keysgatehometown.com



issue number one hundred twenty six



DOWNTOWN HOMESTEAD'S RENEWED LOSNER PARK TO OPEN WITH AN EPIC CELEBRATION

Downtown Homestead's Losner Park, located at 104 N. Krome Ave., Homestead, Florida will reopen with an epic celebration on Saturday, November 5, 2022 from 4pm to 9pm showcasing not only the park's expansion and first-class amenities, but a legendary live performance and spectacular fireworks show.

The celebration will kick off with a ribbon cutting celebration, followed by special presentations like the unveiling of the new Homestead Everglades Safari augmented reality app where adults and children alike can learn about the native fauna and flora of the Everglades through a "Pokemon Go!" style mobile game. As visitors explore the park's new amenities such as the all-ages playground, event stage complete with a great lawn, veterans' memorial, and lush landscaping with native trees and plants they'll also be able to peruse a Craft Market with local, handmade items.

The Losner Park Grand Opening has also partnered with Eats and Beats Food Truck Party to bring an array of South Florida's most sought-after food trucks to satisfy any craving. The celebratory affair will culminate with an epic live performance as well as a synchronized pyrotechnic display. For more information, visit www.cityofhomestead.com/losnerpark.

About the Losner Park Expansion: The newly expanded park, funded solely through impact fees and grants, was designed by Sasaki and Associates -the same architects that master-planned the Beijing Olympic Games. The features lush native landscaping that pays tribute to Homestead's unique position nestled between Everglades and Biscayne National Parks. The overall design was developed to serve the needs of the Homestead community while providing an aesthetically pleasing escape with native trees and plants.

The new Losner Park is part of an overall vision to revitalize Downtown Homestead. Other completed projects include the Homestead Cybrarium, Homestead Station, Seminole Theatre, City Hall, and Police Headquarters. Learn more at www.discoverdowntownhomestead.com.

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



CHILD TAX CREDIT ENROLLMENT DEADLINE IS NOVEMBER 15TH

The Advanced Child Tax Credit can help Miami-Dade families with children make ends meet.

The deadline to apply for the Advanced Child Tax Credit is **Tuesday, November 15th.** Part of the **American Rescue Plan**, the benefit is situated to help individuals raising children. As the deadline looms, Miami-Dade County is working across departments to spread the word to all eligible members of the community and assist families with enrollment.

The Child Tax Credit benefits for those eligible are \$3,000 per child, between 6-17 years of age (\$250 each month) and \$3,600 per child under 6 years of age (\$300 each month). Eligible families will receive full credit up to \$150,000 for two-parent households and up to \$112,500 for single parent heads of household.

Nearly all families with children qualify, including those who have earned enough money to file taxes and those not required to file a traditional tax return. Some income limitations apply. Parents are encouraged to sign up and access monthly benefits: Online at http://www.GetCTC.org/Miami or Call (786) 469-4640. Visit the Center: Florida City, 1600 NW 6 Court, Florida City, FL 33034 - (305) 247-2068.

For more information about the Child Tax Credit, contact CAHSD's Family and Community Services Department at (786) 469-4640. CAHSD is the largest provider of comprehensive social services in Miami-Dade County. For more information about the Community Action Agency Board or to learn more about the Miami-Dade Community Action and Human Services Department programs, please call 786-469-4600 or visit us on the web at www.miamidade.gov/socialservices



Any reference in the Key Notes to any person, or organization, or activities, products, or services related to such person or organization, do not constitute or imply the endorsement, recommendation, or favoring by the Keys Gate Community Association.

ARBOR PARK (225 units)

Mr. Adrian F. Lopez APDelegate@gmail.com

AUGUSTA GREENS I (34 units)

Mr. James ("Jimmy") Lipps
Augusta. Greens I Condo@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 greektym@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)

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 cmyksst@aol.com

TOWNS AT SEASCAPE (217 units)

Mr. Jose Fabregas JoseF@property-keepers.com









Keys Gate Resident Dedicated AT & T Uverse Support

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



SECURING OUR FUTURE

There are changes coming to all HOAs this budget season, and Florida has the most impactful increases due to insurance, labor costs, materials, and overall services across-the-board.

Insurance for the Keys Gate community is expected to go up this year, and there is no way to avoid an increase even after extensive market research and securing the best policy. This is applicable for both HOA and condo insurance. All homeowners in Florida are actually dealing with these increased policies at a much higher total price BECAUSE they are not buying a **bulk contract** like Keys Gate. The Board, Management, and Delegates all understand that Keys Gate can never become vulnerable - all Keys Gate residents have helped build an amazing quality of life in the Keysgate community, and it must be protected and maintained.

Property values in Keysgate and South Florida have exploded in the last two years. During the pandemic we saw prices rise, and they are still continuing to rise to the tune of 19.6% year over year, according to realtor.com. Just this past year prices rose again with an estimated 28.1% increase in property values. Higher home costs will always historically translate into much higher insurance premiums, and many carriers have left and/or canceled policies in Florida creating a higher demand for policies with less supply of companies writing them. This results in additional increases in premiums.

Keysgate has seen higher price spikes than other South Dade communities, and along with insurance, one of the other reasons is security. Most guests coming through any one of our security gates always say the same thing... "why it is so strict here"? In 2008 during the real estate crash, Keys Gate was hit pretty hard and our Board decided to double down on security to ensure safety for all residents and their properties, which gave us the tools to bounce back quickly. People want their families to live in a safe community because that is one less thing for them to worry about, and since 2008 we have become one of the safest communities in South Dade, and THE safest community in Homestead. According to the city of Homestead Police Department statistics, Keys Gate has had the least instances of crimes overall than ANY other community in the surrounding

Having a secure community has not come cheap to our residents, and it makes up a large portion of our association fees. As you might expect, this service (like all services) are going up. This was not a decision to increase our security costs, this is something that is HAPPENING to us. The same way that costs are going up unilaterally for everything else in our economy, we understand that a living wage must be met for our officers in an effort to obtain the quality of employees we need. Keys Gate is a very large community that needs a large, qualified security company to service our needs, and we are happy to announce that St. Moritz Security will be staying on with Keys Gate because they came in competitively priced and won a sealed bid against other qualified companies. St. Moritz has s erved us well in the past, and are in fact right now dealing with devastating damage to accounts on the West Coast without taking any attention or service away from us or any other accounts. This is the type of dedication that is imperative for a 12,000 plus people community.

All of that being said, things are different now when it comes to what things cost. Nobody ever wants an increase in what we pay every month, but this is where we are. It is exciting to finally say that we are gaining value in our homes, which has been nonexistent for many years, but it can quickly go the wrong way if we do not maintain what we have worked so hard for - what exists today.

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 & bsaenz@miamimanagement.com

Ext. 207

KGCA - Property Manager Yuley Gonzalez Augusta Greens, Cali Greens, Centergate, Dunwoodie, Fairways, Keys Landing, Palm Isle

ygonzalez@miamimanagement.com

STAFF MEMBERS

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Community Standards Coordinator 2

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Administrative Assistant
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Ext. 201

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Emergency Security Concerns William Fernandez

wfernandez@smssi.com

Ext. 206

Shift Supervisor: 786.858.1830

Tennis Director *David Disgdierrt*

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





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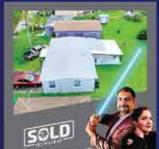
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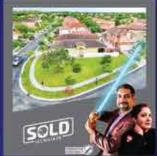














Based on Most Homes Sold in Last 2 Years and Most 5 Star Reviews

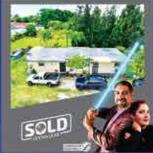




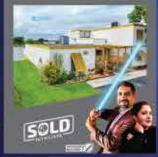












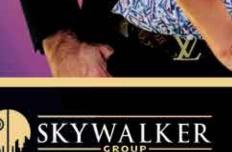
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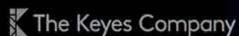




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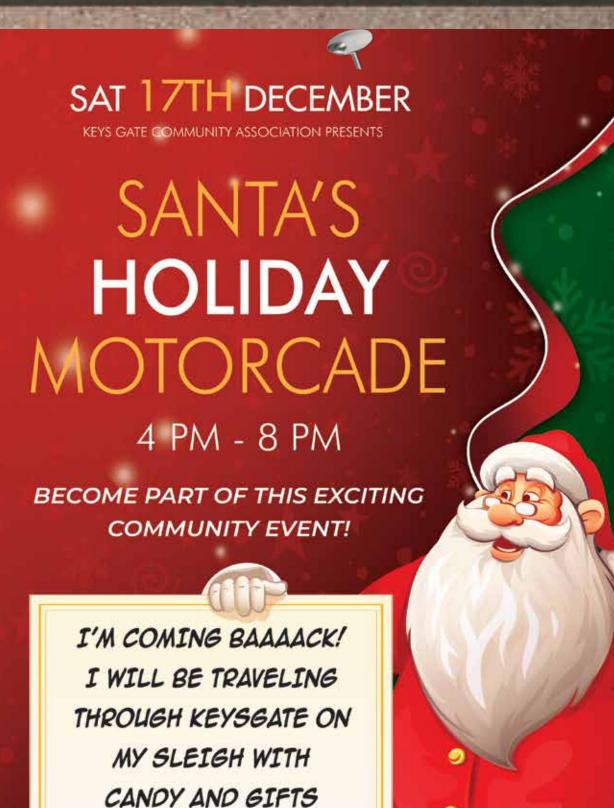








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HOW TO CONSERVE ENERGY: WAYS TO SAVE ELECTRICITY AT HOME

These tips on how to conserve energy may seem like inconsequential adjustments. These small steps become great leaps, no matter how small.

- Turn your refrigerator down: To save electricity at home, set your fridge to 37 degrees Fahrenheit and your freezer to 3 degrees Fahrenheit. This way, the fridge, and the freezer will consume less energy.
- Use energy-efficient light bulbs: Install energy-saving CFL or LED bulbs for all your lighting and reduce your energy use by around 25-35 per cent.
- · Clean or replace air filters: Air conditioners use the most energy in your home and make up a large part of you electricity bill. Try to clean and replace filters as recommended.
- Do full loads: This is one of the easiest ways to conserve energy at home. Simply wait for a full load before running your dishwasher and washing machine.
- Avoid using the rinse hold setting on your dishwasher: This feature uses 10-15 more liters of hot water per use. Not only does this save water but it also saves electricity.
- $\cdot\,$ Do laundry efficiently: Use the dry sensor feature on the dryer and cleaning the lint trap between dry cycles.
- · Air-dry dishes and clothes: Speaking of laundry and dishes, let your dishes air-dry Instead of using your dishwasher's drying feature. For clothes, hang them in an area of your home to dry.
- · Wash clothes in cold water: When washing your laundry, use the cold setting on your washing machine instead of using hot water. This way, you'll save around \$115 every year.
- · Clean the dryer lint filter regularly to keep your dryer running efficiently: A dirty filter will use up more energy, try and clean it regularly. Don't forget to clean the tubing too. The long nozzle on your vacuum cleaner makes it easier to clean out particles that get beyond the filter.
- · Cook using the right-sized burner: Use your stove's small burners for small pots and large burners for large pots when cooking. You will end up using less energy every time you cook.
- \cdot Cut down on air leaks in your home: Seal up any window and door cracks with weather stripping or caulk. This ensures that you don't spend too much energy staying cool.
- \cdot Keep your house a little hotter: Set your thermostat to 78. This may force you to wear lighter clothes.
- Install a programmable thermostat to save energy: This eco-friendly product will save you up to 10% on electricity costs.
- \cdot Use your window shades: Close your blinds to keep out the sun. This will keep your home cooler.
- Turn off all lights, appliances, and electronics, not in use: Install a power strip that will turn off multiple items at once. Power strips also help to efficiently distribute energy to your appliances, wasting less electricity.
- · Use low-flow faucets and showerheads: Replace your current showerhead with one with a flow rate of less than 8 litres per minute to save on water bills.
- Invest in energy-efficient appliances for the home: Replace old appliances such as washer, dryer, and fridge with new ENERGY STAR rating appliances.
- \cdot Add an insulating blanket to older water heaters: If you have an old model water heater cover it with an insulating blanket and reduce standby heat loss by 25%–45%. This energy conservation trick will save you about 4%–9% in water heating costs.
- · Set the water heater to the lowest comfortable setting: If your home has more than two people, the ideal water heater setting should be around 115 degrees Fahrenheit. Install a timer for your water heater: A timer will automatically turn off your heater when you are not at home or at night. No wasted energy.



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Energy continued from page 6...

- \cdot Always remember to turn off your water heater if you won't be around for a couple of days even if you've installed a timer.
- · Check that the home is insulated properly: Rain could easily damage your home over time. Find any damage such as air leaks. Also, check the insulation in the walls, attic, and around the plumbing. Fix or seal any damage to keep unwanted air out.
- · Shut doors and close curtains: A simple way to practice how to conserve energy around the home is shutting doors to areas you're not using. Also, only cool or heat the rooms where you spend the
- · Turn off incandescent lights when you are not in the room: If you can't use energy-saving bulbs just yet, make sure that you turn off all incandescent bulbs around your home when not in use.
- · Use microwaves and toaster ovens to cook or warm leftovers: These tend to use less energy than a conventional oven.
- Take shorter showers: Typically, you use about 20 liters of water per minute as you shower. Reducing your shower time will save water and energy as well.
- · Add aerators to your faucets: Choose aerators with a flow rate of about 3.5 liters per minute for maximum energy savings.
- · Unplug battery chargers: Unplug chargers as soon as the batteries are fully charged, or the chargers are not in use. Most chargers continue to draw power even when not charging a device.



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NOVEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			2 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	3	4	5 Losner Park Grand Opening 4 PM
6	7 BINGO at the RPC Open to all Keys Gate Residents/7 PM	8 Committee of the Whole (COW) 5:30 PM	9 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	10	11 VETERANS DAY	12 Pancakes At The Rpc!
13	14 BINGO at the RPC Open to all Keys Gate Residents/7 PM	15 Last Day for Child Tax Credit	16 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM City Council Meeting 6 pm	17	18	19
20	21 BINGO at the RPC Open to all Keys Gate Residents/7 PM	22	23 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	24	25 Black Friday	26
27	28 BINGO at the RPC Open to all Keys Gate Residents/7 PM	29	30 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	anily ex		kens trate