



The Cove News

COVE COMMENTS

Happy Fall everyone! Please make sure you have shut the water off to your outdoor hose faucet and drained any water in it. Also, please keep your garages closed when not in use.

Please be patient if you have submitted work orders. We have received a very large number this year and are working to get through them. We are also running into supply issues on many parts and materials. The work will be completed, although it may take a little longer than normal. Of course, if you ever have an emergency please call the AMI number 586-739-6001 and follow the prompts. If it is after hours it will connect you to the answering service to help.

The Budget for 2023 is being prepared. We will continue replacing the retaining walls with brick, worst first. The garage and doorwall replacement program is ongoing. Tree trimming and gutter cleaning are still happening this fall.

Please remember the Bylaws state your garage must be used to park a vehicle. It is not a storage area. If you park in overflow without a permit you will be towed without notice.

LOOK INSIDE FOR INFO ON THE NEW COMPUTER PROGRAM KINGS COVE IS USING AND ALL THE WAYS IT CAN HELP YOU MANAGE YOUR ACCOUNT.

Automatic Payments-

If you had auto pay set up to pay your assessments you can continue to pay that way or you can set it up through the new portal. If you got an email regarding payment and have been having your payments auto deducted this will continue to happen so please ignore the email.

Daylight Saving Time Ends

Sunday Nov 6, 2022

Please make sure when you set your clocks back that you also change your smoke detector batteries and make sure you have a working carbon monoxide detector.

ATTENTION CO-OWNERS:

AMI has begun using a new program to manage the complex. You should have received an email that referenced Kings Cove and asked you to join the portal. Please open it and click on the activate now button and set up your password to join. This will allow you access to many features including being able to:



View your Association Calendar – *Stay current on the important happenings in your community.*



Request architectural reviews – *Get approval on changes to your home.*



Review shared documents – *Easily pull up the information you need.*



Make payments – *Avoid late fees by setting up automatic payments.*



Submit maintenance requests – *Quickly file requests and track their status.*



Access from any device – *Stay connected with the Online Portal mobile app.*

If you did not receive the email or need it resent please call AMI at 586-739-6001.

Neighborly News

- Please make sure you send your monthly payments directly to the AMI lockbox.
- Check out the website at: kingscovecondos.com
- Please be courteous of your neighbors and remind your children to do the same. Pick up after your pets, stay off neighbors decks and patios and remember sound carries.
- Pick up after your dogs! Every time they go you must dispose of it properly.

Monthly Board Meetings:

We value your opinions and ideas and would like to see more of you at our monthly board meetings. They are held on the fourth Thursday of each month at the clubhouse starting at 5:00 p.m. Generally there are no meetings in December. Due to Thanksgiving the date for the November/December Board Meeting is December 1st.

Maintenance Notes

By: Jeff McCarty

1. Make sure to turn off the water to your outdoor spigot & disconnect your hose.
2. Yard waste is picked up through November 28th.
3. All trash needs to be bagged. The garbage men won't chase down blowing garage.
4. If you must have them keep bird feeders as far from your unit as you can. They attract mice and other animals which then get into your home!
5. Fall clean up is done in several phases and is completed after all leaves have fallen. This includes gutters and leaf pick up.
6. Gutter cleaning is messy. Please clean off your patios for winter. Tarp or cover anything remaining if you don't want it dirty.
7. Please remove all items from your porch for winter for the snow shovelers.
8. Make sure to keep your windows closed and LOCKED to help with drafts/heating costs. Also keep your garage door closed when not coming and going. This helps keep pipes from freezing and helps with energy use.

Snowplowing

Please remember when it snows your driveway cannot be plowed if there is a car on either side of it. Please try to move your vehicle out of the driveway for the plows. We know this can be difficult and thank you for your cooperation. If you are having any problems with this issue please try to speak with your neighbor. Snow removal will begin within four hours of a 1 1/2" accumulation. Please let us know if you have any issues but please do not complain about timing, they get in as soon as they can and are done as soon as possible!

Ice Melter/Salt

The white pellets/flake is to be used on concrete such as sidewalks. The regular salt is for asphalt only. If you need salt or snow melter please call the maintenance office and they will deliver it. We will not reimburse for purchases you made.



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CURRENT RESIDENT



Fall 2022 Cleanup: Information and Guidelines

Q. How is Fall cleanup handled for the common areas in King's Cove?

A. King's Cove has 399 condominium units in 104 buildings. Gutter cleaning, and cleanup of leaves in common areas is scheduled by the Maintenance Supervisor. This is a multistep process that should begin soon and will be completed after ALL of the leaves have fallen. Please do not call maintenance regarding gutter cleaning. It will get done!

Q. What Fall cleanup activities am I responsible for around my condo?

A. Co-owners are responsible for cleanup of decks, patios and any flower beds or planted areas around their condo.

Q. What specifically do I need to do?

A. All OUTDOOR FURNITURE, GRILLS, UMBRELLAS, AWNINGS and other items are required to be removed from decks, patios and areas around your condo no later than November 1. Any bags of soil, garden tools, toys, etc., need to be stored. King's Cove is not responsible for damage to personal items by work crews who have to clear roofs of leaves, snow or ice.

Q. What should I do with garden hoses?

A. HOSES need to be disconnected, drained and stored and the outside water supply needs to be shut off in your basement. If you don't know where your water shut-off is located or if you don't know how to turn the water off, call the onsite maintenance number.

Q.. What do I do with PLASTIC HANGING FLOWER BASKETS?

A. Empty hanging baskets and place the plastic containers in your recycle bin. Dirt can be spread on the ground. Dead flowers and flower roots should be put in paper yard waste bags as explained below.

Q. Can I use my garage to store outdoor furniture and park my car outside?

A. Garages are intended for parking, not storage. You may use your garage for storage provided that you also park your car* in the garage. (*cars if you have a 2-car garage.)

Q. When I clean up my FLOWER BEDS or PLANTED AREAS around my condo, how do I dispose of the YARD-WASTE?

A. Yard Waste is picked up on Mondays **ONLY** . You must use brown yard waste bags only. Yard Waste is picked up April—November. **DO NOT OVERFILL BAGS—IF YOU CAN'T LIFT IT NEITHER CAN THEY!!**

Q. What else is recommended?

A. It is important that you change your furnace filters monthly or yearly (depending on the type of filter. There are 3 kinds of filters:

1. Standard requires monthly change.
2. Electronic requires cleaning every four to six weeks.
3. Media requires yearly change.

Dehumidifiers attached to furnaces also have filters that should be changed yearly.

It is recommended that you have a furnace/air conditioning system inspection by a reputable heating/air conditioning company of your choice every other year.

Replace the batteries in your smoke detector and check your carbon monoxide detector.

Winterization Checklist:

(If leaving unit vacant for any length of time)

Check Your Insurance. Consult with your insurance agent to see that your content coverage is adequate. The Association's insurance will not cover loss of or damage to upgrades or your personal property.

Emergency Contact Information . Be sure to leave information with the on-site office.

Weekly Inspection. Have someone inspect your unit weekly.

Adjust the Thermostat. Do not turn the heat completely off. Set the thermostat no lower than 55 F to protect against freezing.

Leave Sink cupboard doors open to help keep pipes warm.

Install timers on a few lights for security purposes.

Adjust Hot Water Thermostat to low.

Make sure **outside water** is turned OFF and drained.

Have **Mail and Newspaper** deliveries forwarded or suspended.

CLUBHOUSE PARTY RESERVATIONS

If you would like to reserve the clubhouse for a party please call or email Melinda Thomas, our Clubhouse Director, at 248-767-8111 or mlh2013@hotmail.com.

