

THE COVE NEWS

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Your Kings Cove Board, along with the property and maintenance managers have been busy planning projects for the coming year. Here are just a few of the things they have planned in 2024.

- On going projects include window and doorwall replacement, timber walls replaced with stone, and cement and asphalt repair and replacement.
- Three to four more roofs will be replaced this year.
- The pool fence will be replaced this year.
- Ten to twelve buildings are scheduled to be painted and have rotten wood replaced this year.

The maintenance department will also be busy completing all regular work orders that are received. Please fill out your work orders online if possible.

Maintenance Notes:

By: Jeff McCarty

- ◆ Yard Waste pickup will begin the week of April 15th. More info to come.
- ◆ Do NOT remove the orange snow markers. The landscapers will come around and do it. They will charge .40 cents for each missing one.
- ◆ Keep garage doors closed when not coming or going to prevent your and/or the neighbors pipes from freezing. It's still going to be cold for awhile. Many run thru the garages and any damage is the owners responsibility.
- ◆ We are already getting calls to trap animals under low decks. Please screen/lattice these type of decks to keep the animal's out from under them. Submit a modification form to make sure you are using the correct material.

Social Committee News

The first activity of 2024 from the social committee will be *March 22*-- Social Game Night. 6:00–8:00 pm, Held in the Kings Cove clubhouse. Come join us! See pg. 3 for more info!

NEIGHBORLY NEWS

- Do not approach or disturb the contractors or maintenance men while they are working. This slows them down and keeps them from doing their job. Submit a work order if you need work done.
- The Cove News is going digital. They will be available on the website. An email blast will go out when a new version is released. A few hard copies will be available at the clubhouse in the container by the front door.
- 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.
- Please pick up after your animals EACH and every time they soil common ground. You also must be in attendance of the animal whenever it is outside. They must be leashed at all times, no tethers allowed. This is a Bylaw.
- For your safety, if you are walking at night, please wear reflective clothing or carry a flashlight (turned on). It is very hard to see you or your animal in the dark!

Garage Parking:

The Bylaws state your garage must be used to park a vehicle. It is not a storage area. Many co-owners are not using their garage and parking vehicles in overflow. If this sounds like you—clean out the garage and use it to park! We are cracking down on those who do not adhere to the Bylaws.

Improperly parked vehicles will be ticketed and towed.

Online Portal Access

The new portal is live. This allows you access to your association account. Follow the link in the email you were sent or go to our website: kingscovecondos.com and click on the link "owner online portal" on the right hand side of the screen and follow the instructions.

KINGS COVE RESIDENT



Real Estate One

Lauren Sitko
REALTOR®



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Michigan's Largest Real Estate Company
1002 N. Main, Rochester, MI 48307



**WELCOME
NEW RESIDENTS and CURRENT RESIDENTS**

**JOIN US AT THE CLUBHOUSE
For A Souper Supper and Games Night
(Adult residents only)**

Friday, March 22, 2024, 6-8 PM

The Social Committee,
courtesy of the Condo Association,
will provide

Soup, Sides and a Coffee Bar
You may also bring your own beverage of choice.

Bridge, Euchre, and Pinochle Tables will be set.

Rummikub, Pictionary, and other
Board games will be provided.

Come, bring a mug for the soup, make new acquaintances,
and greet King's Cove friends.



Daylight Savings Time
begins Sunday, March 10,
2023! Turn your clocks
ahead one hour. This is also
a great time to check your
smoke detectors and carbon
monoxide detectors to make
sure they are working
correctly.

Stay vigilant, pick up your mail each and every day!

We recently learned of the sudden passing
of Sandy Mihalovich. Our sympathies to
her family and friends. She was a long
time resident of Kings Cove.
May she rest in peace.

OFFICE SERVICES

1. **Complaint Forms, Modification Forms, Work Orders, Storm Door and Awning Guidelines.** Available at kingscovecondos.com
2. **Clubhouse Rentals** E-mail: mlh2013@hotmail.com or Call Melinda @ 248-767-8111 and leave a message.
3. **Special, Large Item Trash Pickups**
GFL: 844-464-3587. (usually no need to call)
4. **Notary Service.** Free to all K.C. Owners. See Carol in On-Site Office.
5. **FAX Service.** In On-Site Office: \$2, first page; \$.50, each add. Page, outgoing. No charge, incoming. Office Fax #: (248)652-9210.
6. **Copy Machine.** In Office. \$.10/page.
7. **"Cove News" Advertising.** Call Carol in the Office. Long term rates available.
8. Salt and ice melter are available at no charge at the clubhouse

On-Site Office Hours:
Monday & Wednesday
9:00am - 2:00pm
Carol Cooper
Tuesday & Thursday -
9:00am - 5:00pm
Jim Dafoe

KINGS COVE RESIDENT



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**THE NEWSLETTER OF THE
 KING'S COVE ASSOCIATION
 1131 Brookside Court
 Rochester Hills, MI. 48306**

The "Cove News" is produced through the King's Cove On-Site Office. All articles to be considered for publication should be delivered to the Communications Mailbox by the last Monday of each month for the next month's printing. Please include your name, address and phone number. Names will be withheld upon request.

Website: kingscovecondos.com

The "Cove News" assumes no responsibility for the content of advertisements placed by advertisers.

BOARD OF DIRECTORS

- | | |
|-------------|---------------------|
| President: | F. Moss (2025) |
| Vice-Pres.: | G. Dettloff (2025) |
| Secretary: | M. MacTavish (2025) |
| Treasurer: | M. Jasper (2024) |
| Directors: | J. Haugen (2024) |
| | P. LaRiviere (2024) |
| | J. Glover (2025) |

MANAGEMENT

- | | |
|--------------------|--|
| Property Manager: | J. Dafoe |
| | jdafoe@amicondos.com |
| | (248) 652-6424 |
| Mgmt. Coordinator: | C. Cooper |
| | (248)652-6424 |
| Maint. Supervisor: | J. McCarty |
| | (248) 652-3999 |
| Maintenance Asst. | D. Colburn |

AMI & Emergency Maintenance:
 586-739-6001
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