



The Cove News

COVE COMMENTS

Happy Fall everyone! It has been a very busy year. All of the things you are experiencing out there with shortages of materials and labor are the same issues we are having here at Kings Cove. Please be patient if you have submitted a work order. 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 wine Wednesday was a big hit. There was a great turnout and the social committee says it will be on the calendar for next year. Oktoberfest was also a great success.

The Budget for 2022 will be mailed soon. We will continue replacing the retaining walls with brick, worst first. Carpet in the clubhouse is scheduled to be replaced. Tree trimming and gutter cleaning are still happening this fall. Other projects will be on-going.

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.

CLUBHOUSE PARTY RESERVATIONS

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

Daylight Saving Time Ends

Sunday Nov 7, 2021

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.

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.

Neighborly News

- Please make sure you send your monthly payments directly to AMI. We do not accept them in the on-site office. AMI now accepts credit card payments. Go to www.amicondos.com and select "Online Payments". The processing fee is \$10.00.
- Save yourself time and money. Fill out the an Automatic payment form and return it to AMI with a voided check to have your monthly assessments automatically deducted.
- 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 7:00 p.m. Generally there are no meetings in December. Due to Thanksgiving the date for the November/December Board Meeting will be December 2nd at 5:00pm in the clubhouse .

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 29th.
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!

Kings Cove volunteers Mike & Anne Jahn, Louis & Eva Carrio (rt to lt) performed a Paint Creek trail clean up on Saturday 10/23/21. Kings Cove has sponsored the Trail clean up between Tienken and Dutton roads for about 5yrs now in conjunction with the Trail Commission and the Girl Scouts.

The cleanup is a nice leisurely walk along the trail between Tienken and Dutton while picking up such items as doggy bags, paper waste, plastic water bottles, and other nontoxic (no dangerous products) items that people leave along the Trail.

It should be noted that this effort has been getting easier in recent years as people seem to be more conscientious of our beautiful Trail and what It means to the community.

Thanks to all the volunteers that help in this endeavor.

Mike Jahn





Lauren Sitko
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KING'S COVE RESIDENT



Fall 2021 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, tree and bush trimming, and cleanup of leaves in common areas is scheduled by the Maintenance Supervisor. This is a multistep process that should begin the week of October 26th and will be completed after ALL of the leaves have fallen.

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 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.

