



APRIL/May 2023



The Cove News

www.kingscovecondos.com

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ELECTIONS

KING'S COVE BOARD OF DIRECTORS - 2023

**THERE WILL BE FOUR OPENINGS THIS YEAR FOR THE BOARD.
YOUR COMMUNITY NEEDS YOU!**

**PLEASE ANSWER THE QUESTIONS ON THE ENCLOSED ELECTION
PROFILE IF YOU ARE INTERESTED IN RUNNING FOR THE BOARD.**

**PLEASE E-MAIL YOUR RESPONSES TO Kingscove@amicondos.com
OR CALL Carol @ 248-652-6424 WITH ANY QUESTIONS.**

COMPLETED ELECTION PROFILES ARE DUE BY MAY 5, 2023.

Maintenance Manager Notes:

From : Jeff McCarty, Maintenance Manager

- **ANY** change you wish to make on the exterior of your unit requires you to fill out a modification form. They are available on our website. This includes lights, patios, decks, satellite dishes, cable, etc. Return the form to the maintenance dept. for approval.
- Do not remove the orange snow stakes. The landscapers will do so.
- Satellite Dishes cannot be placed on the Roof. If you are unsure of where a dish can be placed please call Jeff McCarty for instructions.
- No vines or other plant life should be growing on the buildings or fences. We need access for maintenance and to paint, etc.
- Management is monitoring water usage of the buildings. If they notice exceptionally high usage we will ask for access to come inspect the unit for leaks.
- Co-owners will be invoiced the cost of Kings Cove sending out a contractor if the problem turns out to be one that is the co-owner 's responsibility.
- Do not place anything on shared common area (the lawn, the woods, under trees, etc.) such as bird baths, statues, etc. No gardens, flowers beds, plantings. They will be removed.

Recycling & Trash Notes:

1. Please put your trash/recycling out in front of your own unit or on your own driveway. Do not put out before 6:00 pm the night before.
2. Please bag your garbage even if you use a can. This helps to keep blowing trash to a minimum. Also, please be sure to secure your recycling.
3. There is **NO DUMPING** of any kind at the Clubhouse!! The area is under video surveillance and you will be fined if caught. This includes garbage/furniture/yard waste/etc.
4. If you see garbage blowing around your unit/yard please take a moment to dispose of it instead of letting someone else do it. Have some “civic pride” and take responsibility even if its not “yours”. This helps keep our beautiful community just that.
5. **Yard waste pickup will resume MONDAY, APRIL 17th.** Please have your waste out in paper yard waste bags by 8:00 am. Anything not in the proper bags will not be picked up, no plastic, etc. Only set yard waste out on Mondays. Absolutely **no** garbage, plastic, (inc flower pots) or **pet waste** should be included. Also, please remember the wooded areas are to be left in their natural state. Do not clean these areas of debris/sticks, etc.

SHRED DAY AT OPC

The OPC (Older Persons' Commission) located at 650 Letica Drive in Rochester will have a Shred Day on Friday, May 5th, 2023 from 9am to 10am located in the upper parking lot. Up to 2 grocery bags per vehicle will allowed. For further information contact the OPC at (248) 656-1403.

Neighborly News

- Tennis court keys are available in the on-site office. You may keep it indefinitely. No animals or rollerblades/skateboards are allowed on the courts. Courts open in May. Replacement keys are \$25.00.
- Pick up after your dog! No one wants to deal with your pet's mess. It is a Bylaw that Each and Every time they go you Must pick it up. You are not allowed to tether your pets.
- Remember you **MUST** use your garage and driveway to park your vehicles. Overflow spaces are not to be used by co-owner's unless approval has been granted by the Board and you are issued a parking pass. **IF** you do not have a pass you may be towed without notice.
- Please remember **Do NOT FEED THE GEESE, DEER or ANY** stray animals. Bird feeders attract mice so if you have a rodent problem get rid of the bird feeder!



“Red, White & Pool”

Join the social committee for a Memorial Day Picnic on Sunday, May 28th down by the clubhouse.

Watch for more info.

ELECTION PROFILE

Please answer the following questions about yourself. The submitted responses will be published in the upcoming annual meeting packet to introduce you as a candidate for the Kings Cove Board of Directors. Please be concise.

Please email completed answers to kingscove6424@comcast.net or drop off at the on-site office.

Name: _____

Address: _____

Phone: _____ I have been a Kings Cove resident since _____

I am a full time/part time resident. If part time how many months of the year do you reside in Kings Cove?

1. Describe anything about you personally; i.e. work experience, education, family, lifestyle, etc., that you think would be pertinent to your candidacy or of interest to residents.
2. Describe any previous experience on a Community Association Board or Committee.
3. Explain your reasons for wishing to serve on the Board of Directors at this time.
4. Complete the following statement, adding your understanding and explanations as you see appropriate:
"I believe the three (3) greatest challenges facing Kings Cove at this time are:"

A detailed description of the responsibilities of serving on the Board of Directors can be found in Article II of the Association By-laws. To be an effective Board member requires a significant time commitment to review items requiring Board discussion and decisions and including, but not limited to, attendance at monthly Board of Director meetings (held on the 4th Thursday of each month, typically from 7 pm - 9 pm), special Board of Director meetings (scheduled as necessary) and the Annual meeting of co-owners.

Signature _____

Date _____

Note: All profiles are published in alphabetical order 3/16

The next Board meeting is scheduled for Thursday April 27,2023 at 5:00 pm in the clubhouse.

King's Cove Condominium Association

Swimming Pool Rules and Regulations

The swimming pool and pool area is for use by the King's Cove Association's co-owners, and registered tenants (for purposes of these Rules and Regulations, a "registered tenant" is a person with a signed lease **on file** in the on-site office), and their guests. Delinquent co-owners are prohibited from using all King's Cove recreational facilities, including the swimming pool and pool area. All persons using the swimming pool do so at their own risk. The Association will not be responsible for accidents or injuries sustained in the swimming pool and/or swimming pool area, and it assumes no responsibility for any loss or damage to personal property. A lifeguard/pool attendant **will not** be on duty at the pool. All persons using the swimming pool agree to abide by these Rules and Regulations.

1. **Hours:** The pool will be open from 10:00 a.m. to 8:00 p.m. daily. The opening and closing of the pool during inclement weather shall be the decision of the Management and be made in accordance with the Oakland County Health Department's rules on inclement weather.
2. **Pool Fobs:** All co-owners/registered tenants **must** use a pool fob to enter the pool gate. All co-owners/registered tenants are required to have a pool fob.
3. **Guests:** Guests must be accompanied by a co-owner/registered tenant at all times. There is a limit of three (3) guests per Unit.
4. **Pool Users:** Non-swimmers or those who exhibit an inability to swim and conduct themselves within the pool safely must be accompanied by a responsible person of adequate skill to ensure their safety.
5. **Dress:** Proper swimming attire must be worn in the pool. Any person who is incontinent or not fully potty-trained must wear **SWIM DIAPERS WITH PLASTIC PANTS** or other appropriate water-proof clothing, and the co-owner/registered tenant assumes full responsibility for any costs involved in sanitizing the swimming pool should it be soiled.
6. **Health:** Persons using the swimming pool are expected to behave so as not to endanger the health of other people. Before entering the swimming pool, persons must shower using soap to remove oils and lotions. Persons having an infectious or communicable disease or possible infectious condition, including, but not limited to, colds, skin eruptions, or open blisters or sores are not permitted to enter the water.
Safety: Persons using the swimming pool are expected to behave so as not to endanger the safety of other people. Pool users are prohibited from running, rough play, using floatation devices (except for floatation devices designed and used for personal safety), toys, and polluting the water. All co-owners, registered tenants, and guests are expected to follow the Oakland County Health Department's rules on safety.
7. **Food:** In accordance with Oakland County Health Department's rules, NO eating is permitted within the swimming pool area.
8. **Beverages:** No alcoholic beverages are permitted in the swimming pool or in the swimming pool area. No glass containers are permitted in the swimming pool or in the swimming pool area. Beverages must be in metal, plastic, or paper containers.
9. **Smoking:** For the comfort of all our pool users, NO smoking is permitted in the pool area.
10. **Pool Use:** The swimming pool is for recreational use only. Charging for swim lessons, holding tournaments, fund raisers, pool parties, etc. is not allowed without expressed written permission from the Board of Directors.

Management will enforce these Rules and Regulations. Any person who violates these Rules and Regulations will be asked to leave the pool area. Repeat violations will result in pool privileges being revoked.

Pool Opening

The swimming pool opens on Saturday, May 27 at 10:00 am. You must have a pool fob to enter the pool. If you did not get your fob last year you will need to come to the on site office during office hours to pick up your fob. Please bring your ID .If you are a tenant you must have an active lease on file with the management company.

If you lost your fob from last year you will be charged a \$50.00 replacement fee to obtain a new one.

WORK ORDERS

If possible, please either submit workorders through the portal or at workorders@amicondos.com. Please include pictures to show details. Either of these methods gets your request into the system faster and makes it easier to track than paper copies.

**GET
INVOLVED IN
YOUR
COMMUNITY,
RUN FOR THE
BOARD OF
DIRECTORS,**



KINGS COVE RESIDENT



Lauren Sitko
REALTOR®



SFR
SOFT REAL ESTATE
RESOURCE

ABR
ACCREDITED
BUYER

IR
INTERNATIONAL
REAL ESTATE

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**ANNUAL
MEETING DATE:**

June 22, 2023.

**Watch for your
packet
in the mail .**