

# The Cove News

## Holiday Edition

Seasons Greetings from the Office Staff, Maintenance Personnel and your Board of Directors.

Make sure that when you changed your clocks for daylight savings that you changed the batteries in your smoke detectors. Statistics show that more than 70% of U.S. homes have a smoke alarm, however more than 30% of those smoke alarms do not work. Change the battery twice a year and if the detector is more than 10 years old (or exceeds the manufacturer's recommended period of use) it should be replaced.

Have a fire escape plan for you and your family and practice the plan at least twice a year. The plan should include at least two ways out of your home and a meeting place outside. If you stay at a relative's house during the Holidays or at a hotel make sure you develop a fire escape plan for these situations. Make sure out-of-town guests staying at your home are aware of your plan.

Practice the safe use of candles as candles are an increasing cause of fires in the U.S. Never leave candles unattended, always use a candle holder, keep the candles away from drapes, decorations, and other combustible materials. Keep a close watch on your children and pets as they are attracted to the flame, never let children light or use candles.

Practice fire safety in the kitchen as cooking fires are the leading cause of fire in the U.S. today. Never leave the cooking area unattended, keep combustibles away from the stove and other heating/cooking appliances. Have a pan lid nearby to extinguish small pan fire on the stove top. Keep pan handles pointed away from the front of the stove, off to the side is best. Avoid wearing loose clothing while cooking as it may contact a hot surface and ignite.

Holiday decorations should be used safely; candles should never be placed in combustible decorations including trees. All lights should be U.L. listed for the use they are intended for; lights should never be used on a metal tree. Follow the manufacturer's directions and recommendations when stringing lights. Practice electrical safety, do not overload outlets. Trees should be kept well-watered and away from any sources of ignition.

Use heating appliances carefully, space heaters and other heating appliances should be kept a minimum of 36" away from all combustible material. Space heaters should have "tip-over protection". Never leave a space heater plugged in when unattended, filters should be change when required.

Fireplaces should be properly maintained and the chimney needs to be cleaned at least yearly to avoid creosote buildup. Wood burning stove and gas fire places also should be properly maintained per the manufacturer's recommendations. Ashes should be disposed of properly in a metal container placed outside away from other combustible materials. Even after several days ashes can store enough heat to ignite plastic containers and other nearby combustibles. Fireplace screens and other safety items should be in good condition and used properly.

Please stay healthy and safe in the new year!

### Holiday Hours

The Maintenance offices will be closed at noon on 12/21 thru 12/26.

They will also be closed at 3pm on Dec 29th thru 1/1.

The on-site office will be closed at noon on 12/21 thru - January 1.

If you have an emergency please call the  
answering service at

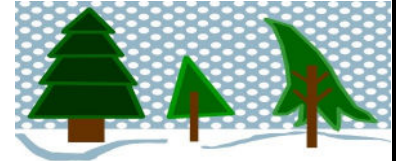
586-739-6001 and follow the prompts.

## HOLIDAY DECORATIONS AND LIGHTS

Outdoor Holiday decorations and lights may not be installed on General and/or Limited Common Elements before November 1<sup>st</sup> and must be removed no later than February 1<sup>st</sup> in order not to hamper maintenance. Outdoor Holiday lights will only be permitted to be lit starting on Thanksgiving Day and running through January 15<sup>th</sup> which is approximately seven weeks in length. All other Holiday decorations such as but not limited to: pumpkins for Halloween, corn stalks and/or Indian corn for Thanksgiving, colored eggs for Easter, flags and blow-up items for any Holiday, etc. must be removed and properly stored or discarded two weeks (14 days) after the Holiday. Decorations and/or lights not removed in the above time frame will incur a fifty dollars (\$50.00) fine and be removed, discarded, and the co-owner invoiced the cost of removal.

Sincerely,

King's Cove Condominium Association Board of Directors



### 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 Melt/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 melt you can pick it up from by the front door of the clubhouse or if unable to please call the maintenance office and they will deliver it. We will not reimburse for purchases you made. Please use these AFTER the snow has fallen and been plowed/shoveled. If you have any old coffee cans, cat litter containers or anything similar to use as a container for ice melt please provide and we will fill it and return.

We could also use any extras if you have them.

### Garage Doors

Please keep your garages closed. Many have water lines running thru their ceilings which freeze and split in the cold weather. One way to help avoid this mess is to keep the garage door closed. Also, don't forget to disconnect your hose and turn the outside water off.

### Notes

1. Reminder-If you have any type of maintenance issue you believe is the associations responsibility you **MUST** use our contractor(s) to diagnose/repair the issue. The proper protocol is to contact the maintenance office at 248-652-3999 or if it is after hours/Emergency (586)739-6001. (follow the prompts) **You will not** be reimbursed if you do not follow protocol.
2. The Board would like to remind you to pick up your mail **each and every day**. If you aren't able to do so have a friend or neighbor help you out. Also remember light deters crime! Turn your porch and garage lights on at night. If your lamp post is out submit a work order. Lamp posts must be lit with a clear bulb. No colored bulbs allowed.
3. We have had several instances of wildlife becoming entangled in fishing line/debris at the pond. We are asking you to be extra careful and clean up thoroughly if you use the area. Remember anyone 12 or younger must be accompanied by an adult to use the recreation areas and fishing is for KC residents only.