

THE COVE NEWS

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Happy Spring!

Your Kings Cove Board, along with the property and maintenance managers have been busy planning projects for the year. Here are just a few of the many things being done around Kings Cove in 2022.

- New clubhouse carpet & cameras.
- The pool will be re-marcited, a new filter system installed and we have purchased 25 new lounge chairs. The Board is looking at adjusting pool hours based on resident feedback.
- The pool will be getting a fob system—more to come on that.
- On going projects include wood repair and replacement, timber walls replaced with stone, and cement and asphalt repair and replacement.
- Two roofs will be replaced this year.

The maintenance department will also be busy completing all regular work orders that are received. Please be patient if your waiting for work to be done.

NEWSLETTER DISTRIBUTION

Due to a request from a co-owner we will no longer be distributing the newsletter to individual mailboxes anymore. Please access it on the website or take a copy from the holder on the mailbox stand. They will be out for a week or so then removed. Please do not place anything else in these containers, they are for newsletters ONLY.

Garage Parking:

The Bylaws state your garage must be used to park a vehicle. It is not a storage area. Many co-owners are not using their garage and parking vehicles in overflow. If this sounds like you—clean out the garage and use it to park! We will be cracking down on those who do not adhere to the Bylaws. Improperly parked vehicles will be ticketed and towed.

NEIGHBORLY NEWS

- There is **NO** Parking along Kings Cove Drive! Anywhere at Anytime. If you observe cars parked there please call the sheriff at the non-emergency # - 248-537-3530. Violators will be ticketed.
- Kings Cove Bylaws have restrictions on rental units. Units cannot be rented until owners have lived in it at least TWO years. Please read the Bylaws carefully for All rental guidelines.
- Please pick up after your animals EACH and every time they soil common ground. You also must be in attendance of the animal whenever outside. No tethers allowed. This is a Bylaw.
- The Social Committee is planning lots of fun activities for the Spring & Summer. Watch for more details.
- Please, if you have a problem such as snow not being cleared, lawn not cut, bushes trimmed improperly, Jeff needs to know. We can't fix it if we don't know about it!

Lamp posts bulbs are to ONLY be a daylight colored 60 watt bulb!
 No colors or other types of bulbs allowed. This is for safety reasons.
 Thanks for your cooperation.

The AMI 800# is no longer in use.
 Please use (586) 739-6001 to reach AMI during normal business hours or in an emergency after hours.
 Magnets with this # are available at the clubhouse if you would like one.

Daylight Savings Time
 begins Sunday, March 13, 2022!
 Turn your clocks ahead one hour.
 This is also a great time to check your smoke detectors and carbon monoxide detectors to make sure they are working correctly.

Lauren Sitko
 REALTOR®

SFR **ABR**
Senior Real Estate Advisor Accredited Buyer Representative

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KINGS COVE RESIDENT

Please Vote!

Please return your completed Bylaw vote regarding the Fire pit amendment ASAP. Contact the office if you need another voting form.



Dear Resident,

The Maris Brown Insurance Group is proud to be your association's Master Insurance agency. On behalf of the Board, Management Company and our Agency, we are providing you with some important information in regards to your HO-6 condominium unit owner's policy. When obtaining an HO-6 condominium unit owner's policy, it is important that you reference your association's unique bylaws. These bylaws outline exactly what your association is responsible for in the event of a loss. There are important coverages that need to be appropriately set up in your personal policy, for example:

- Personal property – provides coverage for your household contents and personal belongings.
- Personal liability – provides liability coverage for injuries, should they occur on or in your "Limited Common Element".
- Loss of use – covers costs incurred when an insured is required to move temporarily due to a covered loss.
- Loss assessment – provides coverage for assessments arising from a covered claim that exceeds the association's limits.
- Endorsements, for instance, water damage arising from the backing up of sewers or sump pump failure.
- The value of building additions or alterations made by you, at your expense.

If you are unsure if your current policy includes these coverages, we encourage you to contact one of our offices to schedule a free, comprehensive insurance policy evaluation to ensure that your current policy provides adequate coverage and is appropriate for your association's specific bylaws. As an agency that insures hundreds of condominiums in the state of Michigan, we know that not all condominium associations' bylaws are the same and that not all insurance agencies give unit owner's policies the time and attention they deserve, which is why we are making our consultation services available to you.

Oftentimes, mortgage companies will require proof of your association's insurance coverage. In the event that your mortgage company requires a master policy certificate, please send the following information directly to our certificates department via email or fax:

- Condominium Association Name
- Your Name and Address
- Name and Address of Mortgage Company
- Loan / Account Number
- Mortgage Company Fax or Email

Certificates Department

Fax: (586)589-5957

Email: certs@mbinsurance.com

We look forward to servicing all of your insurance needs! Please feel free to contact one of our offices with any questions that you may have.

Maris Brown Insurance Group

*1055 E South Blvd Ste 140
Rochester Hills, Michigan 48307
(586)752-4861*

*56849 Grand River Suite 12
New Hudson, Michigan 48165
(248)257-5556*

OFFICE SERVICES

1. **Complaint Forms, Modification Forms, Work Orders, Storm Door and Awning Guidelines.** Available at kingscovecondos.com or in the on site office.
2. **Clubhouse Rentals** E-mail: mlh2013@hotmail.com or Call Melinda @ 248-767-6111 and leave a message.
3. **Special, Large Item Trash Pickups** GFL: 866-417-2797. (usually no need to call)
4. **Notary Service.** Free to all K.C. Owners. See Carol in On-Site Office.
5. **FAX Service.** In On-Site Office: \$2, first page; \$.50, each add. Page, outgoing. No charge, incoming. Office Fax #: (248)652-9210.
6. **Copy Machine.** In Office. \$.10/page.
7. **"Cove News" Advertising.** Call Carol in the Office. Long term rates available.
8. Salt and ice melter are available at no charge at the clubhouse.



Vicki Griffin

124 E. Fourth Street
Rochester, MI 48307
(248) 651-9872

Tues-Fri: 9 a.m. - 6 p.m.
Sat: 8 a.m. - 2 p.m.

Schedule your appointment at Barbersonfourth.com

**THE NEWSLETTER OF THE
KING'S COVE ASSOCIATION
1131 Brookside Court
Rochester Hills, MI. 48306**

The "Cove News" is produced through the King's Cove On-Site Office. All articles to be considered for publication should be delivered to the Communications Mailbox by the last Monday of each month for the next month's printing. Please include your name, address and phone number. Names will be withheld upon request.

Website: kingscovecondos.com

The "Cove News" assumes no responsibility for the content of advertisements placed by advertisers.

BOARD OF DIRECTORS

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Directors: J. Haugen (2022)
T. Daldin (2023)
Paul LaRiviere (2022)

MANAGEMENT

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(248)652-6424
Maint. Supervisor: J. McCarty
(248) 652-3999
Maintenance Asst. D. Colburn
AMI & Emergency Maintenance:
586-739-6001
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On-Site Office Hours:
Monday & Wednesday
9:00am - 2:00pm
Carol Cooper
Tuesday & Thursday -
9:00am - 5:00pm
Jim Dafoe