



THE KEY NOTES

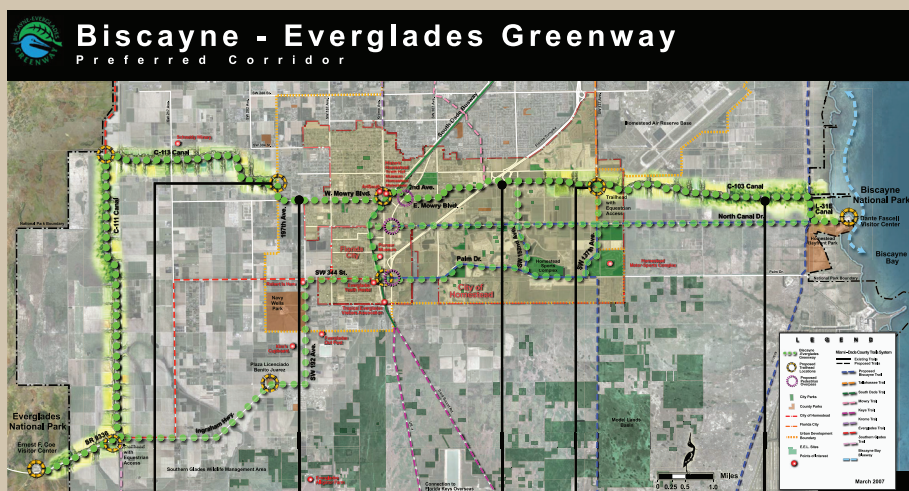
PROUDLY SERVING
THE KEYS GATE COMMUNITY

Since 2007

keysgatehometown.com

Jan 2022

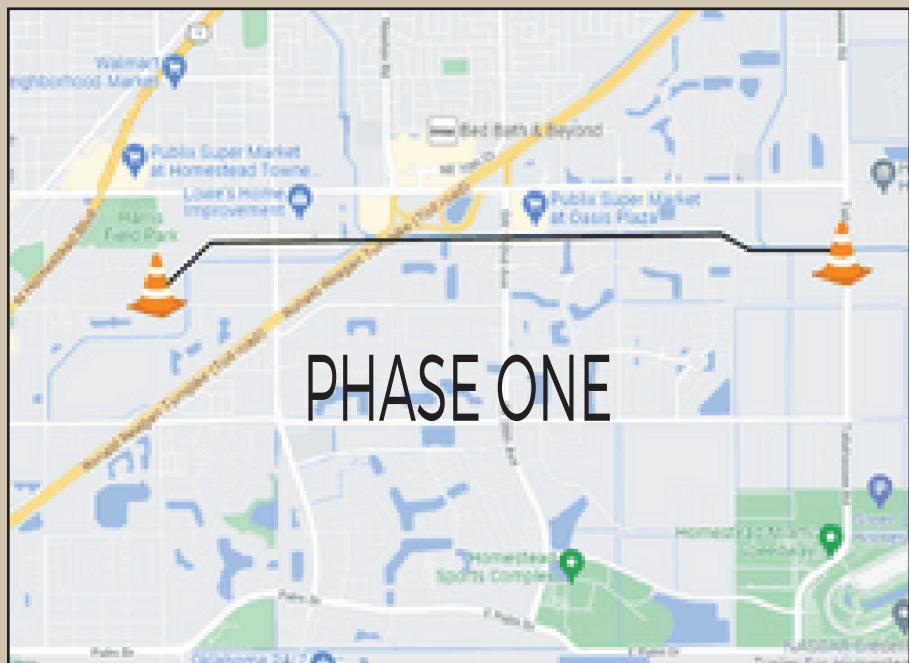
issue number one hundred twenty



CONSTRUCTION BEGINS ON THE BISCAYNE-EVERGLADES GREENWAY TRAIL

Construction has officially begun on the highly anticipated Biscayne-Everglades Greenway Trail. The bicycle and pedestrian trail is the first of its kind to connect two national parks. From families to the experienced, riders and pedestrians will be able to enjoy the 42-mile paved loop that links the natural, cultural, and historical resources of South Florida. The trail will take riders through Downtown Homestead and connect them directly to Biscayne and Everglades National Parks. Residents can expect construction throughout the City of Homestead as the trail is being completed. The Biscayne-Everglades Greenway Trail seeks to offer a safe and scenic route to the parks without concern for vehicular traffic.

The project is a result of a partnership between the City of Homestead and the Florida Department of Transportation (FDOT) SUN Trail Grant. The trail is entirely grant funded and is a part of the longstanding mission of the City of Homestead and FDOT to promote health, wellness, and a safe scenic route for riders.



Deliver By Jan. 5th, 2022
TIME SENSITIVE - DO NOT DELAY



KEYS GATE COMMUNITY ASSOCIATION, INC. An Organizational Overview and Delegate Responsibilities

This organizational overview is being provided for informational purposes for the residents of Keys Gate.

Keys Gate currently consists of seventeen (17) separate and distinct neighborhoods. It is these neighborhoods in their entirety, in addition to all common areas, that comprise Keys Gate as one, single "Community". The Keys Gate Community is governed and operated pursuant to the governing documents of Key Gate Community Association, Inc. ("KGCA", or the "Master Association") through its Board of Directors. The Members of the KGCA Board of Directors effectively make the important decisions regarding the entire Community. The current Members of the KGCA Board of Directors are: Ms. Kimberly A. Green, Director and President; Mr. Patrick J. Gleber, Director; and Mr. Clifford Lincoln, Director and Secretary/Treasurer. The KGCA covenants and restrictions, by-laws, and articles of incorporation are the primary governing documents for Keys Gate. They are contained in the "Community Association Documents", also sometimes known as the "big green book" that homeowners receive at the closing on their homes, or during their Community "orientation".

The homeowners in each neighborhood elect a fellow homeowner in that neighborhood as their representative or "Delegate" to the Keys Gate Community Association, Inc. That Delegate represents the needs and interests of his or her fellow residents to the Members of the KGCA Board of Directors and/or to the Board's representative(s). Each neighborhood usually has a "Neighborhood Advisory Committee" ("NAC", "Homeowners' Council" "Board", etc.). The members of these NAC's are homeowners in their respective neighborhoods and are elected by their fellow homeowners. In many cases, the "President" of this NAC also serves as the Delegate for his or her neighborhood, having been elected to the position of Delegate by the homeowners of his or her respective neighborhood.

Continued on page 6...

HOMESTEAD PUBLIC SERVICES ADVISES CUSTOMERS OF UPCOMING SOLID WASTE SCHEDULE CHANGES

Beginning Monday, January 3, 2022, all Homestead Public Services (HPS) Sanitation customers will have a new zone and new pickup schedule. Regular garbage pick-up days will remain the same, but bulk waste and recycling pick-up days will change to an alternating biweekly schedule.

Customers will receive a calendar by mail with dates for garbage, recyclable, and bulk waste pickups. HPS encourages its customers to keep the schedule in an easily visible area for easy reference throughout the year. The 2022 solid waste pick-up calendar is also available at www.cityofhomestead.com/good. For any questions regarding these changes, call (305) 224-GOOD (4663). Neighborhood Zones and calendars located in the centerfold

1 NEW YEAR MEANS NEW SHOW AT THE SEMINOLE THEATRE!

The start of a new year means, there will be lots of new shows coming to the Seminole Theatre! The Showcase Series is just starting and there is going to be lots of big names and unique shows that will be brought to Homestead by the Seminole Theatre.

In this month, there is going to be something for the whole family to enjoy! Jethro Tull's Martin Barre will be coming back this year and the immersive art and music experience that is Artrageous will be amazing us on stage! Jethro Tull's Martin Barre on his Aqualung 50th Anniversary Tour will be coming to Homestead on January 8th, 2022 kicking off the show case season in the new year! For a more family night our show, Artrageous will have something the whole family will enjoy on January 30th, 2022! This is not just a concert or art showcase, this is an experience! Witness art and music come together and watch as it comes to life!

Keep and eye out for more Seminole Theatre Showcase Series announcements! There is going to be perfect date night events and something that he whole family will enjoy! For tickets and more event information visit the Seminole Theatre website, www.seminoletheatre.org!

Continued on page 3...

DELEGATES TO THE KEYS GATE COMMUNITY ASSOCIATION

ARBOR PARK (225 units)
Mr. Adrian F. Lopez
APDelegate@gmail.com

AUGUSTA GREENS I (34 units)
Mr. Thomas ("Tom") Gibson
pkpgolfpro@yahoo.com

AUGUSTA GREENS II (34 units)
Alex Herrada
AlexHerrada@me.com

CALI GREENS (146 units)
Mr. Matyas G. Barthá
CaliGreensDelegate@gmail.com

CENTERGATE (400 units)
Mr. Thomas L. Panos
greektyim@bellsouth.net

DUNWOODIE (39 units)
Mr. Lawrence D. Meno II
Meno50@aol.com

EAST LAKE (139 units)
Mrs. Ileana Lopez
elvdelegate@gmail.com

FAIRWAYS (69 units)
Mrs. Evelyn Martín
FairwaysDelegate2018@gmail.com

KEYS LANDING (276 units)
Alice B. Fields
AliceFields305@gmail.com

NORTH GATE (539 units)
Mrs. Anna Greene
Delegate@NorthGateVillage.org

PALM BREEZE (245 units)
TBD

PALM COVE (161 units)
Mr. Grant E. Johnson
GJohn86122@aol.com

PALM ISLES ESTATES (96 units)
Mr. Charles G. ("Chuck") Schumacher
PIEDelegate@gmail.com

SEASCAPE POINTE (306 units)
Ms. Cassie Resnick
CResnick@MastCapital.com

TOWNS AT SEASCAPE (217 units)
Mr. Jose Fabregas
JoseF@property-keepers.com

THE SHORES (710 units)
Mr. Marvin G. Rivas
ShoresDelegate@gmail.com

TOWNGATE (325 units)
Mr. Donald E. ("Boomer") Gonzales III
cmyksst@aol.com

Letter from Management

Dear Keys Gate Members,

Please be aware that on the Special Meeting of the Board of Directors of the Association which took place on Tuesday, November 16th, 2021, the Board adopted the Revised Community Standards, the Revised Rules and Regulations, and the Revised Guidelines of Neighborhood Delegates (which are comprised of the Keys Gate Delegate Operational Overview & Responsibilities and Delegate Acknowledgement & Agreement). These adopted Revised Community Standards, as well as the Revised Rules & Regulations were the result of a joint effort and input from the Neighborhood ACC Committees, the Neighborhood Delegates and the Keys Gate Management. You may review and download these documents at our website download page: <https://keysgatehometown.com/home-owners/downloads/>.

Warm Regards,

Ignacio Mendez, CAM, Senior Property Manager
On behalf of Keys Gate Community Assn

Town Gate

Fellow TownGaters,

I hope your holiday was an amazing start to 2022 and Happy New Year from my family to yours!

Great news... our butterfly park is coming out reeeeeeally cool! The KGCA staff is working very hard on building it up and filling it with all kinds of plants and the variety of butterflies that you see makes a real impression!! Don't worry - informative signage is on the way that will teach you and your children the full lifecycle of the butterflies, as well as what particular plant specific butterflies are attracted to. What makes this park so unique is that this is just for us residents of Keys Gate ...so in the coming months be on the lookout for more additions of plants and signage, and remember, it is already loaded with butterflies so get out there and enjoy it!! The park is located on the west side of the golf course parking lot.

It is my understanding that mayor and council are negotiating to move forward with a park revitalization on Kingman and Alex Muxo Jr. Blvd across from Town Center Blvd. (where the pink complex used to be) They have BIG plans for this area, and this project will be the most important and positive improvement to the east side since the building of Baptist Hospital. I will keep you guys posted on its progress and what is to come...this park will be here for generations to enjoy and bring a sense of community to all of Homestead. So if you see the mayor or a council member out on the street, let them know how much we appreciate them for being a part of this vision and renovation on the east side.

Happy New Year!

Don Gonzales
Towngate Delegate



North Gate / Centergate

North Gate  Center Gate

SMASH BURGER

BASH!

Smash Burger
with cheese, chips,
and drink!



SAT, JAN 8th • 4-6 PM • RPC PARKING LOT
Please call RPC at 305-230-0002 to reserve your mea!
Quantities are limited. Orders are TAKE OUT only.

KEYS GATE COMMUNITY ASSOCIATION TEAM MEMBERS

MANAGERS

KGCA - Senior Property Manager
Ignacio Mendez
Arbor Park
imendez@miamimanagement.com
Ext. 205

KGCA - Property Manager
Blanca Saenz
East Lake, North Gate, Towngate & The Shores
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Ext. 207

KGCA - Property Manager
Jessica Cardoso
Augusta Greens, Cali Greens, Dunwodie, Fairways, Palm Isles Estates, Center Gate and Keys Landing
jcardoso@miamimanagement.com
Ext. 214

STAFF MEMBERS

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Ext. 208

Community Standards Coordinator 2
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Ext. 204

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Ext. 215

Administrative Assistant
Alemnest Andino Perez
Augusta Greens, Cali Greens, Dunwoodie, East Lake, Fairways, Palm Isles, Shores, and Town Gate
tbd
Ext. 213

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Ext. 209

Front Desk/Receptionist
Patricia Fernandez
kgfrontdesk@miamimanagement.com
Ext. 201

Account Services
Isabel Vallebona
kgcaledger@miamimanagement.com
Ext. 210

Emergency Security Concerns
William Fernandez
william.fernandez@universalpro.com
Ext. 206
Shift Supervisor: 786.858.1830

Tennis Director
David Disgdierrt
Tennis Pro Shop: 305-230-9770
Hours: M - Th: 3pm to 9pm



KEYS GATE

COMMUNITY ASSOCIATION

1541 SE 12th Ave, Suite 37; Homestead FL 33034
Tel:305-247-9800 • Fax:305-247-9898

Upcoming Seminole Theatre Events

Your historic performing arts
center of Homestead, FL

January 2022



**JETHRO TULL'S MARTIN BARRE -
01/08/2022**

At the center of Tull's unique sound is guitarist Martin Barre. Renowned for his formidable mastery of historic riffs, power chords and soaring melodic solos. Martin Barre has been the guitarist of Jethro Tull for 43 years!

**THE ARTRAGEOUS EXPERIENCE!-
01/30/2022**

The Artrageous troupe of artists, musicians, singers and dancers pay tribute to a variety of art forms, pop icons and musical genres culminating in a gallery of fabulous finished paintings. A one of a kind crossover experience!



**BEST OF THE EAGLES - AMERICA'S TOP
EAGLES TRIBUTE BAND - 01/22/2022**

BOTE is the most exact interpretation of the music of the Eagles in America, bar none! Each member mirrors his counterpart in the Eagles instrumentally and vocally. However, this is no simple copy band or impersonator act.

Follow us @SeminoleTheatre

Visit Our Website www.seminoletheatre.org
18 N Krome Ave Homestead FL 33030 786-650-2073
Box Office Hours: Thur - Sat 12 pm -5pm

Seminole Continued from Page 1...

Jethro Tull's Martin Barre: Aqualung 50th Anniversary Tour! 01/08/2022

At the center of Tull's unique sound is guitarist Martin Barre. Renowned for his formidable mastery of historic riffs, power chords and soaring melodic solos. Martin Barre has been the guitarist of Jethro Tull for 43 years, his sound and playing having been a major factor in their success. Martin's guitar playing has earned him a high level of respect and recognition; he was voted 25th best solo ever in the USA and 20th best solo ever in the UK for his playing on 'Aqualung'. His playing on the album 'Crest of a Knave' earned him a Grammy award in 1988.

Burger presents Laugh It Up! Comedy Show! 01/15/2022 8:00 PM

Laugh it up comedy show is back! With more hilarious comedian from all around Florida, ready to bring plenty of laughs for the people of homestead to enjoy. This will be our 5th show so far we've had nothing but packed shows and great reviews and comments about all of them, Comedy is something that everyone loves, we love making people laugh and that's what we will do on January,15,2022 it's going down again the most talked about comedy show in south Florida is back again with an all new line up of comedians ready to bless the stage of the Seminole theatre!!!

Best of the Eagles America's Top Eagles Tribute Band! 01/22/2022 8:00 PM

BOTE is the most exact interpretation of the music of the Eagles in America, bar none! Each member mirrors his counterpart in the Eagles instrumentally and vocally. However, this is no simple copy band or impersonator act but rather a group of excellent musicians who expertly and authentically re-create the songs, the music, the vocals and the magical aura of one of America's greatest rock bands. BOTE looks forward to sharing a great night of Eagles hits.

Artrageous Experience! 01/30/2022 7:00 PM

The Artrageous troupe of artists, musicians, singers and dancers pay tribute to a variety of art forms, pop icons and musical genres culminating in a gallery of fabulous, finished paintings. The result? A one-of-a-kind crossover experience! IMAGINE an artist creating a masterpiece before your eyes in mere moments. With a palette that also mixes captivating vocals, intricate choreography and exciting audience interaction Artrageous takes you on a unique visual journey packed with wild inspiration, creativity and fun!

For a full list of upcoming performances visit www.seminoletheatre.org. At this time our box office remains closed, tickets are available for purchase online or on show day through our box office. For any questions or concerns call 786-650-2073 or email



As we've entered the New Year, many of us are at a loss to what we should aim to achieve for 2022. Besides the generic New Year resolutions, we often set our sites on there are plenty of resolution fish in the sea. Resolutions can be a useful tool to have in our arsenal and help us achieve greatness in the year that lies ahead. Statistically, roughly 80% of people of people who make resolutions going into a new year will not stick to their ambitions. This means that almost half of people who set out to achieve something new fail to do so. We don't want to be in a group of people who don't achieve what they set out to do. Luckily for us, there are many resolutions we can set and easily reach in 2021. We're going to look at 10 of the best resolution ideas and how we can achieve them.

1) Try A New Activity Every Month. One way to really brighten up your life is to engage in a new activity each month. Not only will you be happier trying new things, but if you try these activities with other people, you will strengthen your relationships.

2) Cut Down On Screen Time. Recent studies have been demonstrating how screen time is negatively affecting cognitive functioning. Staring at screens frequently, surprisingly, places immense pressure on our mental health. It's been proven that those who spend less time on their phones and watching television are actually happier, healthier, and less stressed daily.

3) Limit Your Alcohol Intake. The mindset of needing to drink to have fun should be left in the past. Men receive an increased dopamine release compared to women, making men more likely to form bad habits. Although drinking can make social events more bearable or enjoyable, we can have fun without alcoholic beverages. Cutting back on alcohol is proven to improve a person's mood, health, and will even have you looking younger.

4) Eat Healthier. One of the most desired goals that we set is to eat healthier in the New Year. Many of us will start strong but fall along the wayside as the stress in our daily lives increases. Sticking to a healthy diet has an immensely positive influence on our lives. Not only will we see ourselves losing that holiday weight, but we will also experience more happiness.

5) Be Proactive About Doctors Visits. Visiting the doctor regularly is a frightening endeavor for many people but going for regular doctor's checkups is necessary. It's the year to get out of the thought process where you convince yourself to stay away from the doctor until your condition has worsened. On the other hand, even if you feel healthy, you could have an underlying health concern you are unaware of. And remember, virtual doctors, are easier to access now. Make this the year you book a visit without canceling, or better yet, book your appointments in advance.

6) Start 10 Minute Exercise Routines. If you want to make this the year you finally achieve your weight loss goals, you don't have to start aggressively. Many of us will start a full-throttle workout routine, and as our attention wanes and we get busy, we lose interest. One of the best exercise routines we can do to stick to an exercise routine effectively is participating in 10-minute workouts.

7) Take More Vacations. We shouldn't spend all our time working. It's essential to have a balanced work and life ratio. In the New Year, we should strive to take more vacation time to be amongst friends and family.

8) Learn To Manage How You Feel. As human beings, many of us wrestle with a vast array of emotions daily. Some of us can handle our emotions better than others. Regardless it's vital to learn how to identify and manage what we feel to be the best versions of ourselves. Without adequately managing our emotions, we can get into troubling situations through bad decisions. We can also cause irreparable damage to our relationships. Creating a resolution to seek therapy, undertake meditation, or to improve your communication with others will undoubtedly benefit you and the lives of those around you.

9) Turn Your Side Hustle Into A Full Blown Career. Side hustles are progressively becoming the way of the future. More of us are turning towards freelance gigs and opting out of traditional desk jobs. If you have been running your own business on the side, this is the year to put your energy into developing your side hustle into your full-time career. Often a side hustle can become a lucrative business venture. So why not fully invest your time and money into something that has the potential to not only be successful but also make you happy.

10) Cut Out Procrastination From Your Life. Perhaps the best New Years' resolution you can have is to eliminate procrastination from your daily life. Procrastinating prevents you from achieving all the goals you have set out. Actively note when you are feeling demotivated or when you feel like postponing things. Evaluate why you feel this way, and if you have a valid reason other than being lazy. By cutting out the time you spend procrastinating, you will likely be pleasantly surprised by by how much more you get done and how much better your work ethic improves.

New year's resolutions are an important commitment. If you haven't made any yet, you can now as you can decide to improve your life at any time in the year. The quicker you conclude what you want to achieve, the sooner you can set out to achieve your goals. Remember not to inundate yourself with changes. Begin slowly by choosing one off the list we gave above until you're confident enough to begin another. Make 2021 a year of change and happiness.

LESLEI BURKHEAD
(305) 282-9603
Email: lesliburkheadre@gmail.com
www.lesliburkhead.com
www.facebook.com/sfrealestateteam/

LET'S TALK REAL ESTATE!

Leslei has been a real estate agent since 1992. She has been a consecutive top producing agent for the past 28 years moving billions in real estate transactions. Last year she moved over \$31 million.

Leslei with an "i" for Real Estate



SOLID WASTE DIVISION

2022 REFUSE, RECYCLING & TRASH COLLECTION

Each home is furnished with a city-issued supercan/garbage can (green can/green lid or black can) and recycling can (green can/yellow or gray lid). Service will only be provided to city issued containers. The containers are assigned to the property. **DO NOT TAKE THE CONTAINERS FROM THE PROPERTY IF YOU CHANGE RESIDENCE.** Please do not paint or deface the containers.

The evening before your collection day, simply wheel the containers curbside for collection with the handle facing your home. Garbage cans and recycling cans must be placed at the curb no earlier than 6:00 pm. All cans must be removed from the curb by 8:00 pm the day of collection unless you have a pending work order.

Garbage and recycling cans must be placed at least five feet apart from one another. You must also place containers five feet away from the bulk trash pile, mailboxes, trees, cars and other structures.

PLEASE DO NOT PUT THE FOLLOWING IN SUPERCAN: dirt, sod, liquids, rocks, concrete, paints, toxic or flammable materials, construction debris, dead animals, roofing materials, leaves, grass, clippings, branches, metal, wood, furniture, appliances, etc. Place the garbage in a bag, secure the bag, and place the bag in the can. Please do not place household garbage in the bulk trash pile.

PLEASE ONLY PLACE THE FOLLOWING MATERIALS IN THE RECYCLING CAN: clean glass bottles, jugs and jars, plastic containers, newspapers, magazines, catalogs, junk mail, cereal boxes, phone books, dry food boxes (chipboard), hard/soft cover books, aluminum and tin cans, empty aerosol cans and flattened cardboard boxes. Do not lodge boxes into your recycling can, please cut them into smaller pieces.

Household refuse (garbage) will be picked-up twice weekly at curbside (in front of the residence). Recycling will be picked-up every other week at curbside (in front of the residence). Bulk trash will also be picked-up every other week.

Do not place chemicals, paints, light bulbs, hot coils, acid, propane tanks, etc. in the garbage can, the recycling can, or the bulk trash pile. You may contact the South Dade Landfill at 305-594-1500 for disposal information.

Garbage/recycling can replacements and/or repairs are done by the City's Solid Waste personnel. It is the customer's responsibility to periodically hose and bleach the container to prevent buildup of residue on its interior per City Code 23.5-4. - Condition and Inspection of Containers.

Residents with physical impediments who are unable to place their containers at the curb should contact Solid Waste at (305) 224-4860 for special arrangements.

Large bulk items and yard/garden waste are to be placed at the edge of the street on your property one day prior to the scheduled pick up date. You must have a 5-foot clearance from any object and/or structure, and **NO MORE THAN 10 CUBIC YARDS, ITEMS NOT PERMITTED:** tires, construction material, concrete, dirt, rock, sod, liquids, paints, dead animals, toxic or flammable materials, glass items, etc.

Appliances: stoves, refrigerators, freezers, washing machines, dryers, and water heaters. Please remove doors from refrigerators and freezers. **SEPARATE WHITE GOODS FROM THE BULK PILE.**

Yard/garden waste: grass, leaves, trees and shrubbery cuttings. Tree limbs and logs must be less than four (4) inches in diameter, stumps less than fifteen (15) inches in diameter and fifty (50) pounds in weight. Contracted landscaping and debris from unimproved lots will not be picked up.

A trash (bulk) drop-off location is available to residents Monday through Saturday from 8:00 am to 4 pm and Sunday from 8 am to 12:00 pm at 548 S.E. 6th Avenue. Residents are required to present a copy of their current HPS Utilities statement & a valid Florida ID. Please visit the City's website for additional information. For any questions or concerns, please call the Solid Waste office at 305-224-4860 weekdays between 8:00 am and 5:00 pm.

FAILURE TO COMPLY CAN RESULT IN A CITATION AND/OR FINE IN ACCORDANCE WITH THE CITY ORDINANCES.



MARTIN LUTHER KING JR.

DAY OF SERVICE
MONDAY, JANUARY 17TH

SOLID WASTE PICK-UP SCHEDULE

Garbage - Monday & Thursday
Recycling - See Below
Bulk - See Below

JAN/ENERO/JAN	FEB/FEB/FEV	MAR/MAR/MAS
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APR/ABR/AVRIL	MAY/MAY/ME	JUN/JUN/JEN
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23 24 25 26 27 28 29	22 23 24 25 26 27 28	19 20 21 22 23 24 25
30	29 30 31	26 27 28 29 30

JULY/JUL/JOY	AUG/AGO/OUT	SEPT/SEP/SEPT
S M T W T F S	S M T W T F S	S M T W T F S
1 2 3 4 5 6 7 8	1 2 3 4 5 6	1 2 3
9 10 11 12 13 14 15	7 8 9 10 11 12 13	4 5 6 7 8 9 10
16 17 18 19 20 21 22	14 15 16 17 18 19 20	11 12 13 14 15 16 17
23 24 25 26 27 28 29	21 22 23 24 25 26 27	18 19 20 21 22 23 24
30 31	28 29 30 31	25 26 27 28 29 30

OCT/OCT/OKT	NOV/NOV/NOV	DEC/DIC/DES
S M T W T F S	S M T W T F S	S M T W T F S
1 2 3 4 5 6 7 8	1 2 3 4 5 6	1 2 3
9 10 11 12 13 14 15	7 8 9 10 11 12 13	4 5 6 7 8 9 10
16 17 18 19 20 21 22	14 15 16 17 18 19 20	11 12 13 14 15 16 17
23 24 25 26 27 28 29	21 22 23 24 25 26 27	18 19 20 21 22 23 24
30 31	28 29 30 31	25 26 27 28 29 30 31

JAN/ENERO/JAN	FEB/FEB/FEV	MAR/MAR/MAS
S M T W T F S	S M T W T F S	S M T W T F S
1 2 3 4 5 6 7 8	1 2 3 4 5 6 7 8	1 2 3 4 5
9 10 11 12 13 14 15	9 10 11 12 13 14 15	6 7 8 9 10 11 12
16 17 18 19 20 21 22	16 17 18 19 20 21 22	13 14 15 16 17 18 19
23 24 25 26 27 28 29	23 24 25 26 27 28 29	20 21 22 23 24 25 26
30 31	27 28 29 30 31	27 28 29 30 31

APR/ABR/AVRIL	MAY/MAY/ME	JUN/JUN/JEN
S M T W T F S	S M T W T F S	S M T W T F S
1 2 3 4 5 6 7 8	1 2 3 4 5 6 7	1 2 3 4
9 10 11 12 13 14 15	8 9 10 11 12 13 14	5 6 7 8 9 10 11
16 17 18 19 20 21 22	15 16 17 18 19 20 21	12 13 14 15 16 17 18
23 24 25 26 27 28 29	22 23 24 25 26 27 28	19 20 21 22 23 24 25
30	29 30 31	26 27 28 29 30

JULY/JUL/JOY	AUG/AGO/OUT	SEPT/SEP/SEPT
S M T W T F S	S M T W T F S	S M T W T F S
1 2 3 4 5 6 7 8	1 2 3 4 5 6	1 2 3
9 10 11 12 13 14 15	7 8 9 10 11 12 13	4 5 6 7 8 9 10
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23 24 25 26 27 28 29	21 22 23 24 25 26 27	18 19 20 21 22 23 24
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OCT/OCT/OKT	NOV/NOV/NOV	DEC/DIC/DES
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23 24 25 26 27 28 29	21 22 23 24 25 26 27	18 19 20 21 22 23 24
30 31	28 29 30 31	25 26 27 28 29 30 31

JAN/ENERO/JAN	FEB/FEB/FEV	MAR/MAR/MAS
S M T W T F S	S M T W T F S	S M T W T F S
1 2 3 4 5 6 7 8	1 2 3 4 5 6 7 8	1 2 3 4 5
9 10 11 12 13 14 15	9 10 11 12 13 14 15	6 7 8 9 10 11 12
16 17 18 19 20 21 22	16 17 18 19 20 21 22	13 14 15 16 17 18 19
23 24 25 26 27 28 29	23 24 25 26 27 28 29	20 21 22 23 24 25 26
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APR/ABR/AVRIL	MAY/MAY/ME	JUN/JUN/JEN
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9 10 11 12 13 14 15	8 9 10 11 12 13 14	5 6 7 8 9 10 11
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23 24 25 26 27 28 29	22 23 24 25 26 27 28	19 20 21 22 23 24 25
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JULY/JUL/JOY	AUG/AGO/OUT	SEPT/SEP/SEPT
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16 17 18 19 20 21 22	14 15 16 17 18 19 20	11 12 13 14 15 16 17
23 24 25 26 27 28 29	21 22 23 24 25 26 27	18 19 20 21 22 23 24
30 31	28 29 30 31	25 26 27 28 29 30

OCT/OCT/OKT	NOV/NOV/NOV	DEC/DIC/DES
S M T W T F S	S M T W T F S	S M T W T F S
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JAN/ENERO/JAN	FEB/FEB/FEV	MAR/MAR/MAS
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9 10 11 12 13 14 15	9 10 11 12 13 14 15	6 7 8 9 10 11 12
16 17 18 19 20 21 22	16 17 18 19 20 21 22	13 14 15 16 17 18 19
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APR/ABR/AVRIL	MAY/MAY/ME	JUN/JUN/JEN
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16 17 18 19 20 21 22	15 16 17 18 19 20 21	12 13 14 15 16 17 18
23 24 25 26 27 28 29	22 23 24 25 26 27 28	19 20 21 22 23 24 25
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JULY/JUL/JOY	AUG/AGO/OUT	SEPT/SEP/SEPT
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9 10 11 12 13 14 15	7 8 9 10 11 12 13	4 5 6 7 8 9 10
16 17 18 19 20 21 22	14 15 16 17 18 19 20	11 12 13 14 15 16 17
23 24 25 26 27 28 29	21 22 23 24 25 26 27	18 19 20 21 22 23 24
30 31	28 29 30 31	25 26 27 28 29 30

OCT/OCT/OKT	NOV/NOV/NOV	DEC/DIC/DES
S M T W T F S	S M T W T F S	S M T W T F S
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9 10 11 12 13 14 15	7 8 9 10 11 12 13	4 5 6 7 8 9 10
16 17 18 19 20 21 22	14 15 16 17 18 19 20	11 12 13 14 15 16 17
23 24 25 26 27 28 29	21 22 23 24 25 26 27	18 19 20 21 22 23 24
30 31	28 29 30 31	25 26 27 28 29 30 31

JAN/ENERO/JAN	FEB/FEB/FE
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Research Institute and Toyota Motor Sales USA Inc.
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Happy New Year, neighbors.

I wish all my neighbors
a healthy, happy and safe
New Year. Here's to this
year bringing you nothing
but the best.

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George Meroni, Agent
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State Farm
Bloomington, IL
2006045



Delegate Continued from Page 1...

All concerns, issues, questions, etc., from a resident of Keys Gate to the Members of the KGCA Board of Directors, or to the representative(s) of the KGCA Board of Directors, must be communicated through the Delegate of the neighborhood in which that resident resides. The responses from the Members of the KGCA Board of Directors, or from representative(s) of the KGCA Board of Directors, are then communicated back to the resident through the appropriate Delegate.

In many cases, the KGCA Board of Directors has requested that communications be “channeled” through the “Community Liaison”, currently Mr. Timothy L. Craig, who acts as a representative of the KGCA Board of Directors, as well as being the “liaison” between the Delegates and the Members of the KGCA Board of Directors. At the direction of the KGCA Board of Directors, the Community Liaison may also serve as a representative and liaison of the Association and the Community to other “entities”, such as the City of Homestead, Miami-Dade County, the State of Florida, etc.

Pursuant to the Master Covenants, NAC’s, Homeowners’ Councils, etc., are “Ad Hoc Committees”, and do not have decision-making authority. That is, these “committees” have no “legal standing” in relation to the KGCA Board of Directors. These Neighborhood Advisory Committees serve only in an advisory capacity, just as the name indicates. However, as the members of such NAC’s usually have the most direct and immediate contact with their fellow residents in their neighborhoods, those members serve as “sounding boards” and “channels of communication” for the interests, concerns, and issues of the residents of their respective neighborhoods.


Miami Management, Inc. (MMI) is the management company contracted by the KGCA Board of Directors to manage all the “properties” or neighborhoods which make up Keys Gate, each property or neighborhood having a specific Property Manager. MMI has been hired to “properly manage”, and is responsible for the “proper management” of, all the neighborhoods in Keys Gate. Therefore, the appropriate Property Manager should be contacted directly, preferably by email, regarding any problems in, or questions about, the specific neighborhood for which that Property Manager is responsible. All residents are encouraged to email their own Property Manager directly with any problems or concerns for which MMI is responsible, copying their Delegate on that email. In this way, the Delegates are not only kept aware of any “management or property problems” within their neighborhoods, they can also “track” the concern to ensure it is properly addressed and the problem is resolved.

MMI employees also serve as Keys Gate Community Standards Coordinators, who are responsible for ensuring that all residents of Keys Gate follow, obey, and abide by the Keys Gate Rules and Regulations, and Community Standards. Mr. Edgar Saenz and Ms. Michelle Ortega are the current Community Standards Coordinators for all of Keys Gate. Mr. Saenz and Ms. Ortega are also responsible for issuing “friendly reminder” letters to any resident found to be in violation of the Keys Gate Rules and Regulations, and Community Standards. As in the case of property management concerns, it is recommended that all residents report, via email, any perceived violation directly to Mr. Saenz at KGCoordinator1@MiamiManagement.com or to Ms. Ortega at KGCoordinator2@MiamiManagement.com respectively, copying their Delegate on that email. Again, in this way Delegates are kept aware of the violations occurring in their neighborhoods, they are apprised as to whether or not those violations are being addressed by the Community Standards Coordinators, and they are also advised as to whether or not the resident involved has corrected the violation.

St. Moritz Security Services, Inc. (SMSSI) is currently the security company contracted by the KGCA Board of Directors to provide security services and personnel for all of Keys Gate. The Community Liaison, MMI Keys Gate staff members, and the Delegates have established a working relationship with the SMSSI staff members who are on-site at the Keys Gate MMI offices, located at 1541 SE 12th Avenue, Suite 37, Homestead, Florida 33034. Keys Gate residents are again requested to contact their respective Delegates via email with any complaint or concern they may have regarding the performance (or lack thereof) of SMSSI personnel. Residents are always requested to provide as many specific details as possible about any concern – time, date, and location of an “incident”, the individuals involved, etc. The Delegate will then forward this information to the appropriate SMSSI staff member, copying the appropriate MMI Property Manager. The appropriate SMSSI staff member will then inform the Delegate of whatever action has been taken to correct the problem. The Delegate can then report the response and action taken to the resident concerned.

Delegates, and the members of the NAC’s of their respective neighborhoods, serve voluntarily in many capacities, acting as “channels of communication”;

Continued on page 7...



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Delegate Continued from Page 6...

“representatives” of the interests and concerns of their fellow residents; “providers” of information; “advocates” for the expressed needs or desires of their residents; the “means” by and through which residents are educated about the issues of the Community; etc. These individuals are dedicated and committed to improving their respective neighborhoods, and to improving the entire Keys Gate Community. They serve as volunteers, devoting much time and effort to unpaid tasks, in an effort to create a safe, secure, and pleasant Community, a Community in which we all wish to live, and a Community of which we all can be proud.

There is much more information and background on Keys Gate, and how it functions, than is described here. However, after reviewing the KGCA governing documents, including the Rules and Regulations and Community Standards (all of which are available at the Keys Gate MMI office free of charge), any interested resident will have a much better understanding of how Keys Gate is organized and how it functions. Additional information on Keys Gate and the Keys Gate Community Association, Inc., may also be found at the Keys Gate website, www.KeysGateHometown.com. It is hoped that the above information proves to be both useful and helpful for any current or prospective resident of Keys Gate.

Duties And Responsibilities of Delegates To Keys Gate Community Association, Inc.

Delegates to Keys Gate Community Association, Inc. (KGCA) are elected by the homeowners of their respective neighborhoods to be a channel of communication between those homeowners and the KGCA Board of Directors. To that end, Delegates are expected to cast their votes in the best interest of their neighborhood on issues presented to them for such purpose by the KGCA Board of Directors.

Delegates are expected to remain in regular communication with the homeowners who they have been elected to represent, and to provide those homeowners with timely information regarding KGCA, particularly as to matters on which a vote is expected to be taken. Similarly, Delegates are expected to understand the concerns and wishes of homeowners and to cast their votes accordingly, irrespective of a Delegate’s personal view on a given matter. Stated differently, Delegates are elected to be their respective neighborhood’s channel and two-way mode of communication with the KGCA Board of Directors, and should not censor, block, or otherwise prevent their respective neighborhood’s wishes even where a Delegate personally disagrees with such wishes.

Removal And Replacement of a Delegate

The KGCA Board of Directors has broad discretion in removing a Delegate, such as, by way of example and without limitation, a Delegate’s failure to fulfill his or her duties and responsibilities; failure to represent the needs of the homeowners in their neighborhoods in a fair and honest manner; and for reasons of moral turpitude, among other reasons. Additionally, a Delegate may be removed, with or without cause, upon a vote of at least 75% of the other Delegates and the written consent of the KGCA Board of Directors.

The KGCA Board of Directors may replace by appointment any Delegate who ceases to represent a neighborhood as a result of removal, resignation, relocation, or other reason, or may, at its option, hold a special election to fill the vacancy through a vote of the homeowners of the respective neighborhood.

Term of Service for a Delegate

A Delegate shall be elected to serve for two years, after which time another election must be held, and the homeowners of the neighborhood may then re-elect that Delegate, or elect a new Delegate. Delegates shall be elected through the process of electronic or other methods of voting pursuant to the rules and procedures adopted by the KGCA Board of Directors.

REQUIREMENTS OF A DELEGATE

1. Must be an owner of a residence (or the designated voting representative, if the residence is owned by an entity) within the Keys Gate Community.
2. Must not have been convicted of a felony in this or any other state, or of any offense in any other jurisdiction which would be considered a felony in this state, unless that person’s civil rights have been restored for at least 5 years.
3. Must have read, be familiar with, knowledgeable about, understand, and agree to abide by, the Master Covenants, Rules and Regulations, and Community Standards of the Keys Gate Community Association (KGCA).
4. Must have read and agreed to abide by, to the best of his or her abilities, the Duties and Responsibilities of Delegates to Keys Gate Community Association, Inc., and the Requirements of a Delegate.
5. Must be current with all Association fees.
6. Must not have any outstanding violations of the Community Standards or Association Rules.

7. Must not engage in any conduct unbecoming or detrimental to the Keys Gate Community Association.
8. Must have an email address and be able to communicate via email with the homeowners he or she represents, as well as with the KGCA Board of Directors, the representative(s) of the KGCA Board of Directors, and Miami Management, Inc. (MMI) Keys Gate personnel.
9. Must agree to accurately and promptly convey to the residents he or she represents any and all information that the KGCA Board of Directors, or their representatives, instructs to be disseminated.
10. Must not send emails to the residents, or put postings on social media, that are incorrect or misleading. When communicating with homeowners via email in the capacity of a Delegate, shall not solicit for or advertise any business or organization, directly or indirectly, such as by including logos, titles, or the name of any business or organization.
11. Must understand, and participate in, the entire “budget process” as it relates to neighborhoods, MMI, and the KGCA Board of Directors.
12. Must understand the relationships between the Delegates and: the KGCA Board of Directors; the representative(s) of the KGCA Board of Directors; MMI Keys Gate personnel; and the residents of Keys Gate.
13. Must not use or share the email addresses provided by the residents or the KGCA Board of Directors or their representatives or utilize them for personal use.
14. The Senior Property Manager will be responsible for confirming above items 1, 4 and 5 as soon as a person indicates their intention to run for the Delegate position, and on a yearly basis for all elected Delegates.
15. Given that voting is central to the primary function of a Delegate and is the fundamental expectation of homeowners, Delegates are expected to vote, in certain circumstances without consulting their fellow residents, relying on their own judgment and information, and in the best interest of their neighborhood, on each issue put before them for such purpose by the KGCA Board.
16. In the event that a Delegate wishes to abstain from a vote due to a personal conflict of interest, whether of financial or other nature, the Delegate shall in abstaining disclose such conflict of interest with specificity.
17. In the event that a Delegate abstains or otherwise fails to cast a vote for any reason on three (3) or more occasions in any twelve-month calendar period, the KGCA Board may remove such Delegate in the manner established for removal of Delegates.
18. Violating any of the above requirements is grounds for removal as Delegate.

This document is intended to be an informational summary only. For a more complete description of any covenant, restriction, rule, regulation, or guideline, please refer to the Amended and Restated Declaration of Master Covenants for Keys Gate, By-Laws, and Articles of Incorporation, each as may have been amended from time to time, as well as duly adopted rules and regulations and resolutions of the Board of Directors of Keys Gate Community Association, Inc.

BULK ITEMS MUST **NOT** BE PLACED AT THE CURB ANY EARLIER THAN **24 HOURS** BEFORE YOUR COLLECTION DAY.



BULK TRASH

Residents who do not follow this rule will be subject to violation and resulting fines.

KEYS GATE

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Deadline for ads is the 10th of the month prior to publication, must be paid in advance. Contact keynotesinfo@yahoo.com

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7 burial plots at Palms-Woodlawn. All in Section 5. Reduced from current retail price. Buy as many or as few plots as you’d like. Please contact Mitch at 786-295-0156 for pricing and information.

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- Fully Remodeled State of the art Gym • Jacuzzi • Arts & Crafts Room
- Card Room • Billiards Room • Community Library
- Regulation Shuffleboard Court • Table Tennis

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JANUARY 2022

Sun	Mon	*Tue	Wed	Thu	Fri	Sat
Happy New Year!						1 NEW YEARS DAY
2	3	4	5	6	7	8
9	10	11 Committee of the Whole (COW) 5:30 PM	12 Downtown Farmer's Market 3-6 pm	13	14	15
16	17 Martin Luther King Day	18	19 City Council Meeting 6 pm	20	21	22
23	24	25	26	27	28	29
30	31					