliance, and there have been multiple Town Hall Meetings to reach out and gather community input. We have heard and responded to concerns from residents who don't have direct lagoon access from their lots. While all residents can access the lagoons via the boat ramp areas, we are looking at options for dedicated access swim parks at one of the CSD open space areas fronting the lagoons, for swimming and non-motorized boat use. Among the ideas is a pilot program for an access area located at the end of Bermuda Harbor where residents could park at the Community Center/ CSD Parking lot and walk to the Park. This would be funded primarily by Measure AA funds for Parks only, and Grants we already have in progress.

This proposed access area would be fenced and for **BMK Residents Use only**, with a key similar to the boat ramps. Improvements might include a small beach area and fixed swim dock to allow safe access to swim from and launch SUPs and kayaks from, as well as an onsite storage system for such watercraft that users could secure for a fee. Like the exercise stations that were installed some years ago, this concept could be expanded if it is a benefit that works for other open spaces. The CSD would also support a safe boat dock area for the Gardens at BMK, that residents could use for non motorized boat use to access the south lagoon.

We have also received a lot of input from BMK residents who live along the creek about dredging the creek and providing better access. **An estimated half on the funds in the proposed parcel tax have been earmarked for restoration grants that will be tied to the Novato Creek and projects to address accessibility, flood control, climate change and sea level rise.**

The Creek, the Lagoons, and the Levees are all part of the same watershed infrastructure and depend on each other. We have engineering studies that show that both the lagoons and the creek benefit and rely on the regular flushing of the lagoons. **Flushing** is when we open the locks and let water flow into the lagoons at a high tide and release water to the creek at a low tide. This is part of the integrated " watershed approach" necessary to maintain the flows in the creek, reduce the amount of sediment that would otherwise build up, and mitigate against flood risks. As the creek that is part of BMK is a small segment of a larger water shed area, we must partner with other agencies and property owners to develop and implement a comprehensive plan that will truly make a difference. We are positioning our community to partner with other government agencies and non-profits for grant funding for sediment removal and restoration of tidal marsh along the creek, as dredging alone is not a long-term solution. If we have multiple partners and stakeholders, a sustainable restoration plan, and some form of matching local funding, we are confident that we will be a viable candidate for grant funding. At the last CSD meeting we engaged a grant writer with successful local experience and initiated a BMK grant committee to assist the CSD.

As a devoted resident of BMK for over 37 years, and with over 20 years of CSD Board experience, I care deeply about this community. I am sure you do to.

Please watch for notices of informational meetings sponsored by the CSD, and meetings and events sponsored by the BMK Neighborhood Alliance, the group behind the effort to "**Keep BMK Thriving.**" **BMKThriving.com**
Thank you for your continued support.

Vince Lattanzio *President, BMK CSD Board*

NATIONAL WILDLIFE REFUGE EXPANSION IMPACTING BMK



“San Pablo National Wildlife Refuge Expansion Act”

BMK will be impacted.

&

BMK has **not** been informed or involved in developing any plans for a Proposed National Wildlife Refuge next door !

- **BMK CSD or Community is not identified on the map included with the Proposed Draft Bill for Congress.**
- **Comment Deadline Dec 12, 2023**
- Priority uses for the refuge are listed as **hunting, fishing**, wildlife viewing, photography National Wildlife Refuges draw large numbers of visitors from outside Marin.
- No outreach for local public input from BMK CSD or co-developing “a plan for compatible uses for a Proposed National Refuge”
- Refuge expansion borders BMK, our community of 702 homes and the Novato Creek and will impact our waterways maintenance.

**Required by the National Wildlife Refuge System Administration Act*

By Sue Lattanzio Please consider commenting before December 12, 2023

The Proposed National Wildlife Refuge Expansion will impact the Bel Marin Keys CSD & Community by being directly adjacent to Bel Marin Keys and the Novato Creek. The National Refuge has a primary goal of promoting national recreational public access next to our community which has not been addressed. The adjacent Proposed National Refuge has no set boundaries defined in the Bill and is unclear on inclusion or impacts to the Novato Creek and BMK.

This significantly impacts how we can protect and maintain our Community. The Bill proposed is not specific and offers no legal protection for the BMK CSD’s existing agreements & regulations with the State or County. Don’t be fooled by Rep Garamendi’s “Misleading Press Releases, there is nothing in this Bill or National Wildlife Refuge Act that protects BMK land agreements or those in progress. Additional Federal wildlife protections are mentioned in the Bill, which can translate to additional regulations-, which are not defined.

This Bill is being rushed through the public outreach process without contacting local governments (BMK CSD) & BMK residents as impacted neighboring landowners. At this time there is inadequate information for public comment to be submitted or presented for a vote by Congress.

Note: This is the third attempt in the last 20 years by US F&W to establish a Federal Wildlife Refuge, which could further regulate BMK’s maintenance of our Lagoons, Locks, Levees, and the Lower Novato Creek access to San Pablo Bay.

Comments & Questions:

- (1) **Inadequate Community Outreach** - Wildlife Refuge Expansion was adequately advertised to the public with no public meetings organized -The BMK Community Service District was not engaged as required by law per the National Wildlife System Administration Act.
- (2) **Duplication of State & Federal Regulators & Permitting** - What additional environmental surveys will be required for BMK as adjacent landowners? What other Federal regulations will be applicable to BMK as all add expenses or restrictions to BMK CSD / BMK taxpayers waterways maintenance.
- (3) **Will the Federal Government honor agreements in progress with the SCC** for the BMKV/ Hamilton Wetlands Restoration under construction? BMK CSD holds title to 300 acres to mitigate flooding in our community.
- (4) **Will the Federal Government protect the BMK Community by building a FEMA certified levee** as requested by the BMK CSD - the current levee built by the State is not FEMA certified and not adequate to protect our community of over 2000 residents.
- (5) **Unanswered Questions BMK / County Ordinances & Posting for No Hunting- No Fishing** - Fishing is prohibited as well as other activities along our south lagoon levee, which the BMK CSD maintains. The SCC has agreed and posted BMK V as No Hunting.

Continued next page

Continued from pg. 3

- (6) **State Property Transfer** -The BMK CSD is expected to receive ownership of from the State of the South Lagoon Levee, however the proposed National Wildlife Refuge Expansion / land sale/transfer may be causing them to drag this out. Will the National Wildlife Refuge modify existing Marin County laws as they have the ability to do per the NWRA?
- (7) **Additional / Changing Federal Regulations**- BMK Levees, locks and dredging / fill projects are thoroughly regulated by 9 agencies including; US ACE, NOAA, SWRCB, CA F&G, US FWS, MARIN COUNTY, BCDC, STATE LANDS. SCC. What additional Federal regulations will be required for our maintenance projects as property would be adjacent to a National Wildlife Refuge?
- (8) **Public Access Regulations and Locations**- Please identify what types of access will be allowed and where those points of entry will be. Will entrance fees be charged? Where will parking for Public Access be located?
- (9) **Unregulated Public Access**- Has put a significant and inequitable financial burden on the residents of BMK in the past as no maintenance / inadequate management has been provided by State (SCC) or regulation by including CA Fish & Game. How will CA F&G patrol or enforce regulations with no budget for enforcement staff?
- (10) **How does this expansion provide additional protections for endangered species and critical wildlife habitat?** This wetlands restoration was no funded by congress for public recreations but for the protection of endangered species and beneficial use of dredge spoils from the Port of Oakland.



Bill by U.S. Representative John Garamendi (D-CA08), "San Pablo National Wildlife Refuge Expansion Act" for public review and comment, with Representatives Jared Huffman (D-CA02) and Mike Thompson (D-CA04)

https://garamendi.house.gov/sites/evo-subsites/garamendi.house.gov/files/evo-media-document/garame_120_xml.pdf

For more information see the BMK CSD Website

www.bmkcsd.us

Comments MUST be submitted to Congressman Garamendi's office before Dec. 12, 2023 at:
https://iqconnect.house.gov/iqextranet/EForm.aspx?_cid=CA03JG&_fid=100033

by Sue Lattanzio- Friends of Novato Creek
BMK Resident 37 years



Photos-Sue Lattanzio- River Otters- South Lagoon & Crossing Bay Trail,
Burrowing Owl- BMK V Levee , Western Pond Turtle- Pacheco Pond

Flood Zone 1 Marin County Update- Flooding Matters

Sue Lattanzio -MC Zone 1 Advisory Board



Bel Marin Keys is located in Flood Zone 1 in Marin County. The Marin County Flood Control and Water Conservation District, a special district under the Marin County Department of Public Works, recognizes that a multi-agency approach is **needed** to mitigate flooding. Flood Zone 1 is the largest zone in Marin and covers over 45 square miles, including the City of Novato plus parts of unincorporated Marin. Zone 1 includes the Novato Creek Watershed and it extends from San Pablo Bay to the headwaters about 6 miles above Stafford Lake.

Flood Control Zone 1 is funded through a portion of your regular property taxes from properties in the Zone 1 watershed, plus a benefit assessment that was voted on by taxpayers in 1984 (\$9.00/yr.) An additional benefit assessment of **\$44/year** to repair failing pumps and prevent flooding was defeated in 2017 by FZ1 taxpayers.

Funds are collected to maintain and improve: over 18 miles of creeks, 4 pump stations 9 miles of levees on Novato Creek and other infrastructure in the watershed.

Approximately once every four years, accumulated sediment is removed to maintain the original design capacity in Novato Creek from the SMART rail bridge to Diablo Ave. The last sediment removal episode- (removal of dry soil in dammed section of Novato Creek) was completed in 2020 for approximately \$1.7 million.

High Tides Expected Over Next Few Months

Based on tide predictions published by the National Oceanic and Atmospheric Administration (NOAA), tide levels that could be high enough to cause roadway flooding in coastal and bayside areas of Marin are expected October 28-30, November 24-28, December 11-15 and 23-27, and January 9-13. If a storm happens during those times, it can cause tidal surges and push water levels significantly higher than predicted.

<https://marinflooddistrict.org/2023-2024-high-tides-expected/>

Novato Creek has experienced significant floods in 1940,1955,1982, 1998, 2006-07, 2016, 2017, 2019, 2020, 2022-23 being noteworthy with flooding events becoming more frequent.



Our Flood Zone 1 District has a \$1M County funding commitment using [American Rescue Plan Act](#) funds. In September 2023, the District applied for a National Fish and Wildlife Foundation (NFWF) grant for \$8M to construct the Bird Pond restoration portion of the larger project. The District is submitting an additional grant to the San Francisco Bay Restoration Authority (SFBRA) for the funding gap amount of \$2M shortfall for the project.

Deer Island Basin Complex Wetland Restoration Design & Grant Applications

In 2019 the SF Bay Restoration Authority (SFBRA) approved funding for design, construction plans, specifications and permitting for Phase 1 of this project including Deer Island Basin and two storm water ponds along Novato Creek. After bid solicitation costs exceeded budget in the design phase for the proposed scope (\$630,000.) the project was scaled back to the wetland restoration of the two storm water ponds ("Bird" Ponds- 70 acres) bordering Novato Creek. The cost estimate for the reduced project design scope & restoration of 70 acres is estimated at **11 million**. Restoration of these two ponds will effectively widen Novato Creek between the Smart Rail Bridge and Rt 37 and increase the floodplain and tidal prism. **What does this mean ?-** Floodwaters have area to spread out and the flow of the Novato Creek will improve by having more water flow with the tides reducing sediment deposition.

For more information on other projects & maintenance go to:

<https://marinflooddistrict.org/meetings/zone-1-advisory-board-meeting-october-26-2023/>

District Manager Zone

mgadoua@bmkcsd.us

415-444-8222

Sediment Removal Update

(North Lagoon Dredge)

- Operations pumping mud have increased from 10-hour days to 12-hour days, 7am to 7pm.
- Dixon Marine Services, Inc., our Dredging Contractor will be seeking a two-week extension from the permitting agencies to go past November 30th. This deadline is TBD at this time; please check the CSD office, Website or Marquee for future updates.



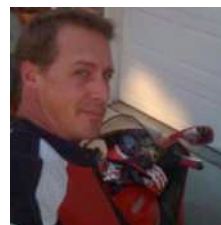
CSD Office Recent FAQ's

- **Parking-** If your boat, trailer or camper is parked in front of a neighbor's house or park or boat ramp – you are required to move your vehicle every 72 hours and/ or park it in front of your own home as otherwise it may get tagged for removal by Marin County parking enforcement.
- **Planting & Fences-** When planting vegetation in your backyard, please be mindful of your tract's CC&Rs restricting the location of your plants, the height of the plants, and the types of plants; More importantly, please be considerate of your neighbor's view. Deciduous plants (shedding leaves) may not be planted near the Lagoons as they degrade our water quality. You may want to proactively talk to your neighbors during the renovation planning stages. Each housing area built in BMK has a unique CC&R- these are legally enforceable by neighbors in the same CC&R only. The CSD does NOT enforce CC&R's. Copies of your CC&R's are available at the CSD office at 4 Montego Key. There are 9 CC&R's in BMK.
- **Speed/ Weighting of Boats-** Please be aware of the speed of your boat and/or the wake that you are producing as if it is damaging to and property, levees and docks and stay clear of the areas being dredged. If property- docks, boats, levees are damaged by your boat wake you are responsible.
- **Work Boat Christening Ceremony** has not been forgotten - it's just on the back burner.

Waterways Watch

Brian Clark CSD Maintenance & Waterways Manager

- Boaters - Please remember to close both gates after passing through the Navigational Locks. Not closing both of the gates is damaging to the system .
- If you are having a problem with a boat ramp, lock, or the multi-court, please call the CSD office so that we can provide assistance. 415-883-4222
- If you observe excess water at any of our parks, again, please call the CSD office so that we can repair and maintain our landscape irrigation or drainage.
- After using the Locks, please make sure that the swinging chain link gate is locked.
- Also please make sure boat ramp gates are closed.



Thanks for being a good neighbor!

TIPS FOR WINTER WEATHER PREPARATIONS by Jim Hale, ERT

Lagoon levels will be dropping 1.5 feet coming soon. This Low Winter Level will be maintain throughout most of winter in anticipation of severe storms and high rain totals. This lower lagoon level will be adding a measure of safety to every lot within BMK to minimize the potential of flooding. During this winter phase it is recommended that each homeowner inspect their shoreline for erosion to their shoreline.

- 1.) This new lower level will give us the time and advantage to restore and rebuild any damage that may have occurred during the summer months from water activities. Replacing or adding Riprap rocks will afford added protection against loss of soil or damage to our sea- walls from high winter wind waves.
- 2.) Ready vessels stored on boatlifts for wind and rain. Remember to remove the drain plug as the accumulation of rainwater inside the vessel can sink the boatlift and even cause the toppling over of the lift with the vessel sinking the boat. Don't forget to place a reminder at the helm and control valves that the drain plug has been removed and needs to be replaced before lowing. This is for boats on lifts without canopies. Periodic checking of the vessels batteries will be needed if one is relying on one's bilge pump to keep up heavy or re-occurring rains. Boats stored on trails require the vessels bow higher than the transom level to allow for draining and removal of the bilge plug drain.
- 3.) Inspection of docks. Look for weaken or damaged attachment hardware of cable lines. Check for loosened or missing flotation billets supporting the dock itself. Winter wave action can dislodge the floats allowing the dock to sink or float away during storm activity. Winter Low Lagoon Level- is a great time to make these repairs rather than trying to deal with a crisis during a storm.
- 4.) Secure dock boxes to docks, ladders, slides, etc. as they too can be blown off docks during times of high wind gusts. Also secure kayaks, paddleboards, and any other items stored on the dock. It is best to remove anything that will not be used during winter or is necessary from the dock.
- 5.) Clear all lot drains that flow to the lagoon as well as the street drains. Remove accumulated debris, leaves, and gravel. Adopt a street drain that flows to the Lagoon. This will help keep our street clear from flooding. The County has limited resources to respond for this work.
- 6.) Check all roof gutters and drains to remove any debris such as leaves, sand, dirt etc. and flow water to ensure their ability to function properly. Check down spouts that are secured to walls etc. and will not separate.
- 7.) Check for low-lying tree branches in close proximity to your chimney, skylight, roof gutter, or street power lines. If tree branches are close to power lines, or you have palm branches that are too close to power lines call PGE as they will remove or trim back. **DO NOT ATTEMPT TO TRIM YOURSELF**, as this is **TOO DANGEROUS** for non-professionals to attempt ourselves. Most of B MK's power failures occur for this one reason alone. Palm branches flying off trees and landing on power lines. They will knock out power to the block or all of BMK.
- 8.) Have sandbags set up prior to winter if your property tends to flood or to keep water from entering your garage. Have ready plastic or tarps ready if needed to cover your roof, etc. Have flashlights, canned foods, medicine, etc. for any emergency arise that may require one to relocate away from home or stay sheltered in place for at least 72 hrs. If one prepares for an earthquake you will be prepare for any other emergency that may arise.

Beautification Committee Update

20 years ago the Beautification Committee was created to make the entrance of Bel Marin Keys beautiful and welcoming as you drive into the BMK. It was designed and put together by volunteers and donations provided by our residents, and local volunteers including the Boy Scouts and led by volunteers & Vince Lattanzio. Today our entrance to the Keys is still beautiful but it needs a little attention and renovation. So we have re-established our Beautification Committee to bring in some ideas and add some color to the entrance and first exposure to our community!! This improves everyone's home values! We meet on the second Tuesday every month at 6:30 pm at the BMK Community Center.

Not only do we discuss lots of topics related to our environment, but also I believe we all learn more about our environment and community! At this time we have identified some beautiful colored plants that do not require a lot of water (drought tolerant) but will bloom for several seasons. In our community we have used volunteers in the past and would like volunteers to help plant, so if you are interested give me a call at 415-320-5500 or come to a meeting!! Our main objective is to do something good for our community while learning and having fun!! Students can volunteer for community service hours, required by many schools these days.

Of course, we would welcome any donations for supplies and the labor for beautification will be by volunteers. After we work on improving and adding additional plants for color in the entrance along BMK Blvd, we plan on tackling some environmental restoration the BMK islands for our wildlife and the Bahama Reef Park! Hope to see you soon! Oh, and if you hear about the Beauty Committee that's us!!

Cheryl Furst, Director Bel Marin Keys CSD

Example below of BMK Phase 1 Beautification of the BMK Entry completed in 2005 with donations from 110 residents, volunteer labor and \$15,000 plus donated plant materials.



BMK CSD PARCEL TAX OPTIONS

A Resolution to go on the March 4, 2024 Ballot will be discussed at the 11/16/23 CSD Board Meeting at 7:30 PM at the Bel Marin Keys Community Center, 4 Montego Key - 415-883-4222

Bonds / Parcel Tax / Mello Roos Funding Options

BMK CSD FUNDING OPTION COMPARISON CHART

FUNDING OPTION	COST	FUNDING TIMING	FLEXIBILITY	% RETURN TO BMK	REPORT REQS	DURATION YEARS	TAX DEDUCTIBLE
BONDS	HIGH	FAST	HIGH	50 - 60%	HIGH	20 - 25	NO
*PARCEL TAX	LOW	SLOW	LOW	100%	LOW	21	NO
MELLO ROOS	MODERATE	MODERATE	MODERATE	60 - 70%	HIGH	20 - 25	NO



Keep BMK Thriving
Town Hall- Please Thank our
KBT Volunteers !

Parcel Tax Even Distribution

Original estimate

\$2183/ yr \$182/month with 2 ½ % inflation/yr.

Has Been Reduced to:

Current estimate to accommodate needs

\$1,800 / yr. \$150/ month with 2 ½ % inflation/yr.

Welcome to the Keys Committee

Mercy Angelopulos, CSD Board Member
mangelopulos@bmkcscd.us - (415)233-0011

Bel Marin Keys had a Welcome to the Keys Outreach program, many years ago. We are starting a new committee after the Pandemic.

Our mission has many aspects: to inform, introduce, help get to know your neighbor, and mostly, to encourage communication plus a sense of belonging to this beautiful enchanting corner of the world - the Keys!

As the Chair, I am interested to hear other ideas on how to reach out to one another and develop a rollout plan of ideas in the coming months. We're happy to introduce individuals and/or families to the multiple clubs we have. The committee can acquaint you with the CSD - Community Service District, its role and the resources it has available.

Please email or call me if you are interested in participating either as an established resident or a new resident, all and everyone is encouraged to share ideas on how to enhance our lives here in "The Keys!"

OTTER CROSSING - BMK BLVD Across From Pacheco Pond

Just a quick note to ask those who speed in the strait-a-way along Pacheco Pond and the BMK Dredge Disposal Site to slow down a bit especially early morning and late afternoons & dusk. These are times when it's always feels urgent for us to speed to get to work or are coming home. Unfortunately it's also the time our river otter population likes to go from the Novato Creek and Pacheco Pond slough that connects it over to Pacheco Pond and the Hamilton Wetlands. Another point of note is that recently the Novato PD has been making an appearance in this stretch, for speeding, which is in their jurisdiction. Every year we lose several (1-3) of these cute little guys to a hit & run (usually it's the young ones). Please slow down and maybe save a life.

Thanks ! *Sue Lattanzio*



Photo taken at 1092 BMK BLVD



Emergency Response ERT By Steve Nash ERT Chair

The Bel Marin Keys Emergency Response Team (ERT) has been busy the last few months. We have been working closely with the county Office of Emergency Services and they're very complimentary of the status of ERT team here in BMK, we're working with them to host search train for those who would like to attend and be a part of the ERT.

In August, we hosted the International Night Out at the club ounge parking area where we had Fire and Sheriffs a personnel present and provided everyone a cup of ice cream. We are working on a 3rd site for emergency equipment strategically placed in BMK in the event of an emergency.

The ERT Committee had a project of free smoke alarm install for BMK Residents in conjunction with the American Red Cross and we will hold this event next year.

We are also been working on traffic improvements in the community, including adding red curbs to improve traffic safety, cross walks, speed humps, and adding 4 hour maximum parking in front of the parks and near the lagoon boat ramps.

ERT representatives have met with PGE in order to improve the stability of our power infrastructure and have future meetings planned. This will not be a fast project but we have a start. We are also working on a special project for low-income residents to get a discount on their PGE bills.

The next ERT meeting will be November 14th at 7:30 at the BMK Community Center for winter preparations and emergency supplies you should have at you home in the event of an emergency. It is highly recommended that members of the community attend the ERT meetings to know what is going on in your community. The meetings times are posted on the BMK marquee.



**Pete from Pelican Patrol –
Says Slow No Wake**

EXPERIENCES OF A BAHIA REFUGEE – by Terry Friesen

I am a refugee from Bahia. I bought a home on the water in Bahia with 7-foot water depth in 1986. I was ecstatic. I soon made measurements that showed the lagoon was silting in at over 1 foot a year...without locks. I became active in maintaining the community lagoon. Soon, I was appointed Lagoon Committee Chairman and became a member of the Board of Directors. I worked hard for years to get a dredging permit for Bahia. Waterway maintenance permits are so difficult to obtain because dozens of agencies must give **unanimous** approval. They can delay approval with request after request for more expensive studies. Not long after getting the dredging permit, I moved to Bel Marin Keys. The subsequent Bahia Board of Directors decided not to dredge and quietly allowed the hard won dredge permit to expire because that Board consisted of many people who did not want to pay for dredging. They won....Bahia was not dredged. But Bahia lost!

In a few years the Bahia lagoon became a mudflat. Then wetland plants grew on the mud and at that point agencies required very expensive mitigation before they would consider approving dredging. With weak support for dredging in the first place, much more expensive mitigation and dredging was not supported by the community. People who enjoyed the lagoon....the views, the wildlife, and the play on the lagoon were devastated. There was a gut wrenching personal cost. The beautiful community surrounding a beautiful lagoon descended into bickering, finger pointing, lawsuits, some divorces, health issues, and many farewells,

There was also the big financial cost. Bahia home prices dropped when it became clear that the community wasn't going to be able to dredge or build a lock. And those home prices remained depressed compared to Novato prices and certainly compared to Bel Marin Keys prices.

The root problem: Bahia had 1/3 of the homes on water and 2/3 were off-water. Some wanted to maintain the lagoon and others didn't. Some felt that lagoon maintenance would benefit only some others and so they didn't want to pay. What became adamantly clear was that the entire community suffered because they couldn't get a vote in favor of maintenance.

Lagoon maintenance may seem expensive, but in my experience, the cost of not doing maintenance is incredibly higher.

Sincerely,

Terry Friesen- BMK Resident - 1160 Bel Marin Keys Blvd



Bahia Today- Preserve Our Home Values in BMK Now

Hugh Smith Carpentry
30 years experience
new docks or dock repairs
fences and decks
License # 924 334
415 328 3220
hughmsmith@comcast.net
see my FB page:
Canadian Carpentry



MARC CHAPPELL
MBA, Broker Associate

C. 415.328.2992
Marc.Chappell@cbnoreal.com
CalRE #01864542
MarcChappell.com

7250 Redwood Blvd. Suite #207
Novato, CA 94945



**COLDWELL BANKER
REALTY**

Equal Housing Opportunity

Premier Appraisal Services

32 Del Oro Lagoon Novato, CA 94949

PAULA SAMUELS
CERTIFIED APPRAISER/FHA APPROVED

MARIN/SONOMA COUNTIES

Office: (415) 382-8282

Cell: (415) 382-8080

jp@premierappraisal.net



PAULA SAMUELS

Realtor®

C: 415-382-8080

O: 415-897-3000

CalRE#: 00468259

Paula.Samuels@cbcrealty.com

PaulaInMarin.com

7250 Redwood Blvd. #207
Novato, CA 94945



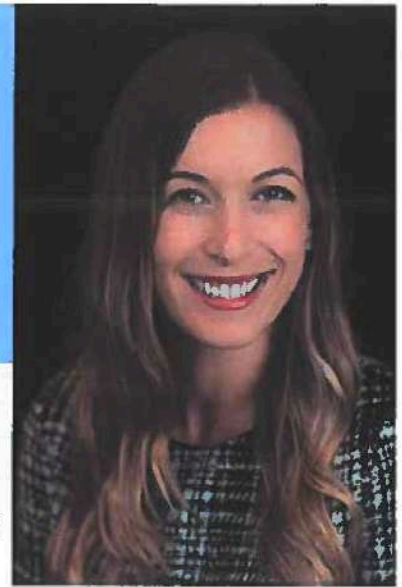
COLDWELL BANKER REALTY

Equal Housing Opportunity

YOUR NEIGHBOR & WATERFRONT REAL ESTATE EXPERT

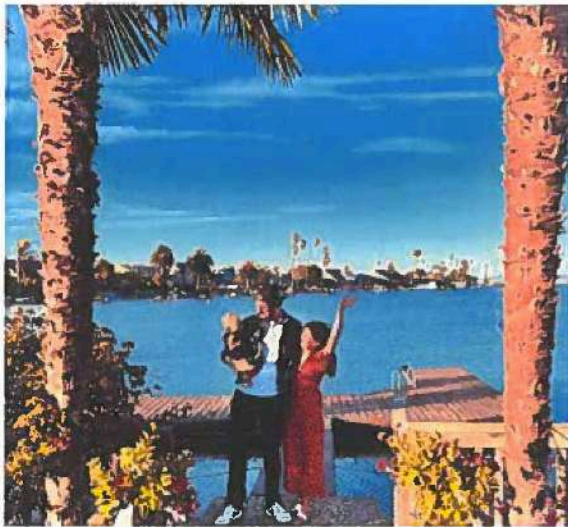
**SOMEONE WHO KNOWS, LIVES & UNDERSTANDS
HOW TO GET YOU TOP DOLLAR FOR YOUR HOME IN
BEL MARIN KEYS**

- **10X PRESIDENT'S CLUB WINNER**
- **EXEMPLARY RECORD IN HOME SALES SELLING ABOVE LIST PRICE**
- **PROVEN NEGOTIATOR, ENSURING THE TOP PRICE FOR YOUR HOME**



FROM OUR DOCK TO YOURS

IF YOU ARE IN NEED OF REAL ESTATE ADVICE, A
HOME VALUATION, OR JUST A CUP OF SUGAR
- CALL OR VISIT ME, TAYLOR LEE, ON
BAHAMA REEF!



**HOMES JUST SOLD IN
BEL MARIN KEYS LAST 120-DAYS**

GIVING BACK TO BEL MARIN KEYS WITH EVERY SALE !

IF YOU OR SOMEONE YOU KNOW
ARE THINKING OF SELLING OR
WANTING TO MOVE TO BMK,
UPON CLOSE
I WILL DONATE \$5,000 TO:

- BMK COMMUNITY SERVICES DISTRICT
- BMK YACHT CLUB
- or BMK WOMEN/ MENS CLUB

OF
LISTINGS
6

TIME ON
MARKET
31 days

TOP PRICE
SOLD
\$2.275M

TAYLOR LEE

415-779-8793

taylorleerealty@gmail.com

www.realtybytaylorlee.com

REALTOR® | DRE# 02142974

KELLER WILLIAMS

Luxury
INTERNATIONAL

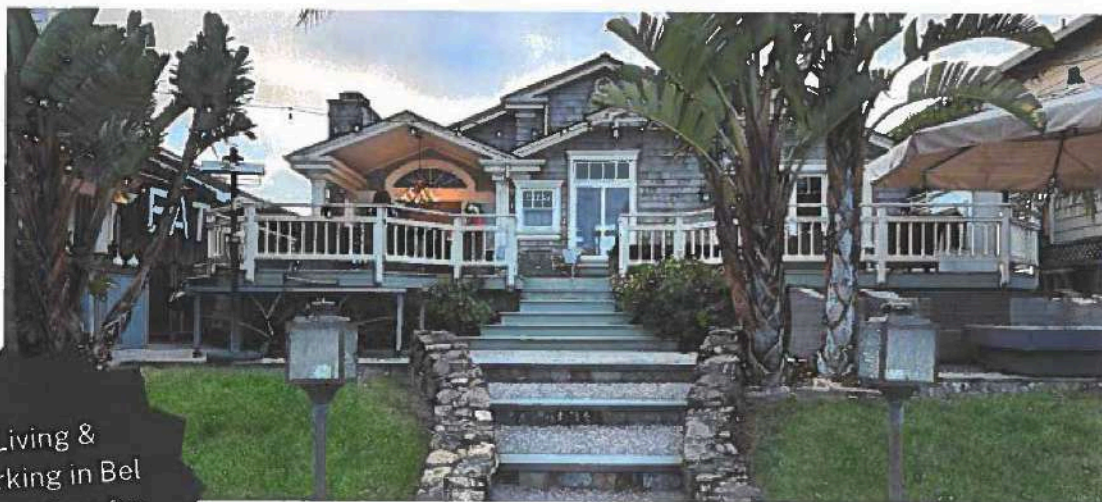
BOOK A CONSULTATION!

REALTY
by TAYLOR LEE



MC BUILDERS

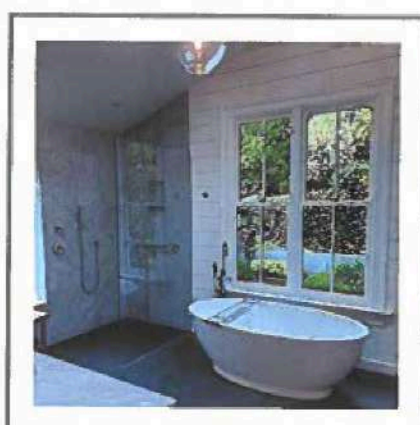
MORE THAN JUST YOUR AVERAGE



Living &
Working in Bel
Marin Keys for
Over 35 Years!

Serving Bel Marin Keys & the Surrounding Areas
Look for our green trucks!

- Residential Remodels
- Custom Kitchens
- Ground-Up Construction
- Bathroom Makeovers
- Decks & Docks
- And more!



License #1079828



www.McCauleyConstruction.com



(415) 505-3018

