



# The Cove News

## COVE COMMENTS

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

Please be patient if you have submitted work orders. Maintenance is working through the large number they received during the busy season. Of course, if you ever have an emergency please call the AMI number at 586-739-6001 and follow the prompts. If it is after hours it will connect you to the answering service to help.

Your board of directors is busy preparing the 2024 budget. We will continue replacing the retaining walls with brick, worst first. The garage and door-wall replacement programs will continue. Tree trimming and removal continue to be a major expense to the association.

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. The Bylaws can be found on our website at kingscovecondos.com

### Daylight Saving Time Ends

Sunday Nov 5, 2023

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

## MAIL THEFT

As many of you are aware we have had several instances of mail theft in Kings Cove. The Sheriff has apprehended several people but unfortunately the thefts continue.

Although this is first and foremost a police problem your Board of Directors is trying hard to help mitigate the issue. There are also several things you as residents can do to help. **The most important thing is to remove your mail from your mailbox each and every day.** If you are going away have your mail stopped by the post office or have it picked up by a trusted neighbor or relative. If you see anyone suspicious in or near the mailboxes or in our complex call the police/911. Please, if you see something, say something! That is how they caught the people the first time. If you have experienced theft of your mail call the Oakland County Sheriff at 248-858-4951 and report it to the Rochester Post Office.

Sign up for Informed Delivery from the post office—Informed Delivery® is a free and optional notification feature that gives residential consumers the ability to digitally preview their letter-sized mail and manage their packages scheduled to arrive soon. It sends you an email every day of what you are receiving in the mail.

Reprinted from the City of Rochester Hills—Hills Herald:

## **Deer Awareness in Rochester Hills**

With the arrival of fall comes an increase in deer activity, and motorists should be more aware of the greater potential for deer to dart across roadways. Deer/vehicle crashes are a year-round problem but deer are most active in the spring and during the fall mating season (Oct. 15—Dec. 15). Flashing your high beam headlights or honking your horn won't deter deer. When startled by an approaching vehicle, they can panic and dart out from any direction without warning.

### **WHAT YOU CAN DO**

Observe "Deer Crash Area, Use Caution" message boards that the City places in deer/vehicle collision hotspots throughout the City from October through December.

If you see one deer, slow down. Chances are there are others nearby and be especially alert for deer at dusk and dawn.

### **IF A CRASH IS UNAVOIDABLE**

Don't swerve! Brake firmly, hold on to the steering wheel, stay in your lane and bring your vehicle to a controlled stop. Pull off the road, turn on your emergency flashers and be cautious of other traffic. Don't attempt to remove a deer from the roadway and report the crash to the nearest police agency.

### **DEER FEEDING BAN**

Remember it is unlawful to feed deer. Efforts to decrease the large deer population, traffic hazards, deer/human interaction, the spread of deer-related diseases, and damage to private property resulted in City Council passing a citywide ban on feeding deer in Rochester Hills in 2008.

### **DOGS, DEER, AND YOU**

October and November is when male deer (bucks) are going through the "rut". This can cause their behavior to change and cause them to be more bold and aggressive. So keep your distance. Additionally, come spring, when fawns are being born, there have been reports of aggressive deer towards dogs. Female deer (does), while protecting their fawns, have injured dogs and shown an indifference to human intervention. Accompanying your leashed pet when outside during the spring is the most effective way to protect your dog. Using scare tactics like spraying the deer with a garden hose, making loud noises and generally scaring the deer away may also help in deterring them. Contact our Parks and Natural Resources Department to learn more at 248-656-4673.

## **BOO BASH**

The Social Committee cordially invites all King's Cove residents to a Halloween "BOO BASH" at the clubhouse, Oct 29, 2-4. Cider and donuts and snacks will be served. Please bring a goodie to pass. Kids are welcome! Mom and Dad and grandparents can BYOB if they like.

See you in a costume? or not? Strictly up to you.

### ***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. The next meeting is October 26th. Generally there are no meetings in December. Due to Thanksgiving the date for the November Board Meeting is tbd.



## 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 27th. Do not put it out after that date.
3. Dog tethers are against the Bylaws. They also get sucked into the snowblowers. You will be responsible to fix the blowers or buy new ones.
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.



**Lauren Sitko**  
REALTOR®

**SFR** **AABR**  
FORUMS REALTY RESOURCE



Cell (248) 933-9224  
Office (248) 651-8144 x3976  
Fax (248) 650-0530  
laurensitko@realestateone.com  
www.laurensitko.com  
*Michigan's Largest Real Estate Company*  
1002 N. Main, Rochester, MI 48307

CURRENT RESIDENT



## Fall 2023 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:

### Do this 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.



### 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](mailto:mlh2013@hotmail.com).

### TRASH REMINDER

Please put your trash in a can with a lid. Do not put your trash out before 6:00 pm the night before garbage day. When you put your garbage out in a bag only, esp. the night before, the animals get into it and spread it around. Recently we had an instance where a co-owner's dog got ahold of a corn cob from said trash and had to have emergency surgery to the tune of thousands of dollars. Yes, the dog was on a leash and yes, it was a freak accident but it could have been avoided if the trash had been in a covered container. This also helps save our maintenance crew from having to clean up all the garbage strewn around from the animals and the wind every week. Just another way we can be mindful of our neighbors and staff. Thank You.

### KINGS COVE WEBSITE

Check out the updated, easier to use website:

**[kingscovecondos.com](http://kingscovecondos.com)**