

**Board of Directors**

Vince Lattanzio, President

Steve Nash, Vice-President

Cheryl Furst, Director

Mercy Angelopoulos Director

Chris Fehring, Director

# Neighbor-to-Neighbor

Volume 2 - Second Quarter 2024

Keep yourself informed by visiting the website - [www.bmkcsd.us](http://www.bmkcsd.us)

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**CSD OFFICE**

Monday - Friday  
Office Hours: 8am to 4pm  
Office Phone: 415.883.4222  
Website: [www.bmkcsd.us](http://www.bmkcsd.us)

## Measure G Passed YES 80.9% NO 19.91%



**WE WANT YOU!**

### Resident Oversight Committees

Homeowners, from all corners of the district, are needed to participate in Resident Oversight Committees. Such committees are responsible for monitoring the expenditures of Measure funds and advising the Board of Directors and public whether such expenditures comply with Measures' purpose and restrictions. Along with the members' fiduciary duty to their tasks, these *ad hoc* committees do require a commitment time and hard work, as much as possible to retain on-going consistency.



### CSD Board Meeting

**May 16  
7:30pm**



### Contributing and Editorial Staff

Board Members  
CSD Staff  
Contributing Residents

Next N2N Publication:  
August 2024



### Pet Photo Contest Winner

Moxie Reeves



Courtesy of Sue Lattanzio

*Keep Bel Marin Keys Thriving*

## CSD Boat Christening Ceremony

June 15, 2024  
10:00am to 11:00am  
CSD Dock



### Waterways Watch Brian's Comments

We would like to give a massive THANK YOU to our local resident Rob Merrell for his welding skills on the North Lagoon Gates. These gates have been deteriorating over time to the point that they were letting in several inches of water every day at high tide due to severe rust holes in the North Lagoon. Rob took the job on due to his community being at risk of a potential flood if the gate walls were to break. Going out at low tide with his welder ratchet strapped to the top of the gates and tediously working till the tide started coming back in, he accomplished something other welders refused to attempt. As most

of you know, high voltage electricity and water do not mix. Rob took the risk and North Lagoon residents can now sleep easier knowing the potential risk of flooding due to the gates giving way has been resolved. On behalf of the CSD, we thank you Rob.



### DMZ

*District Manager Zone*

Marin County Sheriff's Marine Patrol will increase their presence in BMK lagoons, targeting speeding and other waterway violations.



**Artist needed** to artistically paint the name of the boat, Orion. If interested, please send ideas to CSD.

And we're looking for a weekday morning **Coffee / Pastry Cart** to operate in the CSD parking lot. Know of anyone?



## Corner Office Lisa Lue's Comments

Have you noticed the CSD's *new* LED Marquee??

SIGN UP for your local emergency alerts at [AlertMarin.org](http://AlertMarin.org) Stop by the office for your *free* magnet courtesy of Office of Emergency management.

### Non-Biting Midges

Small flies that resemble mosquitoes and do not pose a health threat, but can be a serious nuisance, particularly in communities adjacent to large aquatic habitats. For more information visit: [Mosquito look-a-likes out in force. - Marin/Sonoma Mosquito and Vector Control District \(msmosquito.org\)](http://Mosquito look-a-likes out in force. - Marin/Sonoma Mosquito and Vector Control District (msmosquito.org))

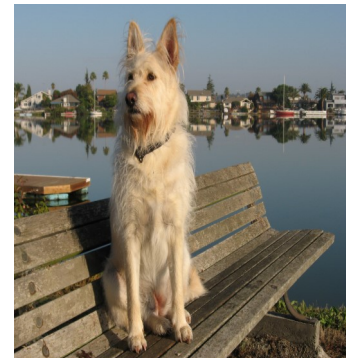


Thank you for all the pet photo submissions.

2nd Place  
Kini &  
Coony  
Kunst



3rd Place  
Kasee  
Shellabear





## Bel Marin Keys Community Services District

4 Montego Key  
Novato, CA 94949  
Office: 415.883.4222  
[www.bmkcsd.us](http://www.bmkcsd.us)

Vince Lattanzio, President  
Steve Nash, Vice-President  
Michael Gadoua, District Manager

March 25, 2024

To All Residents of the  
Bel Marin Keys Community Services District

### Re: **Outdoor BBQing within the BMK Special District**


During the March 21, 2024 regular meeting of the Bel Marin Keys CSD Board of Directors, the issue of outdoor BBQing was discussed at length. A director moved to allow and encourage the activity of outdoor BBQing. The motion was then carried by an unanimous vote of all five directors.

The District is pleased to announce that it is the position of the Bel Marin Keys Board of Directors, and the District Manager, that using outdoor BBQs, including charcoal, wood or gas, is considered acceptable, customary, and normal activity within the Bel Marin Keys community and is not considered a nuisance, or unacceptable behavior, nor an activity subject to any lawsuit.

Please direct any questions to the CSD office.

Very truly yours,

  
\_\_\_\_\_  
Michael Gadoua  
District Manager  
[mgadoua@bmkcsd.us](mailto:mgadoua@bmkcsd.us)

  
\_\_\_\_\_  
Vince Lattanzio  
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Board Members  
CSD Staff  
BMK Residents

Next Regular Publication:  
Quarterly

# Neighbor-to-Neighbor CC&R Edition

[www.bmkcsd.us](http://www.bmkcsd.us)

## Information Only Conditions, Covenants & Restrictions

Bel Marin Keys Community Services District is one of the 3,300 Special Districts within the state of California. Within our District are 9 tracts. Each tract has its own *Conditions, Covenants and Restrictions* (CC&Rs). CC&Rs run with the land, purchasing property within any one of the tracts binds the owner to the property's CC&Rs.

In January 2006, the District was divested of its authority to enforce CC&Rs. Therefore, the District has no authority to enforce any of the CC&Rs. However, homeowners may enforce their tract's CC&Rs against other neighbors as all residents have a vested interest in the community.

It is suggested that you talk first approach your neighbors and talk about your ideas, confer to your CC&Rs and reach an agreement. Being a good neighbor goes both ways.

### In Which Development Is Your Property? ❶

<u>Tracts</u>	<u>Addresses</u>
<b>1-A</b>	Montego Key - 1 to 101 Bel Marin Keys Blvd 893 to 917
<b>1-B</b>	Montego Key - 104 to 196
<b>1-C</b>	Montego Key - 200 to 327
<b>2</b>	Calypso Shores - 9 to 101 see Keys Landing ❷ Bel Marin Keys Blvd - Odd numbers 921 to 1099
<b>3</b>	Caribe Isle - 101 to 225 North side BMKB - 1028 to 1196 BMKB - 962 to 998 even numbers Bahama Reef - all properties Del Oro Lagoon - 5 to 45 except 40
<b>4</b>	Del Oro Lagoon - 40 to 179 except 41 and 45 Caribe Isle - 7 to 83 South side Cavalla Cay - all properties Dolphin Isle - all properties
<b>Keys Landing HOA</b>	Calypso Shores - 4 to 32 even numbers only ❷ BMKB - 1105 to 1181 odd numbers only
<b>The Gardens HOA</b>	Condo Residents
<b>Bermuda Harbor HOA</b>	Condo Residents
	Tract's CC&Rs - attached.

❶ Prior to pursuing any action, your address and the applicable CC&Rs, as well as legal advice - **should be confirmed with counsel.**

This publication is for information only and is not intended to be legal advice.

## Food Truck Thursday May 2, 2024

BMKCSD parking lot  
5pm to 7pm  
Featuring Lotus Grill and Tommy Salsa

## Community Garage Sales Saturday June 1 and Sunday June 2

Food trucks will be at  
CSD parking lot  
Saturday June 1  
11am to 2pm



Experiencing power surges or flickering lights?

Owners that are experiencing power surges or flickering lights are being sought to *volunteer* their homes and have PG&E install a reader to monitor power issues. Please email Steve Nash of the PG&E Committee at [snash@bmkcsd.us](mailto:snash@bmkcsd.us).



### ***Why should Landscape Architects be leaders in their community and have a passion to serve?***

*Amidst the pressing challenges of climate change, the demand for environmental stewardship and nature-based solutions has reached a critical juncture. Landscape architects, with their distinctive skill set and comprehensive grasp of natural systems, are ideally positioned to spearhead this transformative journey. It's imperative to elevate the role of landscape architects in decision-making processes, given their expertise in collaborating with nature and communicating innovative solutions. As a profession, we must cultivate a fervent dedication to serving our communities and regions, crafting localized responses to global environmental issues.*

*Whether serving on committees, boards, or as elected officials, landscape architects have a responsibility to advocate, educate, and protect the natural world. My personal journey reflects this commitment. I initiated a Neighborhood Alliance Group (NAG) 24 years ago, comprised of eight Bel Marin Keys' residents dedicated to safeguarding our natural environment and community. Through our advocacy efforts, we successfully lobbied for funding nature-based improvements in our region. Subsequently, I was invited to run for a seat on our community service district board, where I collaborated with experts in various fields to complete over 110 projects aimed at climate change adaptation and environmental restoration.*

*Our efforts were centered on revitalizing the watershed and enhancing water quality. By installing aeration systems, we aimed to boost community health and biodiversity, while employing natural enzymes to manage algae blooms. This approach fostered a robust ecosystem capable of sustaining high biodiversity levels, promoting the healing and longevity of our natural systems. Additionally, we prioritized community education on watershed protection and improvement, advocating for a strategy that embraced the "4 R's" - sediment removal, relocation, restoration, and recreational education - as alternatives to dredging, thereby working in harmony with nature.*

*We're incredibly fortunate to reside alongside an undeveloped watershed, offering a prime opportunity for restoration efforts. By revitalizing this area, we can return the watershed to a sustainable system, bolstering natural habitats and safeguarding against flooding amid rising sea levels and the impacts of climate change.*

*With the expiration of previous 20-year funding in 2022, our community rallied together, forming a new Neighborhood Alliance Group (NAG) to educate and advocate. Through six months of concerted efforts, including door-to-door outreach and town hall meetings, we successfully passed a new tax measure with overwhelming 80% support. While our community may be distinct, the challenges of climate change and sea-level rise resonate universally, underscoring the importance of collective action.*

*While our community's challenges may be unique, our experiences with climate change and sea-level rise are shared by many. My 38 years of volunteer experience have been emotionally and personally fulfilling, marked by collaboration, discovery, and resilience in the face of adversity. It has been a journey filled with challenges, but also with celebration, as we work together to protect and preserve the delicate balance between humanity and nature.*

To delve deeper into Bel Marin Keys, take a look at this article spotlighted in the SF Chronicle: <https://www.sfchronicle.com/bayarea/article/bel-marin-keys-18941646.php>

# Bel Marin Keys Advertisements



**ANDREA KRAEMER**  
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Get out on the water this year in your fun new pedal drive Kayak from Hobie. Wind Toys, Inc in Rohnert Park has been selling water toys in the bay area for almost 40 years. Under new ownership! We offer free delivery of your new kayak to Bel Marin Keys residents. Try before you buy with our awesome demo program. Give us a call or come by our store to learn more.

Cheers,  
Billy Boyd  
Wind Toys, Inc  
(707)-542-7245  
[billy@windtoys.net](mailto:billy@windtoys.net)  
[www.windtoys.net](http://www.windtoys.net)



Neighbor to Neighbor (N2N)  
BMKCSD Newsletter—2024 2nd Qtr. Edition

Bel Marin Keys Community Services District  
4 Montego Key  
Novato, CA 94949  
Office: 415.883.4222

Free to residents of BMKCSD

*Keep Bel Marin Keys Thriving*

