

King's Cove Condominiums

July / August 2023

THE COVE NEWS

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ANNUAL MEETING RECAP

Three incumbents and one new candidate ran for the four open board positions. They were all elected by acclamation. We welcome Jay Glover to the Board of Directors. Jim Dafoe gave an overview of projects being completed this year. A new pool gate was installed, many porches are being re-done along with other cement work, ten buildings are being painted, more timber walls are being replaced with retaining walls, two buildings are being re-roofed. The erosion project is at a standstill due to EGLE holding us up wanting more paperwork. More drawings are being submitted to them which hopefully satisfies their requirements.

Some notes from the Q&A: The crack in the tennis court is being filled. Please don't call or submit work orders asking to have trees shaped. It's all our budget will allow to keep trees trimmed off the buildings and dead limbs trimmed back. Communication, fountains in the pond, the newsletter, weeds, bush trimming, storage around the clubhouse and spring clean up were discussed among other things.

Karen Elliott reported on the social committee plans. She stated the 4th of July party was cancelled. When asked about a garage sale she said probably in the fall.

Thank you to all who attended! We appreciate the communities involvement.

COMMUNITY GARAGE SALE

The Social Committee has announced the garage sale dates:

August 11, 12, 13

9 am–5 pm

REMINDERS

Unfortunately, we must be repetitive in our newsletter and emails to try to reach all members of our community. If we could solve the biggest issues we have in Kings Cove, parking and pet waste, we wouldn't have to talk about them all of the time!

There is no alcohol allowed at the pool yet every week we find plenty of cans and even bottles in the garbage at the pool. We ask people not to feed the deer and the ducks and the birds. Yet many continue to do so. We ask people to be considerate and move their vehicle(s) when the plows come by. Etc., etc. Unfortunately many people don't follow the bylaws or the rules so we must continue to remind everyone of what they are; issue after issue of the newspaper.

We do welcome relevant, timely submissions to The Cove News.

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.
- The next Thirsty Thursday is August 17th at the clubhouse, 6-8 pm.
- For your safety, if you are walking at night, please wear reflective clothing or carry a working flashlight. It is very hard to see you or your animal in the dark!

Pet Responsibility:

Just a reminder that homeowners are 100% responsible for their dogs/pets, if you are reported not cleaning up after your dog goes to the bathroom you will be written up and you will be fined, the association will also have it cleaned up with a vendor of their choice and those charges will be charged back to your account. Also, all pets are to be on a leash at all times (Not a tether)

If your dog has created urine burns in the grass you are responsible to repair those areas, the maintenance department has topsoil and seed for those repairs, if the association has those repairs done those costs will be charged back to your account.

Article XI (Restrictions)

Section 4

Section 7

Section 11 c & d

Rules & Regulations

If you are found guilty of these offenses, they will be nonnegotiable.

You took on a pet that means you take on those responsibilities that come with owning a pet.

Thank you for your cooperation regarding these matters.

ATTENTION

If you have not already done so please provide an email address and phone # to the office. In case of an emergency we must have this info. Email your name, address, email address and phone# to: king-scove@amicondos.com Thank You



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KINGS COVE RESIDENT

Please slow down when driving in Kings Cove! We have several new baby fawns along with other animals, lots of children playing, people and dogs walking, bicyclists, etc.



Maintenance Notes:

By: Jeff McCarty

- When you receive a notice from the maintenance department that we need access please let us in when we ask. We had many upset residents this spring because we couldn't get in to some units to turn on several of the zones of sprinklers resulting in brown sections of lawns.
- If you have a contractor doing remodeling please make sure they remove the debris. GFL will not take construction debris.
- The lawn crew has completed the first flower bed maintenance, weed pulling /spraying, of the season. The bush trimming is ongoing and if yours is not done they will be getting to you shortly.
- If a building has a gas leak and consumers comes out they will require a check of the pilot lights in each unit before they will turn the gas back on. You may want to leave a key or a code with management in case you are away. This is just one example of us needing to access your unit in an emergency. If we must engage the services of a locksmith the cost will be charged back to you.
- Basement water/sewer backups, pipes or hot water tanks bursting do happen occasionally. Make sure your insurance covers you if they do. You don't want to find out after the fact you have no coverage. Call your agent to check your coverage.
- In the fall Jeff will be starting a list of those who would like a rejuvenation prune (heavy trim) on their bushes this winter.

PICKLEBALL

Pickleball is at the Kings Cove courts on Tuesdays at 11 AM. This is earlier than last year as we are trying to avoid the hotter parts of the day.

This is open to all residents and levels of play - come out and learn about one of the fastest growing sports in America and get moving again !

Tennis shoes are recommended as are loose or sporting clothes. A few extra paddles are available to try if you have not played before.

The participants in the past have been a friendly group welcoming to all players but generally mid level in experience.

Questions ? Call Anne Jahn at 248 894 0602.

Bridge Group Interest

Any Kings Cove resident who would be interested in playing Duplicate Bridge at an intermediate or higher level, please contact Jay Glover at Foodfamilyfriends17@gmail.com. We could play weekly or bi-weekly. It helps if you have master points or have played competitively in the past.

Free Smoke and Carbon Monoxide Alarm Program

It has been proven time and time again, that fire alarms save lives. Every year in Michigan, there are thousands of fires, and hundreds of fire deaths. The State of Michigan Fire Marshal has made smoke alarm installation a priority throughout the state. The Rochester Hills Fire Department has been installing smoke and carbon monoxide alarms to residents, free of charge, for over a decade. The Rochester Hills Fire Department has teamed up with MI Prevention, a State of Michigan agency, focused on Community Risk Reduction. MI Prevention has provided over 1,000 smoke alarms that were installed in homes in Rochester Hills. If you would like a free smoke alarm or carbon monoxide alarm (if available), please contact our Fire and Life Safety Educator at 248-841-2705.