



THE KEY NOTES

PROUDLY SERVING
THE KEYS GATE COMMUNITY

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keysgatehometown.com

Oct 2022

issue number one hundred twenty seven



The 2022 Election Cycle is upon us, and there will be lots of interest and excitement this election year! With that in mind, the staff at the Miami-Dade Elections Department are already preparing for these elections and ensures accuracy, transparency, and accessibility.

What the Election Division has done to guarantee elections run smoothly:

- Made voting system upgrades to ensure the use of the most updated, secure software and hardware available
- Updated policies and procedures to ensure compliance with new state laws
- Performed list maintenance to ensure the voter rolls are up to date and accurate
- Deployed Secure Ballot Intake Stations (Vote-by-Mail Drop-Off) at Early Voting sites during Early Voting hours of operation
- Invested in the ongoing training of our dedicated poll workers

Miami Dade is Election ready, and as a voter you too need to be ready! You can do this by:

- Making sure you are registered to vote and reviewing the information Miami-Dade has on their website to ensure it is up to date
- Staying informed about the electoral process, candidates, and issues on the ballot by reviewing the Sample Ballot prior to each election
- Knowing the Three Ways to Vote; and getting out to vote!

Important election dates to keep in mind:

Online registration deadline: Tuesday, October 11, 2022

Register by mail deadline: Must be postmarked by Tuesday, October 11, 2022

In person registration deadline: Tuesday, October 11, 2022

Deadline to request a Vote-by-Mail Ballot: October 29

NOVEMBER 8, 2022 GENERAL ELECTION: Should you have any questions, please feel free to contact their office at 305-499-VOTE (8683) or visit us at www.iamelectionready.org.

**Deliver By Oct. 7th, 2022
TIME SENSITIVE - DO NOT DELAY**



Mayor Steven D. Losner's State of the City Address Demonstrates Why All Roads Lead to One Destination...Homestead

Community leaders elected officials from throughout South Florida, businesses owners, and residents gathered at the Homestead-Miami Speedway Champions Club for Mayor Steven D. Losner's 2022 State of the City Address: Destination Homestead. Mayor Losner's State of the City consisted of both a short film and an impassioned speech celebrating Homestead's past, present, and future. The film delved into Homestead's journey through hardships and triumphs over the past years as told by the elected officials and community members who contribute to Homestead's success on a daily basis. His remarks looked at all Homestead has been through since he took office in late 2019 - from living through the deadliest pandemic in our lifetime, to ensuring Homestead is the destination for revitalization, quality of life, economic growth, arts and education, accessibility, and community. He also announced, to a very excited crowd, the coming of Chick-Fil-A and Flanigan's to Homestead.

"As we traveled together to "Destination Homestead," we took a look back at the past events which brought us to this moment," remarked Mayor Losner. "As we look confidentially to the journey ahead, a journey that is already underway, toward bringing our Homestead back to the future as the destination of deep South Miami-Dade County."

The premiere took place on August 24th, which was also the 30th Anniversary of Hurricane Andrew's landfall in Homestead. The date was specially selected as a commemoration of the storm that impacted the Homestead community and a symbol of how far Homestead has come from that total devastation. To pay tribute to the occasion, there was a special video message presented by Bryan Norcross, Hurricane Specialist, who has been described as "The Voice of Andrew." The video was followed by heartfelt words from former City of Homestead Mayor Tad DeMilly, who was in office when Hurricane Andrew struck South Florida. Former Mayor DeMilly recounted the days leading up to and after the storm, the hardships faced, and his experiences during those trying times.

Following the premiere of Destination Homestead and Mayor Losner's remarks, those in attendance enjoyed a reception that included desserts donated by The Palace Gardens.

If you missed the event, the livestream can be seen at the City of Homestead website (www.cityofhomestead.com/SOTC). Destination Homestead can now also be seen on the City of Homestead's local access channel (Comcast 77, ATT in the Menu under Government TV) or Facebook (www.facebook.com/CityofHomestead).

ARBOR PARK (225 units)

Mr. Adrian F. Lopez
APDelegate@gmail.com

AUGUSTA GREENS I (34 units)

Mr. James ("Jimmy") Lipps
Augusta.Greens1Condo@gmail.com

AUGUSTA GREENS II (34 units)

Alex Herrada
AlexHerrada@me.com

CALI GREENS (146 units)

Ms. Kristen Smith
3077 (Home)
CaliGreensDelegate2022@gmail.com

CENTERGATE (400 units)

Mr. Thomas L. Panos
greekty@bellsouth.net

DELEGATES TO THE KEYS GATE COMMUNITY ASSOCIATION

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 Martin
delegatefairways2022@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

THE SHORES (710 units)

Mr. Marvin G. Rivas
ShoresDelegate@gmail.com

TOWNGATE (325 units)

Mr. Donald E. ("Boomer") Gonzales III
cmykst@aol.com

TOWNS AT SEASCAPE (217 units)

Mr. Jose Fabregas
JoseF@property-keepers.com

Keys Gate Community Association

EMPLOYEE

Spotlight

Meet

Francesca

“Hello my name is
Francesca Brown.
I am an administrative
assistant at Keys Gate.
Working at Keys Gate
I've been given the
opportunity to be able to
assist many of the
residents with all kinds of
requests. I appreciate and
like my position, where I
am able to use my
knowledge and skills to
make your home a more
happy and comfortable
place to live. Please let me
know how I can help you !”



Administrative Assistant, Francesca Brown



FOR RESIDENTS AND OWNERS

Keys Gate Resident Dedicated AT & T Uverse Support
1-866-299-6824

Select option:

- Option 1 – Orders
- Option 2 - Billing
- Option 3 – Payments
- Option 4 – Technical Support

Provide AT&T representative with the following information:

- 1) Full name on the AT&T account;
- 2) Address associated with the account;
- 3) Telephone number associated with the account;
- 4) AT&T account number (whenever possible).
- 5) Brief description of the AT&T U-verse-related problem(s)

The hours of operation for Options 1, 2, and 3, are 8 AM to 8 PM,
Monday through Friday; 8: AM to 6 PM on Saturday, and “closed” on Sunday.

Option 4, i.e., technical support, is “open” 24 hours a day, seven days a week.

If the problem is not resolved, residents must provide their Delegate
with the same required information listed above, preferably in an email.

TOWNGATE

October is my favorite month of all, it ushers in cooler weather, Halloween, and the start of the Holidays. No matter your age, October, November and December just seem to be magical. I think maybe this year for Halloween I will lean into it and have some fun. No, I won't be trick-or-treating in Towngate lol, but I may be checking out some of the things to do around town - here are a few. Everglades Outpost will be hosting a Halloween event and fundraiser to expand their animals habitat - sounds like fun and a great cause. HalloWYN Block Party at Wynwood Marketplace, Halloween on the Mile at Miracle Mile, Zoo Boo at the Zoo, and the The House of Horror Haunted Carnival at Miami International Mall are a few other things going on around Miami to check out!

We will be adding a hard roof to the playground feature in Towngate/Arbor Park where the blue fabric ones are used. The fabric ones were great until a Hurricane ripped them off and damaged not only the shade covers, but destroyed the parts that they were attached to which was costly. After that, we started taking them down for all of hurricane season due to the difficulty and cost of removal (we had to hire an outside company) combined with the fact that even during a normal storm here in Homestead, we get tropical storm gusts that have also damaged them, A hard roof is now going up which really is a win - win for us all since Hurricane season is the hottest time of the year and worst time to not have shade on the area!

So, have you driven by the Keysgate tennis center lately? Wow! The new pickle ball courts look amazing. Pickle ball is quickly becoming the sport of choice for many people of all ages. This addition is a huge amenity for the Keysgate community and it doesn't end there! We are redoing the racquetball court, and a complete revamping our Bocce ball area! When the fam gets here for the holidays we will have a lot more options to keep them busy with fun activities. I have always wanted to live at a resort, and when you add up the Royal Palm Clubhouse with their amenities, plus the professional Tennis courts, bocce ball, racquetball and pickle ball courts, our parks, pools and Butterfly park, you have really have got something there!

Please be careful out there this Halloween ... trickier treaters will be out in force! (Remember, there were a couple of years that trickier treaters were not around so be careful when driving around!) Have fun and keep it safe!

- Don Gonzales (Boomer), Town Gate Delegate



KEYS GATE COMMUNITY ASSOCIATION TEAM MEMBERS

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KGCA - Property Manager
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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



In all HOAs most homeowners and residents have questions and concerns about different aspects of HOA Living and the rules and regulations that come with it. Most rules make perfect sense and people completely understand why they are there - there are always some rules that residents may find agitating; but overall everyone knows without them, chaos ensues. Association rules and policies are in place to provide the Keys Gate residents a higher quality of life with the primary goal being to preserve and enhance property values. Think of the association also as a mediator between neighbors - if you didn't live in an association you would be left to deal with neighbor to neighbor issues face to face. There are practical reasons behind every rule in all HOAs not just Keys Gate. Keys Gate follows all Florida statutes and association document rules in order to protect its residents and to mitigate liabilities Here are some FAQs that residents of Keys Gate have asked, and there will be more to come.

What happens if I stop paying my association fees?

In the event that the association does not receive payment by the 15th of each month, the homeowner's account will be subject to a \$25 late fee. If the account is not brought up-to-date, it will accrue and incur interest on those assessment fees. The interest fees are set by Florida statute at 18% annually. If the unit owner does not pay for more than one month, a late assessment notice will be sent to the homeowner. If the account continues to be delinquent for a longer period, it will be sent to the attorneys for collection. At that point, the homeowner will also be responsible for all legal fees along with the late assessments, late fees and interest. Once an account has been turned over to collections, the association's attorney will put a lien on the property. If you are having difficulty keeping up with your association payments, please contact the association as soon as possible and let them know what the situation is. The sooner that you contact the association, the better chance you will have to make a mutually beneficial financial payment arrangement. Please be aware that once an account is at collections with the attorney, all negotiations must be done through the attorney. It is in the homeowner's best interest to settle the account or to reach a payment agreement prior to the account going to collections.

Does Keys Gate have a Homeowner Association website?

Yes, Keys Gate website is www.keysgatehometown.com . At our website, you will find a great deal of information about the association, about how it is structured, the monthly assessment fees, and much much, more. The website has a download center in which you can find the documents of the association, the amendments to the documents, the community standards, the rules and regulations, lease applications, architectural modification applications, and new resident welcome packages. You will also find information specific about your neighborhood - for example, your Delegate contact information, neighborhood specific information such as management personnel assigned to your community, and services such as City of Homestead trash and bulk schedules, etc. Every month the association publishes a newsletter called the Key Notes (which you are reading) . The Key Notes are mailed to each unit physically, they are available at the management office, and they can also be downloaded and viewed on the website. The Keys Gate website also has a link to the pay your fees online at Miami Management's website portal. Check out and share the Keys Gate Fly Over drone video on the landing page of our website - if someone asks where you live you can send them that!

Who do I contact when a neighbor disposes of bulk trash days or weeks before the scheduled pick up?

There are two different entities that you can consider contacting to report inappropriate bulk trash disposal. If there is proof, whether it be written or video of who the wrong doer is, then you may contact the association to report. Management will follow up on the claim. You may report matters like this anonymously if needed. Unfortunately, the association cannot send notices or take action without confirming who the culprit is. Ring/surveillance cameras are inconclusive at times but silhouettes do tell a story. Unfortunately, in most cases video does not provide sufficient information to serve as proper documentation for our association, however, something like labels on the bulk debris can sometimes be useful in verifying the transgressor. The City of Homestead Code Enforcement Department can also be of help with enforcing the disposal rules. Please note that any residents can call Code Enforcement or the association to report a variety of concerns and issues. There are many concerns you can contact the association about, but some issues are better handled by City Code Enforcement. In short, they have sharper teeth in regards to some matters. Here are some things that Code Enforcement can be helpful with: improper disposal of bulk trash, loose dogs or animals in the neighborhood, safety concerns, raising animals or poultry in rear yards, running businesses out of home, mechanical work on driveways and garages, unkept properties or backyards, green looking pools, animal cruelty (such as tethered pets outside) and improper dumping of construction work materials in communal dumpsters. If we work together much more can be accomplished and our neighborhood will be and look better for it.

Why can't I park additional vehicles on the street?

There are important reasons why parking on the street is restricted and regulated. Parking on the street is only available for authorized guests, and on a special circumstance basis (like if you are having a party and contact management for passes and need extra space for guests).

Short term parking for residents can be approved by management, or by a simple call to security letting them know (for example that you will be pressure cleaning your driveway) either is sufficient The streets in Keys Gate are privately owned, and they are narrow. What this means is that having too many vehicles on the road can create blockages in traffic flow; this can be a liability to the association and the homeowners. Parking on the road can block different services from being provided. The association prioritizes access to emergency first responders such as ambulances, fire & police department vehicles due to their size may not be able to drive through. Also, other important services that need access are the City of Homestead trash, bulk and recycling trucks, as well, as moving trucks, and mail and package delivery vehicles. The reason that we limit but allow parking on the street is because in some neighborhoods it is the only location where guests have the availability to park. All guest vehicles must have a valid visitor parking pass for two important reasons: 1. so that in the event of an emergency, the association may contact the vehicle owner to relocate the vehicle, and 2. to ensure that only guests are parking in order to keep traffic flow flowing. Residents may only park in their garage, their driveways, or their designated communal parking lot spaces. We ask that all residents assist their guests with where to park in the street to ensure proper traffic flow.

8/31 DELEGATE MEETING RECAP

Delegates Present: Arbor Park: Adrian Lopez, Augusta Greens II: Alex Herrada via Zoom, Cali Greens: Kristen Smith , Centergate: Tom Panos via Zoom, Dunwoodie: Larry Meno, Keys Landing: Alice Fields, Fairways: Evelyn Martin, North Gate: Anna Greene via Zoom, Palm Cove: Grant Johnson, Palm Isle Estates: Chuck Schumacher, The Shores: Marvin Rivas, Towngate: 'Boomer' Gonzales

Delegates Absent: Augusta Greens I: Jimmy Lipps, East Lake: Ileana Lopez, Seascape Pointe: Cassie Resnick, Towns At Seascape: Jose Fabregas

Attendee: MMI Senior Property Manager Ignacio Mendez

Old Business Items:

1. Ignacio reported that the speed detection sign was in Dunwoodie. Next, it will move to Fairways, Augusta Greens, Arbor Park, and then to The Shores.

2. Work on the electronic Architectural Review Form is still being completed. After the technical web development work is finished, there will be an option for homeowners to submit ACC forms directly via the website. In the near future, MMI will be advising homeowners on the proper procedure for using this form.

3. Work on "pre-approved" paint color patterns for single family homes is still being completed. Homeowners will be able to use the online Architectural Review Form to specify a color pattern for the walls, trim, doors, etc. Using the pre-approved patterns will eliminate the homeowner from having to supply paint chips and dropping them off with the form at the MMI Office. Homeowners requesting approval for other color patterns will still be required to supply paint chips and drop them off with the form at the MMI Office.

4. Some homes still have blue tarps on their roofs, and a few of these were damaged by hurricane Irma five years ago on September 10, 2017. These units have reported being in litigation with their insurance company or with their roof contractors. Keys Gate Management uses the Community Standards process and has also requested letters from homeowner's attorneys to ensure that all possible action is being taken by the homeowners to replace/repair their roofs. Ignacio is to do further follow up to ensure compliance and resolution and to ensure that homeowners keep their tarps in good condition and properly secured until resolution is reached.

5. The Delegate Duties and Responsibilities and the Requirements of a Delegate forms have been signed by all but two Delegates. Ignacio is to expedite the form signing for these people.

6. Dunwoodie now has 5 - 7 peacocks residing in that neighborhood, and some of them now have babies. Peacocks have also been seen in Fairways and the Augusta Greens neighborhoods and have now

Continued on page 11...

Keys Gate Resident

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albertrousseau@aol.com





HOMESTEAD POLICE DEPARTMENT
TO HOST NATIONAL NIGHT OUT
TO CONNECT WITH THE COMMUNITY

WHAT: National Night Out
WHEN: Tuesday, October 4, 2022 5:00PM-9:00PM
WHERE: Harris Field Pavilion, 1034 NE 8th St, Homestead, FL 33030

The Homestead Police Department will join more than 16,000 communities across the country when it hosts National Night Out on Tuesday, October 4, 2022 from 5pm to 9pm at the Harris Field Pavilion located at 1034 NE 8th St, Homestead, Florida. This free event aims to connect Homestead residents with law-enforcement that work hard to keep the community safe every day. Attendees are encouraged to wear purple in honor of Domestic Violence Awareness Month. The event will also feature food, music, and kids' activities like bounce houses, as well as several community resources.

HPD SWAT, HPD Motors, Start Off Smart (SOS), and the State Attorney's Office will hold meet and greets where community members can ask questions and see specialized equipment normally not seen by the public. In addition, HPD's K-9 officers will show off their skill with demonstrations of canine and human teamwork.

During the event, guests will connect with community resources the Homestead Police Department offers. The Homestead Police Athletic League is a youth crime prevention program geared towards involving youth in athletics and academics. The Homestead Police Explorers program encourages young minds to explore the law enforcement career path. Start Off Smart, a socials service non-profit housed within HPD, assists victims of violence.

The annual National Night Out brings communities across the country together by increasing Neighborhood Watch participation and promoting the work that police, residents, and businesses do together to make neighborhoods safer and better places to live. To learn more about the National Night Out and the Homestead Police Department, visit www.cityofhomestead.com/police.

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HALLOWEEN SAFETY TIPS: COSTUMES, CANDY, & COLORED CONTACT LENSES

Enjoy a safe and happy Halloween by following these guidelines.

Halloween is fast approaching, and you and your kids may be celebrating it a bit differently this year. Whatever form your celebration takes, make sure it includes safe hygiene practices such as covering your mouth and nose with a cloth face covering or mask when around others, maintaining social distance and frequent hand washing. The Centers for Disease Control also have tips for protecting yourself and others.

Whether you're a ghost or zombie, vampire or witch, poor costume choices—including decorative (colored) contact lenses and flammable costumes—and face paint allergies can cause injuries that haunt you long after Halloween.

Enjoy a safe and happy Halloween by following these guidelines from FDA, the Consumer Product Safety Commission, and the Centers for Disease Control and Prevention:

- Wear costumes that say "flame resistant" on the label. If you make your costume, use flame-resistant fabrics such as polyester or nylon.
- Wear bright, reflective costumes or add strips of reflective tape so you'll be more visible; make sure the costumes aren't so long that you're in danger of tripping.
- Wear makeup and hats rather than costume masks that can obscure your vision.
- Test the makeup you plan to use in advance. Put a small amount on the arm of the person who will be wearing it. If a rash, redness, swelling, or other signs of irritation develop where the makeup was applied, that's a sign of a possible allergy.
- Vibrantly colored makeup is popular at Halloween. Check the FDA's list of color additives to see if the colors are FDA approved. If they aren't approved for their intended use, don't use them. This is especially important for colored makeup around the eyes.
- Don't wear decorative (colored) contact lenses that appear to change how your eyes look due to the risk of eye injury, unless you have seen an eye care professional for a proper fitting and been given instructions for how to use the lenses. See Eye Safety below for more information.

Safe Treats: Eating sweet treats is also a big part of Halloween fun. If you're concerned about food safety, there are some things you should know.

Before you or your children go trick-or-treating, remember these tips:

- Don't eat candy until it has been inspected at home.
- Eat a snack before heading out to avoid the temptation of nibbling on a treat before it has been inspected.
- In case of a food allergy, check the label to ensure the allergen isn't present. Tell children not to accept—or eat—anything that isn't commercially wrapped.
- Parents of very young children should remove any choking hazards such as gum, peanuts, hard candies, or small toys from the Halloween bags.
- Inspect commercially wrapped treats for signs of tampering, such as an unusual appearance or discoloration, tiny pinholes, or tears in wrappers. Throw away anything that looks suspicious.

For partygoers and party throwers, the FDA recommends the following tips for two seasonal favorites:

- Unpasteurized juices and juices that have not been further processed are at higher risk of food- borne illness. Look for the warning label to identify juice that hasn't been pasteurized or otherwise processed, especially packaged juice products made on site. If unsure, always ask if juice has been pasteurized or not. Normally, juice in boxes, bottles or cans from your grocer's frozen food case, refrigerated section, or shelf has been pasteurized or otherwise processed to reduce harmful microorganisms.

Continued on next column...

- Before bobbing for apples—a favorite Halloween game—reduce the risk of bacteria by thoroughly rinsing the apples under cool running water. As an added precaution, use a produce brush to remove surface dirt.

Eye Safety: The FDA joins eye care professionals in discouraging consumers from using illegal decorative (colored) contact lenses. These are contact lenses that have not been approved by the FDA for safety and effectiveness. Consumers should only use brand name contact lenses from well-known contact lens companies.

If you have never worn contact lenses before, Halloween should not be the first time you wear them. Experts warn that buying any kind of contact lenses—which are medical devices and regulated as such—without an examination and a prescription from an eye care professional can cause serious eye disorders and infections, which may lead to permanent vision loss.

Despite the fact that it's illegal to sell decorative contact lenses without a valid prescription, the FDA is aware that these lenses are still sold without a prescription on the Internet and in retail shops and salons—particularly around Halloween.

Although unauthorized use of decorative contact lenses is a concern year-round, Halloween is the time when people may be more inclined to use them, perhaps as costume accessories, which make the wearer's eyes appear to glow in the dark, create the illusion of vertical "cat eyes," or change the wearer's eye color.

When they are bought and used without a valid prescription, without the involvement of a qualified eye care professional, or without appropriate follow-up care, it can lead to significant risks of eye injuries, including blindness.



The
Keyes
Company

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Columbus Day
OCT 10, 2022

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Complaints against contracting companies run the gamut from firms that take consumers' money for services which are never provided to firms that advertise cheap services who then try to "up-sell" new systems or pricey repairs. Consider the following when hiring a contractor to perform a home repair or remodel:

Get multiple estimates: Get at least three written, itemized estimates or bids on repairs or remodels. Have your insurance company evaluate any damage to your home before arranging repairs to ensure that the work will be covered under your policy.

Watch for red flags: Be wary of anyone who approaches you unsolicited or says they can perform home repairs at a discount with leftover supplies from another job. Additionally, consider it a warning sign if a contractor uses high pressure sales tactics. A reputable contractor will recognize that you will need time to consider your options and needs. If you choose to finance the work done in your home, make sure you read and understand all of the loan documents before you sign them. Understand how much you will be required to pay up front, what your monthly payments will be and how much you will be required to pay over the life of the loan before signing.

Research the company thoroughly before signing a contract or providing a deposit: When searching for a contractor, ask trusted friends and neighbors for references. You should check with the Better Business Bureau at www.bbb.org to determine what others are saying about the company. Additionally, you should contact the state Department of Business & Professional Regulation (DBPR) to determine whether the contractor has any complaints lodged against them at (850) 487-1395.

Verify the contractor is licensed and insured: Verify that the contractor has a license from the Florida Department of Business & Professional Regulation for the type of work you wish to have performed at www.myfloridalicense.com. If the county has its own licensure requirements, verify any county license with the applicable construction licensing board. Check for proof of insurance and verify with the insurer that their policy is current. Additionally, you should check to see if the contractor is bonded and verify with the bonding agency.

Read and understand the contract: Read the entire contract, including the fine print, before signing and ensure that the contract includes the required “buyer’s right to cancel” (within 3 days) language. Never pay the full amount of a repair up front and hesitate before providing large deposits. Florida law requires a contractor to apply for a permit within 30 days and start work within 90 days if he collects more than 10 percent of the contract up front. Know what you will be expected to pay, how long the work is expected to take and what will happen should the costs or repair times exceed the estimates.

Ensure there are no liens placed on your home: Homeowners may unknowingly have liens placed against their properties by suppliers or subcontractors who have not been paid by the contractor. If the contractor fails to pay them, the liens will remain on the title. Insist on releases of any liens that could be placed on the property from all subcontractors prior to making final payments. Do not sign a certificate of completion or make a final payment until you are satisfied with the work performed.

File a complaint: If you wish to file a complaint against a contractor, you may contact the Department of Business & Professional Regulation online at www.myfloridalicense.com or by phone at (850) 487-1395. Additionally, you should file a complaint with the Attorney General's Office online at www.myfloridalegal.com or by phone toll-free at 1-866-9-NO-SCAM.

You may also file a complaint with the Florida Department of Agriculture and Consumer Services, which acts as the State's consumer complaint clearinghouse, at www.floridaconsumerhelp.com.

TOWN GATE						
SOLID WASTE PICK-UP SCHEDULE						
SEPTEMBER						
Garbage - Monday-Wednesday-Friday						
Recycling - Tuesday (See Below)						
Bulky - Friday(See Below)						
S	M	T	W	T	F	S
						1
2	3		5	6	7	8
9	10	11	12	13		15
16	17		19	20	21	22
23	24	25	26	27		29
30	31					

N. GATE/E. LAKE						
SOLID WASTE PICK-UP SCHEDULE						
SEPTEMBER						
Garbage - Monday-Thursday						
Recycling - Monday (See Below)						
Bulky - Thursday (See Below)						
S	M	T	W	T	F	S
						1
2		4	5	6	7	8
9	10	11	12	B	14	15
16		18	19	20	21	22
23	24	25	26	B	28	29
30	31					



THINKING ABOUT REMODELING A BATHROOM?
ESSENTIAL QUESTIONS TO ASK BEFORE HIRING A CONTRACTOR

“The biggest mistake a client can make when working with a bathroom remodel contractor is not asking enough questions and being part of the process. The last thing a contractor wants to deal with is a client who isn’t happy with the final product.

1. Can I see examples of your past bathroom remodeling work? Read your contractor’s reviews. Comb for details on their punctuality, communication skills, work environment cleanliness, and work quality. But if you see negative reviews, don’t dismiss the pro right away. Look at how they respond: if they show strong communication and conflict-resolution skills, they may still be a good fit.

Make sure you look at a portfolio of past work, especially if you have a specialty project in mind. On Thumbtack, you can look at photos of previous work for bathroom remodeling contractors before you hire them.

2. Do you take on bathroom remodeling projects of my scope? Some contractors specialize in certain kinds of projects. For example, one contractor may do bathroom additions, while another focuses specifically on small bathroom remodels. Asking this question upfront will save everyone the time and effort of a site visit. Also, if you need bathroom design services, make sure to ask if your contractor has design training. If not, consider hiring an architect or designer.

3. How many projects do you run at the same time? You want a company that has time for you and has long-term relationships with its subcontractors. Make sure you and your contractor have the same expectations about how often they will be onsite once the project kicks off. The contractor should be open with you about how long each stage of the project will take, and they should have a good understanding of what factors could potentially push that timeline out.

4. Who will be working in my home? Many general contractors serve as the business head and hire foremen to run projects. Ask to meet the project manager and make sure it’s someone you want at your house every day. Depending on the elements of your bathroom remodeling project, your contractor will probably bring in more specialists.

This is a good thing in most cases — you want a specialist for things like drywall, painting, and tiling. But make sure you ask exactly what will be subcontracted out and get background information on those subcontractors.

5. Are you bonded, licensed, and insured? Any contractor or subcontractor who works on your house should be bonded, licensed, and insured properly according to state and local standards. Insurance can help protect you if your home gets damaged during construction or workers are hurt on site, while hiring a bonded contractor can help protect you if the contractor fails to pay workers, doesn’t pay for permits, or doesn’t finish the work. Here’s more on how to do your research.

6. What permits does my project need and will you get them? If a contractor isn’t willing to get the permits, it may be a sign they’re not licensed. You may need permits to make sure the work is up to code and that your homeowners insurance will cover it once it’s done. Make sure to ask whether permits are required and, if yes, ask to see the permits before the project starts.

7. How do you work? What time does the work day start and end? Do workers clean up at the end of every day? Will they haul off garbage and debris?

If pros are working inside, ask how they’ll protect your hardwood floors from damage. It’s best to talk about all this upfront and get it in writing. And don’t just take their word for it — make sure to read their previous reviews carefully to see what other homeowners have said about their working style.

8. What’s your expected payment schedule? It’s normal to put down a deposit of roughly 10 percent to get started, but anything more may be a red flag. No one should ask you for cash up front. Ask how much money is due and when and get it all in writing. “Anything more than [a 10 percent deposit] may be a red flag.”

9. Will you itemize the bid? Ask about the range of costs for the specific components of your project, like toilet installation, plumbing, and electrical work. This lets you decide if what you’re being charged is fair. It also helps you make adjustments to your budget if needed. You can get free upfront cost estimates on Thumbtack based on real pricing information provided by local professionals on projects like yours.

10. How have you resolved differences of opinion in the past? Miscommunications often have to do with both parties, so if your contractor responds to this question by blaming the client entirely, you probably won’t have a good experience. If a contractor obviously has a willingness to make things right with customers, you’re on the right track.

11. Does the contract cover everything? Review the contract carefully and make sure you understand it. If you don’t understand it, don’t be shy about asking the contractor to explain it to you. Make sure the contract has a clear start and end date in writing. Remodels are always prone to change, but putting as much of the plan into structured writing means everyone has clear expectations about what will happen when.

It’s also wise to ask the contractor what’s not included. This should help avoid conflicts during the project. For example, the discussions may have covered built ins. So, are they included or an extra? If included, are they paint or stain grade? If paint grade, are they finished like quality you expect in furniture? A sample always helps.

Homestead Police Department Reminds You To

PARK SMART

BE AWARE of your surroundings

ACTIVATE your vehicle alarm LOCK your car doors and
DO NOT leave valuables in your car SECURE your windows PARK in well-lit areas

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Chief Alexander E. Rolle, Jr.

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HOMESTEAD PUBLIC SERVICES



HOMESTEAD SOLID WASTE RULES & TIPS

Overview: HPS Sanitation provides efficient and reliable solid waste collection and recycling services for our customers. For questions or concerns, please call our office at (305) 224-4860.

Placing Your Cans & Bulky Waste Piles: On collection days, wheel your container to curbside for collection with the handle facing your home. Garbage cans, recycling cans, and bulky waste piles must be placed at the curb no earlier than 6:00pm the evening before collection and not later than 4:00am the day of collection. All cans must be removed from the curb by 8:00pm on the day of collection.

Garbage cans, recycling cans, and bulky waste piles must be place at least five feet apart from on another and must be clear from obstacles like bulk waste piles, mailboxes, trees, and cars.

Supercans: Each home receives a Supercan with a green lid to dispose of general household waste. The following materials should not be placed in the Supercan: dirt, sod, liquids, rocks, concrete, paints, toxic or flammable materials, construction debris, dead animals, roofing materials, leaves, grass, clippings, branches, metal, or wood.

Certain chemicals and materials such as paints, acids, and propane tanks must be disposed of specially at a Home Chemical Collection Center.

Recycling: Each home receives a Recycling Can with a yellow or gray lid. HPS offers single-stream recycling so you don't have to separate different types of recyclables. HPS accepts, plastics, cardboard, paper, glass, aluminum, and steel. All recyclables should be clean and empty. Containers should be rinsed and free of food waste. Cardboard items should be dry. Find out more about what you can and can't recycle with our handy recycling guide or watch this short video.

Bulky Waste Pickup: Large bulky items and yard waste should be placed at the edge of the street on your property one day prior to the scheduled pickup date and no more than 10 cubic yards. Bulk must be place at least five feet from any obstacles like mailboxes, trees, and cars.

Appliances HPS can collect include: stoves, refrigerators, freezers, washing machines, dryers, and water heaters. Doors must be removed from refrigerators and freezers.

Yard waste includes grass, leaves, trees, and shrubbery cuttings. Tree limbs and logs must be less than four inches in diameter and stumps must be less than fifteen inches in diameter and less than fifty pounds in weight.

The following items MUST NOT be included in Bulky Waste Pickups: dirt, sod, liquids, rocks, concrete, paints, toxic or flammable materials, construction debris, tires, dead animals, or roofing materials.

To report illegal dumping, contact the City of Homestead Code Compliance Office by calling (305) 224-5580. If the problem is in Miami Dade County, please call 311.

Why Recycle? As the Gateway to Everglades & Biscayne National Parks, the City of Homestead has a long-standing commitment to protecting our environment. That commitment starts with you!

Do Recycle In Your Green Bin with a Yellow or Gray Lid: Homestead Public Services offers single-stream recycling to make your life easier. HPS accepts plastics, cardboard, paper, glass, and aluminum and steel containers. Keep in mind:

You don't have to separate different types of recyclables. All recyclable items should be clean and empty. Containers should be rinsed and free of food waste. Cardboard items should be dry.

Don't Recycle These Items: Recycling centers can only process loads of recyclables that contain less than a certain percent of contamination with non-recyclable items. So, it's very important that everyone does their part to recycle correctly. Remember, items containing food waste should never be placed in the recycling bin.

These items are some of the most common non-recyclables that contribute to contamination:

Plastic Bags | Styrofoam | Greasy Pizza Boxes | Batteries
Tissues | Hangers | Cellophane

Homestead Common Code Violations WIDESPREAD CODE VIOLATIONS

Read about common code violations below and the reasons that they are violations of our code.

Bulk Trash: Bulk trash can only be placed out one day prior to scheduled pick-up.

Garbage: Household garbage can only be placed out after 6:00 pm one day prior to pick-up and the container must be returned to the rear of the property no later than 8:00 pm the day of pick-up.

Housing Standards: All residences must meet the minimum housing standards set forth in the code of the City of Homestead.

Overgrown Grass & Litter: Grass is considered overgrown if on developed property it is over 8 inches tall and on undeveloped property if over 12 inches in height. Properties must be kept free of litter and debris.

Paying Code Fines: Payments can be mailed or delivered in person to the address below:

City of Homestead
Finance Central Collections
100 Civic Court
Homestead, FL 33030

Payments must be made by check, money order, cashier's check, or cash (please do not mail cash).


All payments must have a copy of the violation notice. For more information, contact the Police Department at (305) 247-1535.

Hours: Monday – Friday, 7:00 am – 3:00 pm

What Can Be Recycled?

YES


NEWSPAPERS ♻️ MAGAZINES ♻️ CATALOGS ♻️ JUNK MAIL ♻️ CEREAL BOXES ♻️ PHONEBOOKS
DRY FOOD BOXES ♻️ CHIPBOARD ♻️ HARD/SOFT COVER BOOKS ♻️ FLATTENED CARDBOARD
ALUMINUM/TIN CANS ♻️ EMPTY AEROSOL CANS ♻️ GLASS BOTTLES, JUGS AND JARS
PLASTIC CONTAINERS MARKED (#1-#7) (No Plastic Bags Or Styrofoam)



All Materials Must Be Broken Down And Placed Inside The Container.

NO

GARBAGE ❌ YARD WASTE ❌ HAZARDOUS MATERIALS ❌ LIGHTBULBS ❌ WINDOW GLASS ❌ MIRRORS
ELECTRONICS ❌ DISHES ❌ CUPS ❌ FOOD ❌ DIAPERS ❌ STYROFOAM ❌ PLASTICS OTHER THAN CONTAINERS



KEYS GATE COMMUNITY ASSOCIATION

WARNING

Recycling Is Important To Our Environment, But It Also A Privilege! Continued Disregard For The Contents Allowed Within This Container Could Result In The Removal Of The Recycle Bin By The City Of Homestead.

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

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



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Delegate recap continued from [p...

been seen in The Shores. Ignacio sent out a Constant Contact email to the appropriate neighborhoods' residents requesting that they REFRAIN from feeding these animals or any other wildlife. Ignacio will handle this issue with the Cocoplum Delegates.

7. Adrian, the Chairman of the AT&T Contract Committee, confirmed that the Keys Gate Community Association (KGCA) contract for TV and Internet service expires June 1, 2024, and at least 60 days' notice of cancellation by KGCA is to be given to AT&T or the contract will automatically renew for a 1-year period. Adrian also confirmed that AT&T stopped offering U-verse in March of 2020 to new customers, and that most likely, AT&T will not offer U-verse to the KGCA Association. The Committee members met earlier in August and will meet again to review additional competitor TV packages available in our area. The Committee members are looking for a "seamless transition" for our homeowners at the end of our contract period. The Committee would like to maintain the vast majority of our current channels and premium movie offerings and increase the internet speed. Adrian is to look into what, if any, internet and TV services are provided to homeowners in the new Lennar neighborhoods.

8. Evelyn, the Chairwoman of the Turnover Committee, reported that the committee met twice. Ignacio presented an overview of the Master Documents and the turnover process at the first meeting. This generated some questions from the committee members, and these were sent to the KGCA attorney by Tim Craig. The second meeting involved the KGCA attorney who gave a more detailed insight into the turnover process and answered all the committee member questions. Evelyn will call another meeting to discuss the next step.

New Business Items:

1. Ignacio reported that mulching will be done in early December 2022, and it will be completed before the Christmas holiday period.

2. Adrian asked if the current neighborhood entrance monuments could have the words "at Keys Gate" added at the bottom of the neighborhood name in order to emphasize that the neighborhood is part of Keys Gate. This would be similar to the current Fairways monument on Palm Drive and the Centergate monuments on Kingman Rd. Ignacio and Boomer are to investigate this request and look at possibly updating the font used for the neighborhood names.

3. Adrian brought up the issue of the frequent problems with lights on the entrance and exit gate arms being out or not functioning properly. Ignacio is to investigate other gate options, and report back to the Delegates at the next meeting.

4. Chuck reported that Carolina Herrera, Lennar Vice President of Land Acquisition, contacted him with an update on the Lennar project. Lennar has received input from the city Design Review Committee on the Lennar Altimara project. Most of the input concerns the roads and unit setbacks. Lennar plans to respond to the City by August 31, and expects full approval by December 31, 2022. Lennar has not made any changes to the project since they reviewed it with the Delegates at the end of January, and no changes are expected to be made. Lennar is willing to meet with the Delegates to answer any questions we may have.

5. Chuck and Boomer attended the State of the City presentation on August 24. There was an excellent presentation by Mayor Losner emphasizing the improvements that have been made, and those that are planned to be made by the City of Homestead including the Downtown Transit station, Losner Park renovations (opening in the Fall), Miami Dade College New Building, Sports Complex improvement plans, trolley improvements, Amazon Warehouse – 145,000 sq ft and 400 jobs, Old City Hall sales plans – retail and residential buildings, usage of Shot Spotter Software, Police Department expansions of 12 Officers, 2 Code Enforcement Officers and 1 other officer, 425 new business including Target, Raising Cane's, Chick-fil-A, and Flannigan's restaurant, and roadway and intersection improvements.

6. Ignacio reported that the tennis court resurfacing project is completed, as well as the installation of three new pickleball courts with fencing and permanent nets. The windscreens for these courts are on order, and Ignacio expects to have them installed by the end of hurricane season. The tennis center landscaping has been replaced and improved. The Tennis Pro shop and Racquetball courts are in the process of being painted. Tennis center projects are soon to be completed. There is a great deal of enjoyment already taking place on the new pickleball courts and the beautifully resurfaced tennis courts.

Chuck Schumacher, Delegate Chairman

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Wood Working Shop • Arts & Crafts Room • Card Room • Billiards Room • Community Library • Regulation Shuffleboard Court • Monthly Events

OCTOBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 BINGO at the RPC Open to all Keys Gate Residents/7 PM	4	5 YOM KIPPUR ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	6	7	8  Pancakes At The Rpc!
9	10 COLUMBUS DAY BINGO at the RPC Open to all Keys Gate Residents/7 PM	11 Committee of the Whole (COW) 5:30 PM	12 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	13	14	15
16	17 BINGO at the RPC Open to all Keys Gate Residents/7 PM	18	19 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM City Council Meeting 6 pm	20	21	22  At The RPC!
23	24 BINGO at the RPC Open to all Keys Gate Residents/7 PM	25	26 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	27	28	29  East Lake Burger Bash!
30	31 HALLOWEEN BINGO at the RPC Open to all Keys Gate Residents/7 PM					