

Bel Marin Keys Community Services District Neighbor to Neighbor

President's Message

By Vince Lattanzio

Dear BMK Residents,

As the president of your Community Service District, it is my honor to connect with you and share some thoughts about our beautiful waterfront committee. We are fortunate to live in such a unique picturesque area, surrounded by nature's splendor and vibrant community spirit. These past months have been a testament to our resilience and dedication to making our community a better and safer place for everyone.

Together we have undertaken numerous projects that will improve our infrastructure and enhance the safety of our community. From adding solar lighting in our lagoons and in our CSD parking lot, dewatering our locks for inspection, and finding ways to make our Parks and Open spaces secured and accessible to all residents, to organizing community events like the food trucks to bring us together your involvement and enthusiasm have been instrumental in these successes.

Looking ahead, we have exciting opportunities on the horizon as we aim to further improve Communication, waterfront access, promote environmental stewardship, improve water quality with more aeration and natural additives and foster community engagement our goal is to create a welcoming place for residents and their visitors, where we can enjoy the Beauty of our surroundings while supporting and enhancing our environment and improving our waterfront lifestyle.

I encourage each of you to stay engaged and share your ideas. Your voice is vital in shaping the future of our community. Let us continue to work together to build a stronger more sustainable and vibrant community that we can all be proud of.

As a CSD board member for more than 20 years, I have never been prouder of our CSD office staff with Lisa Lue, or interim District Manager; Brian Clark, our Waterways and Maintenance Manager and our admin supporter, Corina Kelley. They are all working hard, efficiently and like a winning team with mutual respect and accomplishment. Please drop in or drop a note of thanks to our Amazing BMKCSD staff !

Our established Standing Committees are another source of community pride. Our Measure G Committee has reviewed recommended expenditures and future project funding for Board approval in accordance with the required resident oversight.

Measure D Committee will be meeting later this month to provide a similar oversight of appropriate marine maintenance expenditures for Board approval.

Other ad Hoc Committees including the "Parks Committee", co-chaired by resident Natalia Shorten has established a mission of Equity Access to our parks and open space for *all* residents. We hope to provide lagoon access to all our non-lagoon residents in the near future. We have developed a concept plan to make Sunset Park a "swim beach" for residents only. The Parks Committee has requested the CSD to apply for and secure State Proposition 68 Grant money that which we applied for, but it required general public Access. The CSD chose not to accept the park Grant funding for our community and we will figure out a different funding approach.

The "Waterways Committee" whose mission is to improve the Operations, Safety and use of our waterways and regulations are working to update our regulations and most importantly, our education about how to use our waterways safely and WATCH YOUR WAKE –So as NOT to cause damage to boats docks and levees.

If anyone has any information on careless negligent boaters, please call the CSD office.

The "BMKCST" Bel Marin Keys Community Safety Team – Lead by Vice President Steve Nash, has been an amazing productive team focused on community safety, PG&E upgrades, traffic safety, and ERT and Emergency preparation for any disaster. We finally have an ERT container

Get your **REQUIRED**
California Boater Card!

www.californiaboatercard.com



in a Conex box by the South levee that will enable balanced and safe distribution of emergency equipment to keep our community safe. Please refer to the great flyer from BMKCSD with valuable information. Keep it in a handy, visible location in your home. (flyer on page 6)

The "Grant Writing Committee" will be participating with the Novato Baylands Strategy Group to reach out for grants to restore our watershed and our lifeline to the Novato Creek.

The "Beautification Committee" lead by Cheryl Furst is making our community entry more inviting and sustainable by using native plants.

The "Welcome Committee" lead by Mercy Angelopoulos is always there to welcome new residents and invite all residents to the Food Truck events in the CSD parking lot.

The newly formed "Communications Committee" headed by Chris Fehring and member Cheryl Furst are looking for ways to improve community communication with the website upgrade, social media, and public meetings.

If you are serving on a committee already, THANK YOU!

If you are not, please consider a way to be proactively involved in your community.

"WE ARE UNIQUE"

CSD Board Meeting

Sept 19, 2024
Oct 17, 2024
Nov 21, 2024

7:30pm Community Center

Zoom link:

<https://us06web.zoom.us/j/86119410164?pwd=EDDOJky6mof8UBoVFz54raXSUamar.1>

Meeting ID: 861 1941 0164

Passcode: 301734

CSD Town Hall Update Meeting

Sunday Nov 10- 10am Community Center

Yacht Club

Sept 21 – 1-4PM Concert in the Keys

Oct 31 - 4-6PM Halloween Celebration

Dec 14 - 5-8PM Santa By The Sea

Jan 1 - Icicle Day!

Welcome Committee

October 3, 2024, 5pm to 7pm

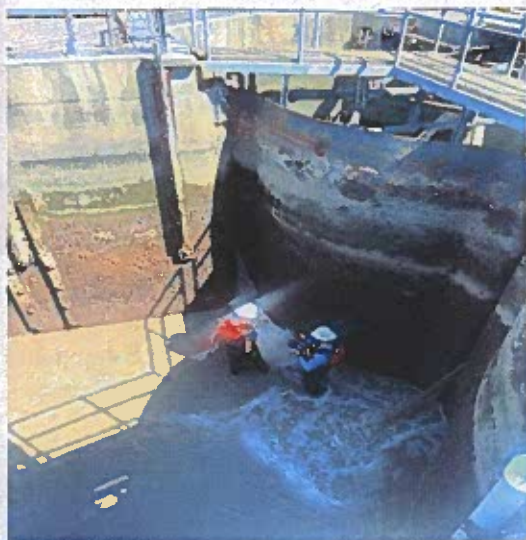
- Food Truck
Casa Nostra/Italian Food
2ND Truck Korean/Mexican
Vendors Subject to Change

October 3, 2024, 4:30pm

- Boat Christening
BMKCSD Dock

MEASURE G OVERSIGHT COMMITTEE

By Vincent Lattanzio



The Measure G Oversight Committee consisting of 17 members from all areas of Bel Marin Keys had an initial meeting on August 22, 2024. We reviewed the Measure G finances and discussed next steps.



Marine Engineering firm SGH has been contracted to inspect both North and South locks, the flushing gates in the N. Lagoon, the connection pipe between lagoons, and the overflow structure in the South Lagoon. The locks electrical control systems, hydraulic systems, and gates were inspected by pumping the water out of the locks on August 22 and 23.

SGH will prepare a formal report describing maintenance required and prioritizing that work. They will also provide cost estimates and a list of contractors for the different tasks.



Brian Clark, CSD Waterways Manager, is getting bids on stop logs for the N. Lagoon so the lock can be dewatered for maintenance. Stop logs for the S. Lagoon are already on hand.



Brian Clark, Waterways Manager

Reminder to be mindful of your light pollution



Donate clean & usable medical equipment! Your donations are given for free to individuals in the community who need them. Drop off on Wednesdays 11AM-2PM to 3100 Kerner Blvd, San Rafael. For more info call: 415-388-8198 marinmer.org

BMKCSD Update

Correction N2N Volume 2 – Second Quarter 2024

In regard to the letter published in the N2N dated March 25, 2024, the board does not participate in neighbor to neighbor disputes and cannot determine one’s nuisance. Therefore, it would be a civil dispute, and the board would direct residents to the CC&R’s. The board did not discuss a lawsuit. The board does not encourage or discourage barbecue.



photo Credit: Ron Binetti

We are always looking for articles, pictures, advertising, current news, and information around BMK Community to include in the newsletter. Please reach out to admin@bmkcsd.us

Submissions/Edits for the Vol 1, 1st edition 2025 due by: Friday, December 6th, 2024.

Measure A - Parks and Open Space Committee

Our Mission: *“Providing equitable access for all BMK residents to enjoy all community amenities and stewardship of parks and open spaces”*

Throughout multiple Town Halls held for Measure G, we received much feedback on ways to improve our community and thank you to all that attended and provided input! Now that we’ve passed that hurdle, it’s time to get to work. With that feedback, we heard many creekside residents frustrated and seeking access to lagoons for swimming and kayaking. Therefore our “Measure A - Parks and Open Spaces Committee” that was formed from resident volunteers have aligned to make this a top priority within this committee and budget. No less of a priority however, we are stewards of our current parks and open spaces, and we will be taking actions as necessary to improve these areas as well.

There has not been any Measure G money allocated to parks or open spaces since priorities stand with replacing locks and other larger infrastructure projects. Park improvements will come from Measure A funds that have built up and will continue to receive yearly. These dollars can only be used for parks, and some money supplement may come from the operating budget on an as needed basis.

Our top priority project that the committee unanimously agreed upon, will be turning unused space at Sunset Park into a swimming and kayaking beach accessible to residents only. After reviewing all parks and open spaces this location serves as the best option, as it is a natural inlet away from boating, protected by wind, south sun exposure, under-utilized area, park frontage parking on BMK Blvd, centralized location to all residents, and has adequate space.

The conceptual design below includes:

1. Controlled resident card key access

2. Safe & accessible boardwalk

3. Shoreline revetment retaining wall

4. Fixed Dock

5. Sand beach area

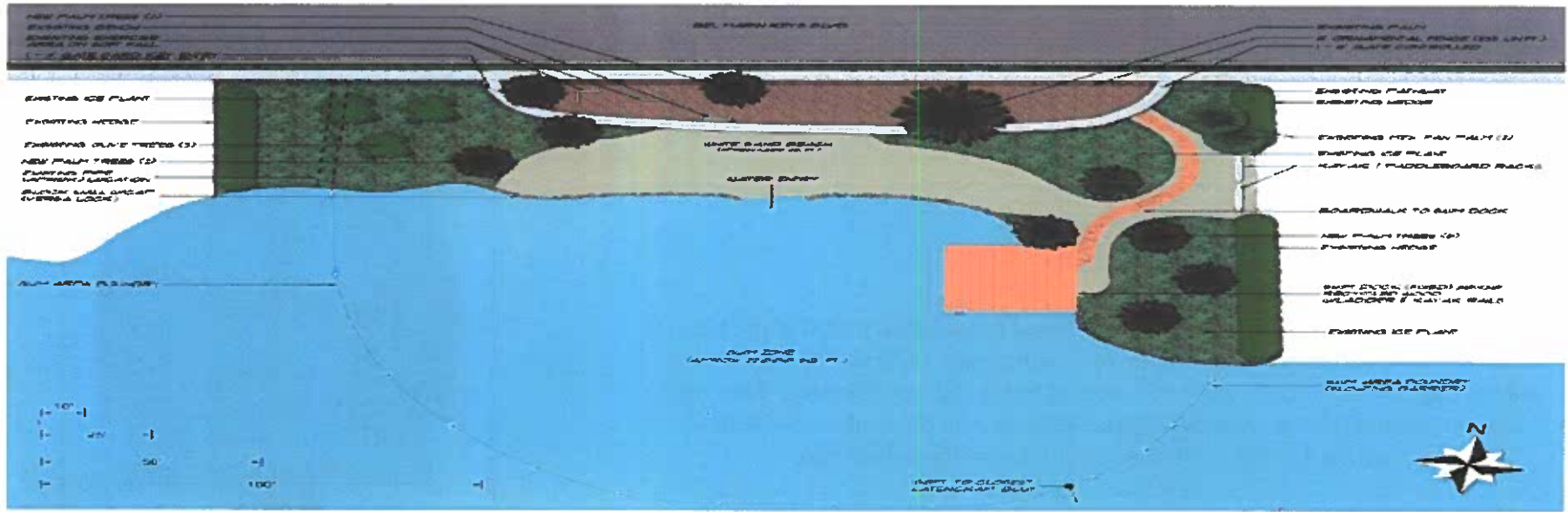
6. Demarcated swim area

7. Buffer & separation from adjacent neighbor

8. Park frontage parking

9. Kayak storage

Conceptual designs and high level estimates were presented during August 22, 2024, CSD Board meeting where funding of \$150,000 from Measure A and a NTE of \$150,000 from CSD Operating Budget was unanimously approved. The committee also looked into supplementing through state grants but were not viable due to requiring public access which we do not support. We are seeking additional financial support through donations of money, volunteer time, or materials within our BMK community, Novato, or elsewhere.



THANK YOU to the following donors that have already provided or committed:

- Charlie Schonwasser & Vince Lattanzio - Conceptual design and renderings
- Larry Stevens - Topographic Survey
- Carducci Associates - Landscape architecture construction documents

If you would like to contribute in any way - time, labor, donations of money, or materials - please contact the following committee members who are leading:

Money, Labor, or Material Donations - Brooke Stage - brooke.stage@gmail.com
Community Volunteers – Jane Buerger - buerger.jane@gmail.com

If you are interested in hearing a full presentation with further details of the Sunset Beach design OR want to hear more about future projects we have identified - **please join us for a BMK Committee Town Hall November 10, 2024, at 10am** where we will cover updates from all committees:

- Measure A - Parks and Open spaces
- Measure G - Oversight
- Measure D - Marine Maintenance
- Waterways Rules & Regulations

General questions for this committee can be directed to committee lead Natalia Shorten @ akanatalia@gmail.com 415.515.2416

THANK YOU from your Measure A - Parks and Open Spaces Committee:

- Vince Lattanzio – CSD BOD lead

- Natalia Shorten – Committee lead

- Charlie Schonwasser

- Liz Feingold

- Brooke Stage

- Candra Canning

- Karen Herz

- Maureen Binetti

- Suzanne Lawrence

- Amy Dorie

- Jane Buerger

BMK NEWS TODAY

BMK Community Safety Committee



Did you know that the Marin Sheriff will do vacation checks on your house when you are gone for extended reasons? Please take advantage of this opportunity. **Call the Sheriff at 415-479-2311 and ask for a vacation check.** Dispatch will ask you a few questions and you are all set. Patrol deputies will stop by your house and check it from time to time while you are away. When you return, call the same number, and cancel the request. Deputies are here to help you and are glad to watch your house.

If you have any questions, please feel free to reach out to Steve Nash at snash@bmksd.us



Communication Committee

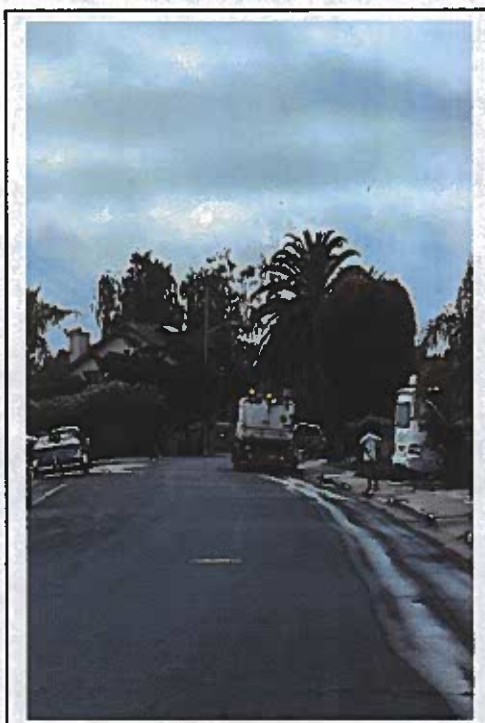
Cheryl Furst
Chris Fehring
Lisa Lue
Steve Lillo

The Communication Committee has met three times in the past few months. Working with office policies. We are reviewing some policies but will not be able to approve them until we have a discussion at a Board Meeting. This will take approximately three weeks. Chris' term ends in December, but he will continue to work with the committee on this adventure.

Monthly Street Sweeper Bel Marin Keys

A big "Thank you" to our Supervisor Eric Lucan. He was instrumental in working with me to schedule monthly visits from the street-sweepers. Initially the county scheduled 2-trucks to drive through on Thursdays. I explained that Thursdays were not ideal, as we have Garbage Day on Fridays, and some residents place their garbage cans out as early as Thursday morning. I persuaded the county to bring the sweepers in on a Wednesday.

Every street in our community participated. I drove around, took pictures, and spoke to the drivers Cruz & Bob. Both drivers were impressed how the community made a great effort to adhere to moving/relocating vehicles, on such a short notice, so they could clean-up for us.



Please note to move your vehicles on **Wednesday-October 30, and Wednesday-November 27. From 8:00am-1:00pm.**
(Dates subject to change)

Mercy Angelopoulos
Board Director

Vivalon

RIDES MEALS CLASSES CARE ADVICE

Get a **FREE RIDE** to a medical appt or grocery store if you are over 65 or disabled, a Marin resident and able to travel in a passenger vehicle

call 415-454-1098 or email
info@vivalonrides.org

PG&E will be working on the South Lagoon access road. There is a transmission tower #5 (between BMK and Hamilton) that needs replacing. Work will be from mid-September through December.

Please be careful when walking through this area.



**Multi Court usage time
9AM to 30 minutes after
sunset.**

RESIDENTS ONLY
Please be respectful of our neighbors and enjoy our court during the above times.

CHIPPER DAY!

**Book your FREE
tree/plant chipping
service by Oct 11th!**

<https://reserve.chipperday.com/marin>





Did you know that BMKYC is a member of the Pacific Inter Club Yacht Association (PICYA)?

The purpose of PICYA is to promote boating and inter-club communications. Additionally, PICYA promotes Youth sailing and hosts the Wheelchair Regatta mainly for disabled veterans.

BMKYC collects personal care items such as soap, shampoo, conditioner, deodorant, body wash, toothbrushes / toothpaste, hand lotion and combs to assist these veterans. Please drop by the CSD to donate before **September 21st**.

We are also accepting monetary donations to benefit 1) the Wheelchair Regatta 2) the PICYA Youth scholarship program and 3) the Lahaina YC rebuilding project. Checks can be made payable to BMKYC, and we will consolidate donations. All donations should indicate intended cause to benefit.

The Wheelchair regatta is being held on Saturday September 28th at the Encinal Yacht Club in Alameda. Contact Elizabeth Allison @ chocho2479@aol.com if you would like to volunteer your boat or to learn about volunteer opportunities.

Thank you, George Kuniholm

A Walk-Through Time with Madeline Thomas: The Birth and Evolution of Bel Marin Keys

By Ana Huson

Stepping into Madeline Thomas' home on Montego Key is like entering a living time capsule, filled with memorabilia that tells the story of Bel Marin Keys (BMK) and its nautical community—a story that began in the 1960s. Born and raised in San Francisco, Madeline met her husband there, and they initially considered settling in Corte Madera. However, the rural charm of Bel Marin Keys, despite its dirt roads and cows, eventually captured their hearts. Initially homes on Montego Key started at \$25,000 in 1963, and they bought their home on Montego Key in 1964 for \$29,500 anchoring themselves in what would become a lifetime of adventure, boating, and community involvement.

Madeline and her husband were among the first residents of Stage I, when the homes on Montego Key were in the planning stages. Most new homeowners were boat enthusiasts, creating a community bound by a shared passion for the water. Many early residents were professionals who had the time and resources to volunteer their expertise in building the community.

The first homes were built on Montego Key, followed by those on the Boulevard and other streets. At that time, the lagoons were tidal, and residents had to navigate mindful of the tides. However, the construction of a private lock in 1974 transformed the waterways, making them safer and healthier for the community. Madeline recalls how cooperative the county was in bringing the project to fruition, thanks to detailed planning, financial projections, and the commitment of residents.

As the community grew, so did the need for additional infrastructure. Home Savings responded by developing more homes, which were sold through lotteries, with prices at \$245,000. Despite this growth, the decision not to expand into Unit 5 allowed the State of California to take the land for conservation, preserving Bel Marin Keys as the close-knit community it remains today.

The boating enthusiasts wasted no time founding the Bel Marin Keys Yacht Club in 1965, which quickly became the heart of social life. Events ranged from dockside gatherings to fishing and cookouts. Madeline fondly remembers a 4th of July fireworks display, launched by a Lucasfilm pyrotechnician—a spectacle that drew crowds until it was canceled for safety reasons.

Over the years, Madeline has observed a shift in the community's boating culture. In the early days, nearly every resident owned a boat and regularly ventured into San Pablo Bay. As home prices increased, the number of boat owners declined, but the community's dedication to maintaining the health of the water has remained strong. The Community Services District spends at least \$50,000 annually to maintain water quality, remove algae, and ensure a thriving aquatic environment.

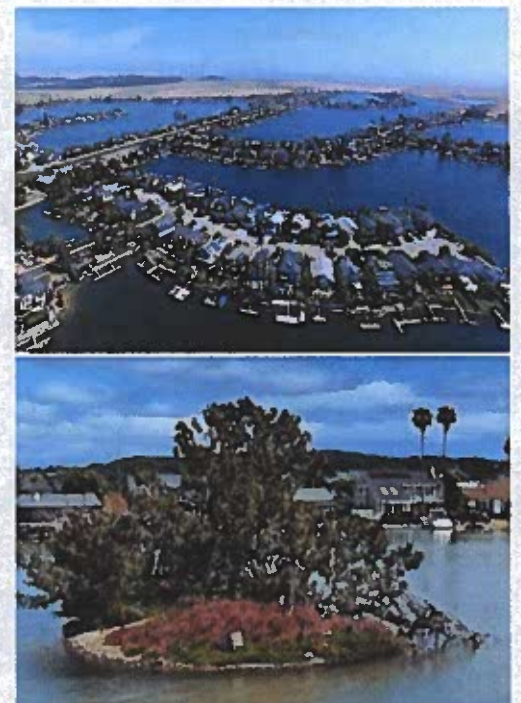
As the original pioneers of Bel Marin Keys age, Madeline expresses concern about the declining levels of volunteerism among newer residents. She urges young families and newcomers to get involved in the many clubs and events that have defined the community's spirit for decades. "What we have here is gold," she says, calling on all residents to preserve this legacy by volunteering, joining clubs, and participating in the events that make Bel Marin Keys such a special place to live.



Beautification Committee

- Jonathan Sicroff
- Allison Steiger
- Steve and Ellen Nash
- Mercy Angelopulos
- Duane and Liz Collins
- John Demarchi

The Beautification Committee met on September 10, 2024, at 6:30pm to discuss and review the habitat report created by Clint Kellner, PhD. Mr. Kellner volunteered his time. We will be sending him an appreciation card. Please watch the LED marquee located on the CSD building for future notifications regarding volunteering and planting dates. "Thank You" to all the volunteers who have helped over the last few months. This team has a lot of fun!!



DO NOT TRESSPASS ON THE ISLANDS

These islands are a **nesting habitat** for birds. Any boats docked on the islands, please report the CF# to the CSD.

Bel Marin Keys ERT recommended Disaster Preparedness Go-Bag for Earthquake, Fire, Flood

- Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert
- Camping stove with extra propane bottles
- Cell phone with chargers and a backup battery
- Complete change of clothing
- Emergency blanket
- Extra batteries replace every Fall
- Feminine supplies and personal hygiene items
- Fire extinguisher
- First aid kit
- Flashlight
- Food a several-day supply of non-perishable food
 - Ready-to-eat canned meats, fruits, and vegetables.
 - Canned juices, milk, soup
 - Sugar, salt, pepper.
 - Dry cereal
 - High energy foods, peanut butter, jelly, crackers, granola bars, trail mix.
 - Dried fruit
- Gloves
- Infant formula, bottles, diapers, wipes, and diaper rash cream
- Knife
- Lanterns
- Manual can opener for food
- Mask to help filter air
- Matches in a waterproof container
- Mess kits, paper cups, plates, paper towels and plastic utensils
- Moist towelettes, garbage bags, toilet paper and plastic ties (for personal sanitation)
- Non-prescription medications such as pain relievers, anti-diarrhea medication, antacids or laxatives
- Pet food and extra water for your pet
- Poncho/Rain gear
- Prescription medications
- Sleeping bag or warm blanket for each person
- Soap, hand sanitizer and disinfecting wipes to disinfect surfaces
- Water should be one gallon per person per day for several days
- Whistle to signal for help
- Wrench Gas and Water Shutoff

Courtesy of BMKCST – Bel Marin Keys Community Safety Team



Be sure to visit our lovely DogiPot stations!

Please be courteous and pick up after your dog(s). Thank you.

For a **FREE** Dog Waste Bag Holder, visit the CSD office and sign the Pledge to Scoop the Poop!



SMART Train is now **FREE** to Youth & Seniors! Travel from Larkspur all the way to Sonoma County Airport.

For more information, visit www.sonomamarintrain.org

BMKCSD

PUBLIC SAFETY COMMITTEE

BY STEVE NASH

The BMKCSD Public Committee has been hard at work and planning our move in the emergency response team Conex box. You will notice there is a new Conex box in place at the entrance to BMK in the fenced in area, we also have a second Conex box which covers the north side of BMK Blvd. Both are prepared in case of a mass disaster. In addition, we have the CSD office and the BMK Community Center with emergency generator power. We also have emergency radio systems which have been recently upgraded to communicate with the County and within BMK.

We have also started planning with abilities to cook at the BMKCSD Club House for the community in case of a mass disaster. More will follow as we continue to develop this plan in order to protect the community if we have a mass disaster.

The video cameras at the entrance are being replaced, the current cameras were video only and the new cameras will read license plates as well as recognize vehicles that are wanted by law enforcement.

The Marin County Sheriff's dispatch will be directly alerted when it enters or exits Bel Marin Keys allowing the Dispatch to notify responding Deputies. This will help reduce crime by capturing the suspects, while they are in Bel Marin, Keys, community, instead of the crime being discovered when you discover it.

We hosted the BMK National Night Out which included the Sheriff, Sheriff's Office, The Sheriff's Office Search and Rescue, the Novato Fire Department the Marin County Health Department with NARCAN distribution as well as our County Board of Supervisor Eric Lucan. We had the food trucks attend additional night by being there for National Night Out.

Should you have any thoughts or ideas that may help in protecting our community please feel free to reach out to the committee members or direct to Vice President Steve Nash BMKCSD at snash@bmkcsc.us

These members work diligently to ensure we are prepared in the event of a disaster.
Chair Steve Nash
Vice Chair Jim Hale
Member Cheryl Furst
Member Vicky Pennington
Member Terry Joslin
Alternate Member Dick Bay
Alternate Member Matt Elkins
Alternate Member Mercy Angelopoulos
Alternate member Carol Hodges



National Night Out with Board of Supervisor, Eric Lucan and Marin County Search and Rescue



Marin County Bookmobile arrives to the BMK Community Center every 2nd and 4th Monday every month from 3pm to 4pm. Get a library card! Pre-order books for pick up at:

<https://marinet.bibliocommons.com/dashboard>



Last Food Truck of the 2024 Season

The last Food Truck event of the season will be Thursday October 3, 2024. I hope to see lots of you there to bid summer farewell. It is always a pleasure to see so many of our young residents attending, along with their parents....who pay the bill!

A big thank-you to all the volunteers for the September event. Setting-up tables and chairs, and managing the clean-up, Cristy & Randy Pollack, Vicki & James Pennington and our consistently wonderful Ambassadors Liz Feingold and Diane McKone...could not have done it without them.

Mercy Angelopoulos
Board Director

BMK NEWS TODAY



THANK YOU

- ❖ BMK Yacht Club for donating hot dogs, buns, and condiments.
- ❖ Brian Clark and Trent Saysette for barbequing.
- ❖ Corina Kelley and her family for scooping the ice cream and serving hot dogs.
- ❖ To the residents who stopped by to introduce themselves to the CSD staff.

We hope you enjoyed the CSD's Ice Cream and Hot Dog Day.

The remaining hamburgers, hot dogs and cheese slices were donated to St. Vincent De Paul Free Dining Room in San Rafael. They were very appreciative and happy to accept the donation. Our next event will be October 25, 2024 1pm to 3pm.



LOVE WHERE YOU LIVE. <3

BY LISA LUE

I recently had an opportunity to stay at a home in the Bel Marin Keys neighborhood for a couple of nights.

While my commute is only nine minutes from home, this getaway had me arriving in three minutes to BMKCSD!

We spent most of our time outside on the patio and sitting in the Tiki Hut.

In the mornings, I tried to catch a sunrise, but to no avail, I did not see the wonderful colors of the sky I have seen posted on Facebook and in the N2N.

My dog Lela enjoyed wandering the grounds without a leash. Although, she is going through some major health issues, that did not stop her from checking out every inch of the backyard.



I was spoiled this week. No stomping neighbors, cars racing up and down the street, and all the other noises and nuisances that go with condominium living.

An overall wonderful experience and I have a better understanding of why BMK is such a fantastic community to be involved in.

ADVERTISING



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Real Estate Professional
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O. 415.897.3000
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andrea.kraemer@cbnocal.com

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Marc.Chappell@cbnocal.com
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(415) 612-4023

Swedish Massage
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Combination Massage
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353 Bel Marine Keys #8
Novato CA 94949
Open 7 days a week **Walk-ins Welcome**



Hugh Smith Carpentry

30 years experience

New docks or dock repairs

Fences and decks

Licnese #924 334

415 328 3220

hughsmith@comcast.net

See my FB page:

Canadian Carpentry

BMK NEWS TODAY

Dear Neighbors,

I am inviting you to experience the best local specialty sleep store. We make organic mattresses right here in the commercial area of BMK and our retail store is at 816 4th St., San Rafael. Please take **10% off** your next purchase. You will also receive *free* delivery and *free* removal of the old mattress. We have manufactured and retailed in Marin for 16 years.

Please support your local small business.

Thanks, Will Shore

415-368-1157 www.thenaturalmattressstore.com



JUST SOLD!

124 CARIBE ISLE - MULTIPLE OFFERS!

BY YOUR BMK NEIGHBOR, TAYLOR LEE

415.779.8793 TAYLOR.LEE@THEAGENCYRE.COM

GRAND OPENING!

Relax

Euro Spa & Massage

**Swedish, Depp/Sport Massage,
Custom/Combination massage,
Prenatal, Anti- Cellulite,
Lymphatic Drainage massage,
Face Lifting Massage.**



**353 BEL MARINE KEYS #8
NOVATO CA 94949
415-612-4023**



ELECTION NOVEMBER 5, 2024 --Candidates on the Ballot

Cheryl Furst

Kevin Dugan

Maria Mercy Angelopulos

David Bartnicki

Natalia Shorten

James "Jim" Spaulding



NATALIA SHORTEN: Retail Architecture & Design, Parent, Coach, School & Community Volunteer

As a dedicated community member, I am excited to seek election to the BMKCSD Board of Directors. My volunteer work and commitment to improving our local quality of life drives my eagerness to contribute my skills and experience further. With over 20 years in corporate retail design, architecture, and project management, I bring valuable expertise to our neighborhood. My experience in the corporate workd has honed my ability to navigate complex issues, act democratically, and foster collaboration.

My involvement in BMK volunteer work, starting with with Measure G activism, has ignited a passion for community service. I've engaged with all three committees—Parks & Open Spaces, Waterways, and Measure G Oversight—and made CSD board meeting availabel via Zoom to increase community accessibility. I've also used my design skills to create presentations for the BMK Neighborhood Alliance, CSD, and the committees. Preiously, I also served o the BMK Yacht Club board as Social Director.

My priority is to enhance BMK's quality of life for everyone, focusing on infrastructure and access for lagoons and creeks, family friendly recreational areas, and ensuring transparency and accountability in our services. I believe that opening new lines of communication between the residents and board will further unite our neighborhood. I look forwad to partnering with residents and the board to build a more vibrant and resilient community. Thank you for considering me for Director of our BMKCSD Board. I hope to have your vote in November!

Natalia Shorten <https://natalia-shorten.com/>



KEVIN DUGAN: Candidate for Director Bel Marin Keys Community Services District

With over three decades of expertise in the construction industry, I served as Vice President of Construction for a leading commercial general contractor, successfully overseeing a diverse portfolio of multifamily housing, hospitals, museums, and K-12 and higher education projects. My responsibilities spanned from crafting compelling request for proposals to marketing strategies, estimating costs, and managing complex construction undertakings.

As a Bel Marin Keys resident for 17 years, I am excited about marrying my expertise in project management and community development with the opportunity to serve on the BMKCSD Board. My commitment to our picturesque community drives my involvement, especially following the approval of Measure G, which unlocks critical funding for our infrastructure renovations. I am eager to leverage my experience to oversee and optimize the construction process, ensuring that our community continues to thrive and adapt for future generations.



CHERYL FURST: I have been a director since 2016. I have worn a lot of hats in my jobs but mostly I have been a claims adjuster for a local insurance carrier and then a large private company. I had the pleasure of working directly with counsel handling a myriad of issues. My background was heavy liability determination. I have settled car damage and bodily injury and some homeowners' claims. I have also been managing a number of properties working with applicants, tenants, and numerous contractors.

My background jobs make me a perfect fit to work on the board, however, the board is challenging because there are more layers to get things accomplished and then there is financial ties to see where the money comes from to accomplish a task. My goals are to continue to work on communications, and I love the beautification committee, and I am so thankful for some of the work that has already been done by the volunteers!!

MERCY ANGELOPULOS: I am running for re-election to the Bel Marin Keys Board of Directors. I have called Bel Marin Keys "my home" since 1986. I retired from UCSF Medical Center, where I enjoyed a 38-year career. Bel Marin Keys is the only family-home both my son & daughter have ever known. Having worked in a Medical Center, taught me the value of "active listening" of being "a patient advocate," both skills translate into being a responsible BMK Board Member. One who is inclusive and advocates for ALL residents. There is nowhere else I want to live, and I want to be part of our community continuing to prosper, thrive and be more inclusive,

When I took an early retirement in 2012, and I was an empty nester, I started to ask questions about my community. I started attending Board meetings, visiting the CSD office and acquainting myself with their role, became active in the Emergency Response Team, joined the Women's Club, and the YC. When the Community had a change in managers, and there was no support -staff, I covered the front desk a few times a week for the first 3-months, to allow the new manager time to acquaint himself with his new position. I was insistent on placing solar lights at the CSD parking lot, because I recognized the risk of how dark it was during after-hours events. Since then, I have brought the Food Trucks into our community as residents asked me for events that did not require a resident to be a member of a Club. I spoke directly with Marin County Board supervisor Eric Lucan and negotiated for the "Street Sweeper" to commit to scheduling a monthly clean-up. Initially the county wanted to send the sweeper on Thursdays, not ideal for us due to garbage day on Fridays, and folks want to place their garbage cans out on Thursday. I persisted to communicate with the county and persuaded their management to clean-up on Wednesdays.

Now I'm a new grandmother to an 18-month old granddaughter (and another one arriving in early January 2025!) and while watching her admire the water skiers, the wildlife, and taking pictures of her with the beautiful sunset as her background on our lagoon, it was more obvious to me that my next step was to give attention to the infrastructure of the community and be part of planning for the future generations that will call Bel Marin Keys "home."

The priority is to enhance the infrastructure, with the passing of Measure G. More specifically the G-measure will finance the cost of maintaining, improving, repairing, and replacing existing infrastructure including but not limited to, our locks & gates, levees, lagoons, moats. The cost of dredging creeks, lagoons, and waterways. The cost of acquiring and constructing new infrastructure to new flood control improvements, including pumps, and marsh restorations. The cost of design, engineering and construction described above.

Besides the measure G-projects, we need to improve and maintain good water quality. Maintaining and improving community open spaces, wetland restoration and preservation. Refresh the Community Center. Work with PG&E to place electrical wiring underground, wherever needed. Upgrade, replace and add to our camera system, for safety and security. Recruit more participants for the Emergency Response team.

We all need to work toward building a better sense of community, it is part of the CSD's contribution to nurture that, and that is one of my goals. I am seeking your support and vote.

Respectfully,
Mercy Angelopulos



Please slow down in the neighborhood.

SGH COMPLETED INSPECTION OF BMK LAGOON INFRASTRUCTURE

On 8/23/2024 SGH completed a week of engineering inspections of the North Lock, North Lagoon radial flushing gates, South Lock, South Lagoon overflow structure and levee, and the connector pipe between North and South Lagoons. This work was authorized by the BMK Board to determine what maintenance of these assets is required and help establish the priority for work. Their final report is expected in a couple of months and the Measure G Oversight Committee will review it and work with the Board to prioritize repairs. In preparation for lock maintenance, the CSD is receiving bids for stop logs to temporarily dam the North Lock so it can be dewatered for maintenance.

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Inspector from SGH at North lock



Pump used to dewater the North lock

HAZARDOUS CHANNEL MARKER IN SAN PABLO BAY ENTRANCE TO BMK

Today, Brian Clark pushed the marker piling at the turn from Novato Creek towards the Petaluma River back up to the point where it will always be well above the water level and therefore not a hidden hazard to navigation. Brian Clark, Matt Glerum, and Terry Friesen went out to the subject mark and using the steel BMK workboat, Brian was able to push this piling from a nearly horizontal position, back up to a position where the top is at about +11 feet MLLW. As a result, it will always be well above the water level and easily visible. The piling is sound and was not broken off. It appeared to be pushed over by a heavy vessel, perhaps a barge from last summer's dredging. The workboat was not able to push the piling completely vertical because of interference with framework on the bow of the workboat.

New red and green marker signs will be ordered and installed for pilings where these signs are missing.



BMK NEWS TODAY

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

Board of Directors

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

CSD Office

4 Montego Key
Novato, CA 94949
415-883-4222
www.bmkcsd.us

Hours: Monday – Friday
8:00am to 4:00pm

CSD Staff

Lisa Lue, Office Manager
llue@bmkcsd.us

Brian Clark,
Waterways/Maintenance Mgr.

General information
admin@bmkcsd.us

Event Calendar

- Sept 21 – 1-4PM Concert in the Keys
- Oct 3 - Food Trucks 5-7PM Casa Nostra & Korean or Mexican
4:30pm Boat Christening
- Oct 4 - 6PM Yacht Club Dinner
- Oct 9 - 10AM Men's Club Luncheon
- Oct 11 - 10AM Women's Club Luncheon
- Oct 14 - 3-4PM BookMobile, BMK Community Center Parking lot
- Oct 17 - 7:30PM BMKCSD BOD Meeting
- Oct 18 - 5:30PM Yacht Club Docktails
- Oct 25 - 1-3PM CSD Information Day
- Oct 28 - 3-4PM BookMobile, BMK Community Center Parking lot
- Oct 31 - 4-6PM Halloween Celebration, BMK Community Center
- Nov 1 - 6PM Yacht Club Dinner
- Nov 8 - 10AM Women's Club Luncheon
- Nov 10 - 10AM CSD Town Hall Meeting**
- Nov 11 - BMKCSD Closed
- Nov 13 - 10AM Men's Club Luncheon
- Nov 21 - 7:30PM BMKCSD BOD Meeting
- Nov 28/29 - BMKCSD Closed
- Nov 30 - 5:30-8PM Christmas Tree Decorating
- Dec 6 - 6PM Yacht Club Dinner
- Dec 13 - 6PM Men's Club Dinner
- Dec 14 - 5-8PM Santa By The Sea
- Dec 19 - 7:30PM BMKCSD BOD Meeting
- Dec 25 - BMKCSD Closed
- Jan 1 - Icicle Day!
BMKCSD Closed

