



APRIL/May 2024



The Cove News

www.kingscovecondos.com

Phone: 248-652-6424
Fax: 248-652-9210
E-Mail: kingscove@amicondos.com

ELECTIONS

KING'S COVE BOARD OF DIRECTORS - 2024

**THERE WILL BE THREE OPENINGS THIS YEAR FOR THE BOARD.
YOUR COMMUNITY NEEDS YOU!**

**PLEASE ANSWER THE QUESTIONS ON THE ENCLOSED ELECTION
PROFILE IF YOU ARE INTERESTED IN RUNNING FOR THE BOARD.**

**PLEASE E-MAIL YOUR RESPONSES TO Kingscove@amicondos.com
OR CALL Carol @ 248-652-6424 WITH ANY QUESTIONS.**

COMPLETED ELECTION PROFILES ARE DUE BY MAY 6, 2024.

Maintenance Manager Notes:

From : Jeff McCarty, Maintenance Manager

- **ANY** change you wish to make on the exterior of your unit requires you to fill out a modification form. They are available on our website. This includes lights, patios, decks, satellite dishes, cable, etc. Return the form to the maintenance dept. for approval.
- Turn off and drain your furnace humidifiers for the summer season.
- Satellite Dishes cannot be placed on the Roof. If you are unsure of where a dish can be placed please call Jeff McCarty for instructions.
- No vines or other plant life should be growing on the buildings or fences. We need access for maintenance and to paint, etc.
- Management is monitoring water usage of the buildings. If they notice exceptionally high usage we will ask for access to come inspect the unit for leaks.
- Co-owners will be invoiced the cost of Kings Cove sending out a contractor if the problem turns out to be one that is the co-owner 's responsibility.
- Do not place anything on shared common area (the lawn, the woods, under trees, etc.) such as bird baths, statues, etc. No gardens, flowers beds, plantings. They will be removed.

Recycling & Trash Notes:

1. Please put your trash/recycling out in front of your own unit or on your own driveway. Do not put out before 6:00 pm the night before.
2. Please bag your garbage even if you use a can. This helps to keep blowing trash to a minimum. Also, please be sure to secure your recycling.
3. There is **NO DUMPING** of any kind at the Clubhouse!! The area is under video surveillance and you will be fined if caught. This includes garbage/furniture/yard waste/etc.
4. If you see garbage blowing around your unit/yard please take a moment to dispose of it instead of letting someone else do it. Have some “civic pride” and take responsibility even if its not “yours”. This helps keep our beautiful community just that.
5. **Yard waste pickup has resumed!**. Please have your waste out in paper yard waste bags by 8:00 am. Anything not in the proper bags will not be picked up, no plastic, etc. Only set yard waste out on Mondays. Absolutely **no** garbage, plastic, (inc flower pots) or **pet waste** should be included. Also, please remember the wooded areas are to be left in their natural state. Do not clean these areas of debris/sticks, etc.

All Major News & Events are sent out by Email Blast

If you aren't receiving them make sure we have your email address on file.

Send your name, address, and email to kingscove@amicondos.com

Neighborly News

- Tennis court/Pickleball keys are available in the on-site office. You may keep it indefinitely. No animals or rollerblades/skateboards are allowed on the courts. Courts open in May. Replacement keys are \$25.00. Rules are posted on our website.
- Pick up after your dog! It is a Bylaw that Each and Every time they go you Must pick it up. You are not allowed to tether your pets.
- Remember you **MUST** use your garage and driveway to park your vehicles. Overflow spaces are not to be used by co-owner's unless approval has been granted by the Board and you are issued a parking pass. IF you do not have a pass you may be towed without notice.
- Please remember Do **NOT FEED THE GEESE, DEER** or **ANY** stray animals. Bird feeders attract mice so if you have a rodent problem start by getting rid of the bird feeder!



**Join the social committee for a Memorial Day Picnic on
Sunday, May 26th down by the clubhouse.**

Watch for more info.

ELECTION PROFILE

Please answer the following questions about yourself. The submitted responses will be published in the upcoming annual meeting packet to introduce you as a candidate for the Kings Cove Board of Directors. Please be concise.

Please email completed answers to kingscove6424@comcast.net or drop off at the on-site office.

Name: _____

Address: _____

Phone: _____ I have been a Kings Cove resident since _____

I am a full time/part time resident. If part time how many months of the year do you reside in Kings Cove?

1. Describe anything about you personally; i.e. work experience, education, family, lifestyle, etc., that you think would be pertinent to your candidacy or of interest to residents.
2. Describe any previous experience on a Community Association Board or Committee.
3. Explain your reasons for wishing to serve on the Board of Directors at this time.
4. Complete the following statement, adding your understanding and explanations as you see appropriate:
"I believe the three (3) greatest challenges facing Kings Cove at this time are:"

A detailed description of the responsibilities of serving on the Board of Directors can be found in Article II of the Association By-laws. To be an effective Board member requires a significant time commitment to review items requiring Board discussion and decisions and including, but not limited to, attendance at monthly Board of Director meetings (held on the 4th Thursday of each month, typically from 7 pm - 9 pm), special Board of Director meetings (scheduled as necessary) and the Annual meeting of co-owners.

Signature _____

Date _____

Note: All profiles are published in alphabetical order 3/16

The April Board meeting has been cancelled. The next Board meeting will be held May 23, 2024 at 5:00pm.

King's Cove Condominium Association

Swimming Pool Rules and Regulations

The swimming pool and pool area is for use by the King's Cove Association's co-owners, and registered tenants (for purposes of these Rules and Regulations, a "registered tenant" is a person with a signed lease **on file** in the on-site office), and their guests. Delinquent co-owners are prohibited from using all King's Cove recreational facilities, including the swimming pool and pool area. All persons using the swimming pool do so at their own risk. The Association will not be responsible for accidents or injuries sustained in the swimming pool and/or swimming pool area, and it assumes no responsibility for any loss or damage to personal property. A lifeguard/pool attendant **will not** be on duty at the pool. All persons using the swimming pool agree to abide by these Rules and Regulations.

1. **Hours:** The pool will be open from 10:00 a.m. to 8:00 p.m. daily. The opening and closing of the pool during inclement weather shall be the decision of the Management and be made in accordance with the Oakland County Health Department's rules on inclement weather.
2. **Pool Fobs:** All co-owners/registered tenants **must** use a pool fob to enter the pool gate. All co-owners/registered tenants are required to have a pool fob.
3. **Guests:** Guests must be accompanied by a co-owner/registered tenant at all times. There is a limit of three (3) guests per Unit.
4. **Pool Users:** Non-swimmers or those who exhibit an inability to swim and conduct themselves within the pool safely must be accompanied by a responsible person of adequate skill to ensure their safety.
5. **Dress:** Proper swimming attire must be worn in the pool. Any person who is incontinent or not fully potty-trained must wear **SWIM DIAPERS WITH PLASTIC PANTS** or other appropriate water-proof clothing, and the co-owner/registered tenant assumes full responsibility for any costs involved in sanitizing the swimming pool should it be soiled.
6. **Health:** Persons using the swimming pool are expected to behave so as not to endanger the health of other people. Before entering the swimming pool, persons must shower using soap to remove oils and lotions. Persons having an infectious or communicable disease or possible infectious condition, including, but not limited to, colds, skin eruptions, or open blisters or sores are not permitted to enter the water.
Safety: Persons using the swimming pool are expected to behave so as not to endanger the safety of other people. Pool users are prohibited from running, rough play, using floatation devices (except for floatation devices designed and used for personal safety), toys, **(NO BALLS/RAFTS, ETC)** and polluting the water. All co-owners, registered tenants, and guests are expected to follow the Oakland County Health Department's rules on safety.
7. **Food:** In accordance with Oakland County Health Department's rules, NO eating is permitted within the swimming pool area.
8. **Beverages:** No alcoholic beverages are permitted in the swimming pool or in the swimming pool area. No glass containers are permitted in the swimming pool or in the swimming pool area. Beverages must be in metal, plastic, or paper containers.
9. **Smoking:** For the comfort of all our pool users, NO smoking is permitted in the pool area.
10. **Pool Use:** The swimming pool is for recreational use only. Charging for swim lessons, holding tournaments, fund raisers, pool parties, etc. is not allowed without expressed written permission from the Board of Directors.

Management will enforce these Rules and Regulations. Any person who violates these Rules and Regulations will be asked to leave the pool area. Repeat violations will result in pool privileges being revoked.

Pool Opening

The swimming pool opens on Saturday, May 25 at 10:00 am. You must have a pool fob to enter the pool. If you did not get your fob last year you will need to come to the on site office during office hours to pick up your fob. Please bring your ID .If you are a tenant you must have an active lease on file with the management company and bring a signed letter from the owner giving you permission to pick up the units fob..

If you lost your fob from last year you will be charged a \$50.00 replacement fee to obtain a new one.

WORK ORDERS

If possible, please either submit workorders through your portal or at workorders@amicondos.com. Please include pictures to show details. Either of these methods gets your request into the system faster and makes it easier to track than paper copies.

Battery Giant- Battery Recycling Program

At Battery Giant, we do more than just lead acid battery recycling. With our eye on the environment, we are proud to support the program Call2Recycle™. Call2Recycle™ is a national program which helps consumers conveniently recycle rechargeable batteries and old cell phones. Recycling rechargeable batteries is notably critical due to their overwhelming use and improper disposal. The Call2Recycle™ program seeks to educate the public about the benefits of recycling rechargeable batteries.

For more information about our recycling program at Battery Giant Rochester Hills – see store for details or contact us now. Located at 1178 Walton Blvd, R.H. - 248-759-4231, or

batterygiantrochesterhills.com/services/battery-recycling/



KINGS COVE RESIDENT



Lauren Sitko
REALTOR®



ABR
SFR REALTOR®
REALTOR

Cell (248) 933-9224
laurensitko@realestateone.com
www.laurensitko.com

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

ANNUAL MEETING DATE:

June 24, 2024.

**Watch for your
packet
in the mail .**

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



Lauren Sitko
REALTOR®

SFR **ABR** **REALTOR**

Cell **(248) 933-9224**
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Michigan's Largest Real Estate Company
 1002 N. Main, Rochester, MI 48307



**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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