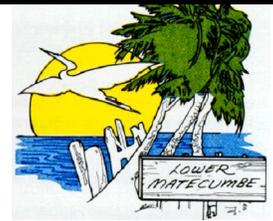


Matecumbe Neighbors



Newsletter of the Lower Matecumbe Key Association

Email Address: LMKAnews@gmail.com

December 2013

Wastewater Meeting

When: December 11, 2013; 6 pm

Where: Boy Scout Sea Base,
73800 Overseas Highway, MM73.8
Administration Building

There will be no Lower Matecumbe Key Association Meeting this month.

Instead of an LMKA meeting we encourage all property owners on the island to attend the Pre-Construction+wastewater meeting conducted by Reynolds Water Islamorada, the contractor installing sewers.

Reynolds staff will explain what property owners need to do to hook up to the central sewer lines when the collection system is completed and ready to send our wastewater to Key Largo for treatment.

There is still plenty of time before you need to hook up to the system, but this meeting will help everyone understand the process and make plans. The homeowner will be responsible for running a pipe from the house to the street and decommissioning the existing septic (or converting it to a cistern) if you live south of MM75.3.

Connecting to the central sewer is mandatory. When the system is ready for hook-ups you will be given a 30 day notice to hook-up. It is not critical to hook up immediately, but the village will start billing you for wastewater monthly after the 30 days. You will be billed through your FKA water bill. For the typical family using 4000 gal of water/month, the wastewater cost is expected to be approximately \$75/month, over and above what you pay for water. The base charge is expected to be about \$50/month plus a usage charge of \$6.29/1000 gal of water used, based on the most recent analysis of costs.

From MM75.3 and north

For homes in the middle of the island and north, a low pressure collection system is planned instead of a vacuum system like that used for the subdivisions further south.

The 250 Lower Matecumbe residential property owners plus some commercial properties that hook up to the low pressure system will have grinder pumps installed on their own property, close to the home or commercial building, and must provide a power connection, the electricity to operate the pumps, a pipeline to the right of way, as well as a pipe to the pump from the house, and the decommissioning of the septic. The Village Council has agreed to install and maintain the grinder pumps on residential properties but has made no decision on the installation and maintenance of the pumps for condos and commercial properties. Easements are required from each property owner.

The grinder pumps have created significant controversy. The Village Council has requested alternative solutions in a concerted effort to reduce the number of properties using grinder pumps.

Currently the contract with Reynolds does not include the installation and maintenance of the individual grinder pumps, but property owners north of MM75.3 should still attend the meeting.

Mark your Calendar

Wednesday Dec 11 2013—6 PM: Critical Wastewater meeting with Reynolds Water Islamorada at the SeaBase Administration Building. Get there early for a good seat. A crowd is expected. Carpool with a neighbor— parking is limited too.

Thursday Dec 12—5:30—Village Council Meeting—Wastewater is always on the agenda.

You are encouraged to contact the Islamorada Village Council .

Email Village Clerk, Ariana Lawson, at ariana.lawson@islamorada.fl.us and ask her to distribute the email to council. Or send an email to individual members to let them know how you feel .



Mayor, Ted Blackburn
Ted.Blackburn@islamorada.fl.us



Councilman Dave Purdo
Dave.Purdo@islamorada.fl.us



Councilman, Mike Forster
Mike.Forster@islamorada.fl.us



Vice Mayor, Deb Gillis
Deb.Gillis@islamorada.fl.us



Councilman, Ken Philipson
Ken.Phippison@islamorada.fl.us

Lower Matecumbe Key Association Statement of Purpose

The Lower Matecumbe Key Association, Inc. shall actively work to preserve and enhance the quality of life and environment through participation and democratic process by the residents.

Goals shall include:

1. Monitoring activities such as zoning and construction.
2. Communicating with all members to alert them to potential problems or opportunities.
3. Coordinating the efforts of the individual neighborhood associations on common objectives.
4. Providing an open forum for presentation and discussion of issues.
5. Taking appropriate action on behalf of the membership.

Board of Directors:

President Donna Gleason	Vice Pres and Treasurer- Hermine Zavar	Secretary Dennie Zettwoch
Board members: Rosemary Duke, Laura Lynne Kennedy, Jacquie Dozier		

Newsletter: Sue Miller, editor

Email address- LMKAnews@gmail.com

The opinions in this newsletter are not necessarily the opinions of the Board of Directors of LMKA.

It's Garbage

The Village recently signed a new contract with Advanced Disposal for solid waste pickup services. These are the same people, headed by community friend, Bruce Williams, who have provided outstanding services to the village for the last ten years. In the very near future there will be some changes in the garbage pickup process.

Every residential customer will be getting two new 65 gallon garbage cans on wheels:

- A **blue cart** will be used for **recycling only**, with a yellow decal that has recycling instructions.
- A **green cart** will be for **household waste only**.

Other cans are to be used for yard waste . either the large 96 gallon one on wheels that was provided years ago to property owners on Lower Matecumbe or your own containers.

For now, the schedule for garbage pick-up will remain the same .

- household garbage (**green cart**) will be picked up Tuesday and Friday.
- Yard waste . Friday
- Recycling (**blue cart**) . Friday

Yard waste is limited to six cans/bundles per week. If you anticipate you will need more you can purchase tickets at \$2.25 each, a one time pick-up charge per container, to attach to additional cans. Once the extra cans are picked up, the ticket will be removed.

Branches and palm fronds can be tied in bundles no longer than 6 feet and will be picked up as one of the 6 allocated cans/bundles. If you have yard waste from trimming shrubs/trees with thorns, like bougainvillea and Key lime, they can be left in a pile at the street and do not need to be bundled.

Special collection services: appliances, furniture and large household items can be picked up at the street . Call to arrange a pick-up. It takes up to a week for this service. For bulk pick-up you will be charged a rate of \$29/cubic yd for things like construction materials and large volumes of yard waste. Call and someone will make arrangements for a quote and pick-up.

In addition, if you are doing some redecorating or major clean-up, Advanced Disposal can provide roll-off containers you can fill at your own pace: 8 cubic yards, 10 cubic yards or larger. Call for details and pricing.

Recycling

A huge effort is going to be made to increase the amount of trash that is recycled. Currently only 21-22% of our trash that is picked up by Advanced Disposal is recycled. About half of that is the yard waste that is recycled both for use as mulch and as fuel.

Items that **can be recycled** include plastic (1-7), metal, phone books, mail, newspaper, cardboard, glass jars, and clear, green, and brown glass bottles, but not blue.

Items that **cannot be recycled**: styrofoam, light bulbs

There is no need to separate the things you recycleō just put them all together in the **blue cart**.

Customers will be limited to the **single green cart** provided by Advanced Disposal for regular household garbage. You can however, get an **additional green cart** from Advanced Disposal and will be billed for both purchasing the cart and the weekly use.

If you need an **additional blue cart** for recycling, Advanced Disposal will provide one and pick up the recycling in the extra cart free of charge.

For questions, additional services, or problems call the Advanced Disposal Office at 305-853-3433. Bruce Williams can be reached at the office or by cell phone at 305-797-1333.

Once you have received your blue and green carts remember the rules:

- Only the **blue cart** can be used for **recycling**.
- Only the **green cart** can be used for **household trash**.
- Only six containers/bundles of yard waste per week.

Follow the rules established by Village Code, Sec. 46-40. At no time shall solid waste be placed curbside for pickup any earlier than the day preceding the scheduled pick-up. All containers shall be removed from the street no later than 8:00 p.m. of the day of pick up.

Let's make Islamorada neighborhoods a pleasing place to live and visit.

Bits and Pieces

New Grocery Store Update

The Village staff has been working with two developers who are hoping to bring major chain restaurants to town.

A major conditional use hearing last month was postponed for the property at MM81, oceanside, where a planned Winn Dixie had been approved previously. There is an issue with vehicle access for unloading, creating a shortage of village required parking. A new hearing should be scheduled very soon.

Developers hoping to bring in a Publix to MM83.5 bayside have been working with the village to get acceptable plans before the council. The issue there has been traffic issues and access to the store from U.S. One. According to recent architectural renderings, the store is an elevated building with parking underneath. Access for trucks unloading at the back of the store appears to be off U.S. One at Russell Street, passing Island Community Church. No changes in traffic pattern on U.S. One is expected.

Perhaps both developers are trying to squeeze too large a store on too small a property.

Detailed Notes from last meeting

The November LMKA meeting was a joint meeting with the Village- a Town Hall format. The purpose was to address the growing problem on the bayside of the island just offshore from Port Antigua and White Marlin Beach. Members of Village Council, the Village attorney, police chief, and other members of staff attended to answer questions and listen to the comments and suggestions of local residents.

If you would like a copy of the notes and ideas presented, send an email to LMKANNEWS@gmail.com

Do you have an unsightly property in your neighborhood?

During the ongoing nation-wide financial crisis and the related high rate of home foreclosures, the condition of vacant properties in Islamorada has at times become a nuisance. Unkempt properties decrease neighborhood and community aesthetics and can lead to a decline in property values. At present, there are over 200 properties in Islamorada with mortgages in default.

In April, the Village Council passed an ordinance that requires registration of properties with mortgages in default. Registration requirements include a naming of a property manager responsible for maintenance of the property and a 24-hour contact number.

According to the ordinance passed by the village, all registered properties including pools, spas, ponds and buildings shall be maintained free of stagnant water, rubbish, debris, and all other objectionable, unsightly or unsanitary matter so as to prevent any condition wherein a property is or may reasonably become infested with or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threaten or endanger the public health, safety, or welfare, or may reasonably cause disease or adversely affect and impair the economic welfare of adjacent property.+



If you have a property in your neighborhood that is a nuisance, call the Village to let them know.

Insurance Problems Persist for Florida Keys Properties

Flood Insurance

Dramatic increases in flood insurance are hitting the coastal areas of the country. Congress passed the Flood Insurance Reform Act of 2012, intended to shore up the federal flood insurance program, which is \$24 billion in debt. The law gradually raises premiums closer to market rates, eliminating the Federal subsidies that have kept flood insurance costs affordable. The summary of the 2012 bill was reported in our newsletter last month.

A month ago there was great hope that Congress would delay flood insurance rate increases for at least four years, but that hope is dimming as the plan to delay implementation of the 2012 law has run into roadblocks on both sides of Capitol Hill.

The changes in the program are acutely felt in Florida. More than 268,000 older Florida properties (built before 1975) are getting subsidized rates currently. And based on the bill passed last year, most can keep the subsidies until the properties are sold. But they face a rate increase averaging about 16 percent because of an annual adjustment. Business properties, second homes and frequently flooded structures will lose their subsidies at a rate of 25 percent a year until they reach the full-risk premium.

The biggest increase is for properties that had been subsidized but were sold since the law took effect in July 2012. Those subsidies have ended, pushing up premiums for many properties from hundreds of dollars a year to many thousands.

Gov. Rick Scott warned that the higher rates could devastate the state's housing recovery. Some real estate agents say homebuyers are backing away from deals because of the cost of insurance, and they warn that property values may plummet in coastal areas.

"Over the past 35 years, Florida's families have paid into the NFIP (National Flood Insurance Program) over \$16 billion, four times more than the amount they have received in claim reimbursements. We have done more than our fair share to make the NFIP financially sound. In addition, Florida's superior coastal building code standards and leading efforts in the area of hurricane loss mitigation have further reduced exposure for the NFIP. Florida's rates should commensurately reflect these important risk-mitigating factors." Gov. Rick Scott in a letter to Senators Bill Nelson and Marco Rubio

Wind Insurance

A controversial 2013 Florida Senate bill 1770 which was passed and approved by the Governor 5/29/2013 could make more than 2,500 privately and publicly owned Keys land parcels ineligible for Citizens Property Insurance Corp. windstorm coverage come July 1, 2014.

The bill states that any new structures or substantial improvements to existing structures, permitted after July 1, 2014, if within Coastal Barrier Resource System boundaries, will not be eligible for wind storm coverage from Citizens Property Insurance Corporation, the only wind insurance available for most properties in the Florida Keys. In addition the bill reduces the limit of coverage from \$2 million to \$700,000 over the next three years. According to county staff, as many as 1,498 privately owned vacant lots, 899 privately owned developed lots and 114 government buildings could be ineligible for coverage by the state-run insurer.

While the bill passed both the house and the senate with overwhelming majorities, it was not clear at the time how devastating this new statute would be to the Florida Keys, making it virtually impossible to insure and therefore get mortgages on new homes and commercial buildings. Our state representative, Holly Raschein, is working diligently in an effort to exempt Monroe County from this legislation since Citizens is our only source of insurance.

FIRM

FIRM (Fair Insurance Rates in Monroe) is a grassroots organization formed in February 2006, comprised of homeowners and residents throughout the Keys who are united to fight against excessive discriminatory and unaffordable insurance rates. They have had some remarkable successes that have saved all of us money by keeping insurance costs as low as possible. Now more than ever we need their efforts and they need us to join the organization. It's free though a donation would be greatly appreciated. Go to www.FIRMkeys.org to join. Their newsletters will keep you up to date on all the insurance issues facing us.

President's Corner

By Donna Gleason

Our LMKA season is off to a running start with November's lively meeting to give members an opportunity to discuss the "near shore waters" (a/k/a "party beach") with the Village Council members. Many of the members asked why the situation can't simply be rectified by the Council's enactment of what appears to be a regulation that the Village has jurisdiction over 1200 feet out from the shoreline. It would seem that the response from Council was "we're working on it".

Several LMKA members assured the Council that they will not rest until this is rectified to eliminate the situation. It was noted that, although given the chance, no one present was in favor of allowing the current situation to continue. I urge all LMKA members to take advantage of the opportunity to have their voice heard by writing the Village Council members. Send the email to the village clerk at

ariana.lawson@islamorada.fl.us

An email sent to one Council member or the clerk, goes to all Council members.

My hope is that, with the timely programs we have planned for this season, our membership will continue to grow. A reminder; our meetings are open to all whether members or not.

With so many of us geographically distant from our families and friends; my wish is that we all reach out with warm wishes for a happy holiday season, and a New Year that will bring us peace.

Membership Application/Renewal

First Name(s): _____

Last Name: _____

Mailing Address: _____

Local Address: _____

Phone (local): _____

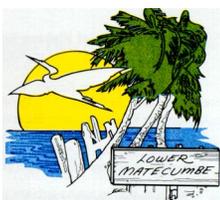
Other phone: _____

Email: _____

Provide your email please!

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