

# The Cove News

www.kingscovecondos.com

248-652-6424

The Cove News  
July/August 2021

## Erosion Updates:

As many of you already know, we have an erosion problem along the Paint Creek near our condos. The issue is of particular concern near some condos which are closer to the creek. Erosion is more severe in some areas due to 1) severe sloping embankments 2) the lack of vegetation 3) the sandy soil and 4) water downspouts draining at the top of the slopes instead of into the river. All four of these factors are combined in this one particular area on Paint Creek Lane.

Historically, this area was partially protected by a large tree which was taken down a few years ago due to its position close to the edge of the embankment and the danger to the buildings. Now, the stump and its roots are all that remain and it is helping to retain some soil in this area but only at the top of the slope leaving the lower soil portion to continue eroding.

## Action to Date

We have taken the following action to try and mitigate the erosion:

- 1) We met with city engineers in 2018 to get their recommendations and suggestions as well as discussing the financial responsibility issue. The city has stated they are not responsible for this problem; the Association is.
- 2) We have also consulted with EGLE (State of Michigan Dept of Environmental Quality) and the Clinton River Watershed Council. EGLE has approved similar erosion mitigation projects- See the work just completed across Tienken behind Oak Brook West.
- 3) **Initial efforts/Phase 1:**
  1. Moved some debris in the stream to the bottom of the slope to help build up a soil base. We anchored a log at the base and moved some rock in that area. Most of this, unfortunately, was washed away by heavy spring water flow.
  2. We aligned some rock in the river to direct flow towards the center. This too was washed away.
  3. We extended building water downspout drains down closer to the river to prevent erosion from these pipes which were draining on the top of the river embankment instead of directly into the river. This did provide some help to slow the erosion. **Residents should not modify these drains.**
- 4) **Phase 2 – Engineering Design:**  
**Current Status** The Board has approved an Engineering company to perform a design analysis and assist the Association to 1) help initiate the proper permits with EGLE and the City and 2) generate a Design to resolve the issues. This was discussed in the Annual Meeting 6/24/21. The final Engineering contract is being finalized with our Legal group now.

## 5) **Phase 3- Construction and Planting**

### **Future:**

Based on the Design recommendation from the Engineering company, the Board will choose an environmentally sound Design and have the construction cost and timing quoted by qualified Construction firms. A decision will then be made by the Board based on these quotations for the final construction.

Kings Cove Board  
The Erosion Sub Committee  
6/28/21



## Maintenance Notes

**By: Jeff McCarty, Maintenance Supervisor**

- Yard Waste is only picked up on Monday. Please do not put it out on garbage day (Tuesday).
- Please do not drill, etc into the brick or siding to hang anything. No cable/wires are to be run on the outside of units.
- Do not let ivy/vines grow onto your unit or fencing. It impedes maintenance of the building and the painters. It will be removed at your cost if necessary.
- NO satellite dishes are allowed on the roofs. Please see the satellite dish policy for placement.

## Neighborly News

- Please be respectful of your neighbors.. It is nice out and people are enjoying their outdoor space, be aware that noise carries. Children should not be playing in the roads and common areas. Bring them to the Clubhouse play area to run around and play sports/games.
- Please be sure to store your garbage and recycling bins in your garage promptly after pick up. They are not to be stored outside.
- The Bylaws state that no pets may be tethered outside. They must be on a leash attended by a person at ALL times. You must pick up their waste each and every time they go.
- According to our by-laws you MUST utilize your garage and then driveway to park your cars. The overflow is for GUESTS! Unless you have written permission from the Board you MAY NOT park in overflow.
- If your vehicle is parked in visitor parking without a hang tag it will be towed at the homeowner's expense. You must use your garage and driveway to park before you will be considered for a overflow parking pass.
- If you notice excessive speeding in Kings Cove please alert the Oakland County Sheriff. Ask for more patrols in KC.

The Kings Cove website, **kingscovecondos.com** has phone numbers, forms and lots of other information to help you. Check it out today!

If you would like to reach our property manager, Jim Dafoe, the best way is through email.  
[jdafoe@amicondos.com](mailto:jdafoe@amicondos.com)





**Lauren Sitko**  
REALTOR®

Cell (248) 933-9224  
Office (248) 652-6500  
Fax (248) 218-6578  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)  
Michigan's Largest Real Estate Company  
1002 N. Main, Rochester, MI 48307



Kings Cove Resident



# GFL Environmental USA, Inc.

## Solid Waste Program 2021-22

### DEAR KINGS COVE RESIDENT,

Welcome to GFL Environmental USA Inc., a fully integrated waste management company providing residential collection and disposal, yard, large bulky waste and processing. To assist you during this transition period, we have made available pertinent information which outlines all the services you presently have and new features that may interest and benefit residents. Please keep this information in a convenient location.

### SERVICE DAYS

GFL Environmental USA will continue to collect your household solid waste and large bulky waste on the same day of service.

### HOUSEHOLD SOLID WASTE PROGRAM

GFL Environmental USA, Inc. will pick up all solid waste in plastic trash bags. To ensure pick up, please have your items at the curb by 7:00 am.

### BULK WASTE

Most items generated by a household can be set out for curbside collections including furniture, appliances, mattresses, box springs, and rolled carpet that is tied and bundled. Cardboard boxes ***must be broken down. No large appliance boxes filled with trash!***

Please keep bulk items separate from trash.

### GFL HOLIDAY SCHEDULE

GFL OBSERVES THE FOLLOWING HOLIDAYS:

g

- NEW YEARS DAY JANUARY 1<sup>ST</sup>
- MEMORIAL DAY LAST MONDAY IN MAY
- INDEPENDENCE DAY JULY 4<sup>TH</sup>
- LABOR DAY FIRST MONDAY OF SEPTEMBER
- THANKSGIVING DAY FOURTH THURSDAY OF NOVEMBER
- CHRISTMAS DAY DECEMBER 25<sup>TH</sup>

If you should have any questions or need additional information, please contact our Customer Care Center Monday through Friday from 7:00 am. to 5:00 pm.

GFL Customer Care Center

1.844.GO.GFLUSA

CALL

1.844.464.3587



Please note for future years, if the above holiday's fall on a Mon-Friday service will be delayed by one day that week. If the holiday falls on a Saturday or Sunday, there will be no delay in service that week. GFL does not have any "holiday observed" days.



### SWIMMING POOL

The pool rules are available on our website, in the office or from the pool attendants.. Please read them and have your family/friends follow them. These are the rules the Board has put into place. Many people seem to think the rules do not apply to them. The pool attendants are there to enforce these rules, please make sure to follow all of them!. Most importantly please remember that running and jumping are dangerous. Inflatables are not allowed. Pool noodles, goggles, swimmies or arm bands ARE allowed. No throwing of toys period. Please remember any child not potty trained is required to have a swim diaper AND a plastic pant in place. A co-owner must be present with their guests. I have been asked why the rules can't be one way when the pool is not crowded and then the other way when it is. Sorry, the rules are the rules, all the time. Please do not complain to the pool attendants. They are only trying to do their jobs as instructed. If you have a concern please contact the on-site office. Also, please be aware we have a staffing shortage. There will be times the pool does not have a pool attendant present.. Thank You.

Submitted by resident Mike Jahn:

Have a story about Kings Cove you would like to submit? Send to Carol @ [kingscovecondos6424@comcast.net](mailto:kingscovecondos6424@comcast.net)

"Pave a Parking Lot" -

Talk about irony ! One of the best stories I've heard about the Cove is highlighted in our History footnotes. Go to [www.kingscovecondos.com](http://www.kingscovecondos.com) and click on Newsletters on the left side menu. At the bottom, click on the History tab.

\*From the History notes: In 1965, Mitchell's son, Chuck—a well-known Southeast Michigan folk singer—married his Canadian girlfriend in the family's backyard. After the 18-month marriage ended, Joni Mitchell went on to gain international fame as a folk singer and songwriter, most notably for "Both Sides Now."

The wedding took place someplace near the current tennis courts where a house existed previously and was rented to the Mitchell family. While living at the Verona apartments in Detroit's [Cass Corridor](#), the spouses were regular performers at area coffee houses, including the [Chess Mate](#) on Livernois, near Six Mile Road; the Alcove bar, near [Wayne State University](#); the Rathskeller, a restaurant on the campus of the [University of Detroit](#); and the Raven Gallery in [Southfield](#) For those of you not familiar with the 60's music of protest and love, Joni was a famous contributor. She won 9 Grammys and was inducted into the Rock & Roll Hall of Fame in 1997 and in 2002, she was awarded a Lifetime Achievement Award at the [44th Annual Grammy Awards](#).<sup>[14]</sup>

On her album "The Circle Game" and the environmental anthem "[Big Yellow Taxi](#)", with its now-famous line, "**they paved paradise and put up a parking lot.**" How ironic that they paved over that spot where she became Joni Mitchell !

Ref Wikipedia/Joni Mitchell

History of Kings Cove by Sharon Muir

Thank You to all who attended the annual meeting. We had a great turn out and appreciate the communities involvement! Welcome Tom Daldin to the Board of Directors!





**T**he filter screen seen here is covered in "ragging" — scores of disposable wipes and

other products that have been flushed down the toilet. This pump, part of the by-pass system at the 15 Mile Road Sewer Collapse work site, loses capacity as wipes clog the screens around the pump or bind up the pump's motor. Every time this

needs to be cleaned — as often as every two hours during a rain — it costs about \$500 in manpower and equipment expenses — expenses eventually passed on to sewer rate payers in the Macomb Interceptor Drain Drainage District.

Ironically, the very quality that makes wipes so attractive from a use standpoint — their ability to hold together when wet — is what causes problems in a sewer system. Whereas toilet paper is designed to biode-

grade in water, wipes are specifically designed to hold together.

Many wipes and similar prod-

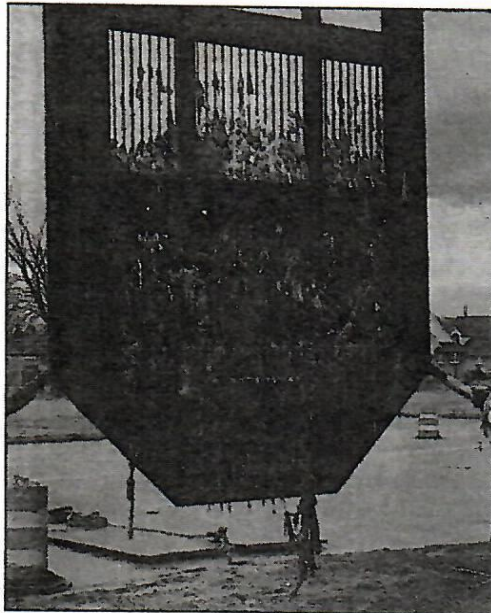
ucts are labeled as "flushable."

While they may be flushable, they **ARE NOT** biodegradable. Wipes should be disposed of in a trash can.

The Macomb County Office of Public Works, in conjunction with your local municipal depart-

ment of public works and the Great Lakes Water Authority, uses a variety of screens and filters in an attempt to limit the damage these wipes can cause to our system. Of course, no screening system is as good as catching the problem at the source — eliminating the wipes from entering the system in the first place. Use the wipes — just be sure that they end up in the trash after use. Remember,

**Wipes clog pipes!**



## Never flush

- Personal & baby wipes
- Tampons & sanitary products
- Condoms
- Facial tissues
- Paper towels
- Cleaning wipes & rags
- Dental floss
- Cat litter
- Prescription drugs
- Cotton balls and swabs
- Over-the-counter or prescription medicines
- Cigarette butts