

The Cove News

ANNUAL MEETING HIGHLIGHTS

The meeting was well attended. Frank Moss, Board President, made the introductions and welcomed any newcomers. Jim Dafoe, Property Manager, talked about what needed to be done to clean up from the storm that just came through the community. He praised the work of Jeff, Dave and our contractors. There are a lot of trees down and property damage. We are waiting on the insurance adjuster to come in and assess the damage.

He also talked about all of the completed and on going projects in the Cove. Three roofs have been completed, many large and small brick retaining walls, the pool fence is done, the cement work is about complete and privacy walls are being worked on. Luckily the scheduled painting of the clubhouse had not been started when the storm hit.

The Q & A period covered topics such as could the monthly meeting be held later, could the minutes be posted online, the format of the financials, rejuvenation prunings, speeding on Kings Cove Dr, communication in the newsletter and online and other topics.

ELECTION RESULTS

Congratulations to the winners of this years board of directors elections. We had six people running, (one incumbent), for three open positions. Thank you to all who voted. It was nice to see community involvement this year. In the end your elected board members are Jane Haugen, Judy Hickman and Louis Carrio.



**50 Years of
KINGS COVE!**
**Save the date
to attend the
Anniversary
Party . (p 3)**





Please slow down when driving in Kings Cove!
We have several new baby fawns along with other animals, lots of children playing, people and dogs walking, bicyclists, etc.



If you have a leak from the storm we aren't aware of please contact maintenance. If any large branches are down that we haven't seen let us know.

STORM UPDATE—JULY 10 —

JIM DAFOE, PROPERTY MANAGER

Just a brief update from the storm damage, Jeff and I met with the Insurance Adjuster on July 1st we looked at a couple of buildings and he said due to the amount of damage throughout the community he would need to have an inspector come out and evaluate every damaged building. We were instructed that we cannot do any repairs until he does his assessment other than securing the roofs. Most of the cleanup has been done, we know there are still some fallen trees in the common areas that need removing and we will get to those. We have our contractors ready to go once we get the ok but that will take a while. I have been through Insurance claims/work before in communities and this is not a fast process and this is a large claim so please be patient and understand we are working hard to get this done as soon as we can but there is a process we have to follow.

I want to Thank **Jeff and Dave** for all the hard work they have put in over the past few weeks and three of our contractors that really came through for us when this all happened, **Tyson at TTG, Jeff at Top Notch, and Bob and Mike and their guys at Homegrown**, they all worked hard to clean the community up and get the buildings secured before even more major damage could occur.





**Sunday
August 11
1-3 pm
at the
Clubhouse
Cake Music
Sparkling Juice**

**2:30 PM Free Drawing for Valuable
Restaurant Gift Certificates**

**Got a Special
Cove Memory?**

**Share it at
the Party!!**



NEIGHBORLY NEWS

- *There is NO Parking along Kings Cove Drive! Anywhere at Anytime. If you observe cars parked there please call the sheriff at the non-emergency # - 248-537-3530. Violators will be ticketed. Don't be afraid to also call on the speeders.*
- *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.*
- *The next Wine Wednesdays are July 17 and September 11 at the clubhouse, 6-8 pm.*

NEED TO KNOW:

- ◆ There will be no Board meeting in July.
- ◆ Pick up after your pet, no one wants to step in that. It is also a By-law.
- ◆ If you aren't getting the email blasts, and would like to, send your email, name and address to kingscove@amicondos.com
- ◆ There is **NO** FOOD, GLASS, ALCOHOL, or SMOKING allowed in the pool enclosure.

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.

MAINTENANCE MANAGER NOTES:

FROM:JEFF MCCARTY

- 1) **Maintenance regularly monitors building water usage and if we notice it to be unusually high we will come out and inspect the unit for leaks. If we find any you are responsible to immediately repair them at your expense.**
- 2) **Nothing can be placed on shared common area including bird baths, statues, benches, etc. Also no gardens, flower beds, etc. They will be removed immediately.**
- 3) **Any change you wish to make on the exterior of your unit requires you to fill out a modification form. They are available on the website, kingscovecondos.com**



SOCIAL COMMITTEE HAPPENINGS

Join the Cinnamon Crows (or play solo) at the Summer Social and Jammin' on July 17 and September 11:

Kings Cove Residents Tom and Denise Sutphen will provide a sound system for performers at the Summer Social Happy Hours. This includes:

- EV PA stack (speaker and sub-woofer)
- Two microphones
- Keyboard (88 note Korg Kronos with

weighted action)
- Guitar cable (or microphone as necessary)

Guitars with audio outputs are best and can plug right into the PA. Singers who wish to sing with tracks can bring their backing tracks on a blue-tooth device (eg. phone, Ipad or computer) and connect to the PA via blue-tooth. If any musicians have questions they can call Tom directly at 248-470-4588.



THE NEWSLETTER OF THE KINGS COVE ASSOCIATION

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:

Directors: J. Haugen (2026)

J.. Glover (2025)

J.Hickman (2026)

L. Carrio (2026)

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

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.co or Call Melinda @ 248-767-8111 and leave a message.
3. **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

KINGS COVE RESIDENT



Lauren Sitko
REALTOR®

  

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