

King's Cove Condominiums

Jan/Feb 2021

# THE COVE NEWS

Phone: (248) 652-6424

Fax: (248) 652-9210

E-mail:

kingscove6424@comcast.net

**Website: kingscovecondos.com**

## Garage Parking:

Remember the Bylaws state your garage must be used to park a vehicle. It is not a storage area. Too many people are not using their garage and then parking vehicles in overflow.

If this sounds like you—clean out the garage and use it to park! We will be cracking down on those who do not adhere to the Bylaws. Be on the lookout for the NEW overflow parking policy.

## **Please Read**

### **Copy of an Email blast sent to those with an email address on file:**

Dear King's Cove Resident's

We are sending this advisory to remind all residents of the importance of keeping garage doors closed when not entering or exiting the garage. As you may be aware, water pipes are located inside many garages within the community which may become susceptible to freezing if left exposed during periods of extremely low temperatures. To help protect against this possibility, all garage doors are to remain closed except when entering or exiting the garage.

As always, your board of directors thanks you in advance of your continued cooperation in ensuring unfortunate mishaps are minimized.

Sincerely,

King's Cove Condominium Association Board of Directors

and

King's Cove Condominium Association management team.

## 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.
- 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 outside. No tethers allowed. This is a Bylaw.
- Please be courteous of your neighbors. 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.
- Please, if you have a problem such as snow not being cleared, lawn not cut, bushes trimmed improperly, Jeff needs to know. We can't fix it if we don't know about it!

### WEBSITE

Please use our website  
[kingscovecondos.com](http://kingscovecondos.com)  
 to find information, forms, phone numbers and lots  
 of other useful information.




**Lauren Sitko**  
 REALTOR®

**SFR** **ABR**

Cell (248) 933-9224  
 Office (248) 652-6500  
 Fax (248) 218-6578  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)  
*Michigan's Largest Real Estate Company*  
 1002 N. Main, Rochester, MI 48307

KINGS COVE RESIDENT



**Dear Resident,**

The Maris Brown Insurance Group is proud to be your association's Master Insurance agency. On behalf of the Board, Management Company and our Agency, we are providing you with some important information in regards to your HO-6 condominium unit owner's policy. When obtaining an HO-6 condominium unit owner's policy, it is important that you reference your association's unique bylaws. These bylaws outline exactly what your association is responsible for in the event of a loss. There are important coverages that need to be appropriately set up in your personal policy, for example:

- Personal property – provides coverage for your household contents and personal belongings.
- Personal liability – provides liability coverage for injuries, should they occur on or in your "Limited Common Element".
- Loss of use – covers costs incurred when an insured is required to move temporarily due to a covered loss.
- Loss assessment – provides coverage for assessments arising from a covered claim that exceeds the association's limits.
- Endorsements, for instance, water damage arising from the backing up of sewers or sump pump failure.
- The value of building additions or alterations made by you, at your expense.

If you are unsure if your current policy includes these coverages, we encourage you to contact one of our offices to schedule a free, comprehensive insurance policy evaluation to ensure that your current policy provides adequate coverage and is appropriate for your association's specific bylaws. As an agency that insures hundreds of condominiums in the state of Michigan, we know that not all condominium associations' bylaws are the same and that not all insurance agencies give unit owner's policies the time and attention they deserve, which is why we are making our consultation services available to you.

Oftentimes, mortgage companies will require proof of your association's insurance coverage. In the event that your mortgage company requires a master policy certificate, please send the following information directly to our certificates department via email or fax:

- Condominium Association Name
- Your Name and Address
- Name and Address of Mortgage Company
- Loan / Account Number
- Mortgage Company Fax or Email

**Certificates Department**

Fax: (586)589-5957

Email: [certs@mbinsurance.com](mailto:certs@mbinsurance.com)

We look forward to servicing all of your insurance needs! Please feel free to contact one of our offices with any questions that you may have.

<b>Maris Brown Insurance Group</b>	
<i>1055 E South Blvd Ste 140</i>	<i>56849 Grand River Suite 12</i>
<i>Rochester Hills, Michigan 48307</i>	<i>New Hudson, Michigan 48165</i>
<i>(586)752-4861</i>	<i>(248)257-5556</i>

**Please Note all Holiday Decorations should have been removed by February 1st -**

## **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



**KINGS COVE RESIDENT**

**\*RATES ARE AT AN ALL TIME LOW, SHOP LOCAL \***



**Maintenance Notes:**

1. **Please remember your driveway CANNOT be plowed if there are cars in it! If you share a driveway please be considerate of your neighbor and move any car(s) in it to allow them to plow.**
2. **No tethers for animals are allowed per the Bylaws. Not only are they not allowed but they are being sucked up by the snowblowers. If it damages the blower you are responsible for fixing or replacing it.**
3. **The cable boxes are not Kings Cove responsibility. If you have cable work done please make sure they close and secure the box properly. If you have a problem with a box or line please call the cable company.**
4. **This Spring the maintenance department will be doing deck inspections to be sure they conform in safety and appearance. Decks and pavers are the homeowner's responsibility.**

**Daylight Savings Time**

starts Sunday, March 14, 2021!  
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.

**POOL ATTENDANTS**

We are starting the search for summer 2021 pool attendants. Are you a teacher, college student, or have a couple of days free each week? We invite mature, responsible Kings Cove co-owner's to apply. Please email or call Carol in the on site office.

April/ May 2021



# The Cove News

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

Phone: 248-652-6424  
Fax: 248-652-9210  
E-Mail: [kingscove6424@comcast.net](mailto:kingscove6424@comcast.net)

## Community News:

1. If you need to get a hold of us in an emergency and it is after hours please call the answering service # 800-821-8800. Please follow the prompts to be connected to the after hours service. They will help and contact the proper contractor if needed. You will NOT be reimbursed if you hire your own contractor.
2. The Clubhouse will be closed for rentals until further notice. Sorry for any inconvenience. The Board will revisit the issue as restrictions/Covid cases change.
3. All Parking requests have been approved/denied. If you sent a request and haven't heard back please email Jim Dafoe—[jdafoe@amicondos.com](mailto:jdafoe@amicondos.com).
4. Normally minutes are available to view on the board in the clubhouse. Currently, with the clubhouse closed to foot traffic, you can request a copy. The request must be in writing. Note there may be a nominal copy charge.
5. The Pool will be open this year. Covid protocols & restrictions will be in place. Please see inside for details on an opening party. We are in need of pool attendants.. Full or part time, young or old! Please call or email the office.
6. GFL is now our trash provider. Included in this contract is recycle pickup every week and free—with no call needed-bulk waste pickup. For recycling & trash guidelines please visit their website—[www.gflenv.com](http://www.gflenv.com) or call 1-888-446-1717. Please remember not to put out your garbage before 6:00pm the night before. Yard Waste will still be picked up on Mondays by our contractor. Be sure to follow all guidelines such as not too heavy and in yard waste bags only. Yard waste will not be picked up any other day of the week.
7. We are hoping to let co-owners Zoom into the May meeting. You will have to RSVP if you would like to ask a question or make a comment. Watch for an email blast.

**GET  
INVOLVED IN  
YOUR  
COMMUNITY,  
RUN FOR THE  
BOARD OF  
DIRECTORS.**



**ANNUAL  
MEETING  
Will be June  
24th. Place  
TBD. Mail  
your ballot to  
vote.**

## Paint Creek Trail News

- Mike Jahn / VP- Paint Creek Trail Friends

The Paint Creek Trail Friends would like to extend an invitation to all interested parties to join our group. We are a non-profit 501c3 organization created to give the Trail users the opportunity to help plan for the future of the Trail, and to assist with its environmental stewardship. In the past we have held charity events, bike rides, walks, and other events. Kings Cove resident, Louis Carrio, is our President.

As an example, the Moutrie Pollinator Garden was created and financed in part by our group (and others). The garden was planted by Ray Weigand's nursery in 2020. The garden was named after David Moutrie who was a teacher, an environmentalist and active supporter of the Trail. The garden is located just north of the Tienken access and is a flower and plant garden designed to attract pollinating insects/bees/butterflies/hummingbirds. Check it out! We have installed benches there too!

We are looking for people to help maintain the garden- contact us at [www.paintcreektrailfriends@yahoo.com](mailto:www.paintcreektrailfriends@yahoo.com)

You can donate at [www.paintcreektrailfriends.org](http://www.paintcreektrailfriends.org) ( indicate garden support on your donation)

**Saturday May 1 Bicycle Event-** May 1 through Monday, May 31. The Friends are sponsoring a Rochester-to-Lake Orion bike ride. The event is open to everyone and funds raised are used to support the trail. You can ride alone or in a small group on the day of your choosing. Merchants in both communities are participating.

See- [www.paintcreektrailfriends.org/events](http://www.paintcreektrailfriends.org/events) for more info.

**Click** on the Motor City brew tours- Charity Bike Rides

**Trail Clean Up-** Twice a year I coordinate a **trail clean up** and I usually issue a notice in the Kings Cove newsletter and/or Email for volunteers. See below. Volunteers walk the trail between Tienken & Dutton while picking up and bagging light trash. Kings Cove sponsors the trail in this area. The idea was initiated by the Girl Scouts.

**"Paint Creek Trail Spring Clean Up scheduled for April 24, Saturday, 10AM.-11AM.** Contact Mike Jahn at: [jahnmf@gmail.com](mailto:jahnmf@gmail.com). OR 248 396 7109.

**Interest!** If you travel the trail to the north, just past the Clarkston-Kern road access you'll see the impressive new bridge that leads over towards Lake Orion. From Tienken, it's about an 8.2mile ride- look to the left just past Clarkston-Kern road.

Please email us at [www.paintcreektrailfriends@yahoo.com](mailto:www.paintcreektrailfriends@yahoo.com)



### Come Join Us!

The Entertainment Committee is planning a  
Welcome Back Party to coincide with the pool  
opening on Saturday, May 29th,

between 11am—2pm.

More info to follow!

(Rain day Monday)

**Don't forget to check out our website**

**[kingscovecondos.com](http://kingscovecondos.com). Lots of great information is just a  
click away.**

**Maintenance Manager Notes:**  
From : Jeff McCarty, Maintenance Manager

- You must move all kids toys, benches, chairs, etc. off of the grass for lawn cutting. Currently they are cutting on Thursdays & Fridays but that is always subject to change. If you leave personal items or decorations on common ground and it is broken by contractors it is not the association's responsibility to fix or replace.
- No vines or other plant life should be growing on the buildings or fences. We need access for maintenance and to paint, etc.
- Turn your humidifier on your furnace off for the summer. It is not needed and will save water.
- Tethers for dogs are NOT allowed. Urine damage from a dog going in the same spot over and over will be fixed by maintenance and charged back to you.

**ELECTIONS**

**KING'S COVE BOARD OF DIRECTORS - 2021**

**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 [Kingscove6424@comcast.net](mailto:Kingscove6424@comcast.net)  
OR CALL Carol @ 248-652-6424 WITH ANY QUESTIONS.**

**COMPLETED ELECTION PROFILES ARE DUE BY MAY 14 , 2021.**



**Lauren Sitko**  
REALTOR®

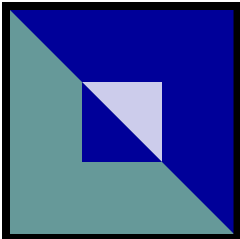
Cell (248) 933-9224  
Office (248) 652-6500  
Fax (248) 218-6578  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)  
*Michigan's Largest Real Estate Company*  
1002 N. Main, Rochester, MI 48307



**KINGS COVE RESIDENT**







# The Cove News

www.kingscovecondos.com

248-652-6424

The Cove News  
July/August 2021

## Erosion Updates:

As many of you already know, we have an erosion problem along the Paint Creek near our condos. The issue is of particular concern near some condos which are closer to the creek. Erosion is more severe in some areas due to 1) severe sloping embankments 2) the lack of vegetation 3) the sandy soil and 4) water downspouts draining at the top of the slopes instead of into the river. All four of these factors are combined in this one particular area on Paint Creek Lane.

Historically, this area was partially protected by a large tree which was taken down a few years ago due to its position close to the edge of the embankment and the danger to the buildings. Now, the stump and its roots are all that remain and it is helping to retain some soil in this area but only at the top of the slope leaving the lower soil portion to continue eroding.

## Action to Date

We have taken the following action to try and mitigate the erosion:

- 1) We met with city engineers in 2018 to get their recommendations and suggestions as well as discussing the financial responsibility issue. The city has stated they are not responsible for this problem; the Association is.
- 2) We have also consulted with EGLE (State of Michigan Dept of Environmental Quality) and the Clinton River Watershed Council. EGLE has approved similar erosion mitigation projects- See the work just completed across Tienken behind Oak Brook West.
- 3) **Initial efforts/Phase 1:**
  1. Moved some debris in the stream to the bottom of the slope to help build up a soil base. We anchored a log at the base and moved some rock in that area. Most of this, unfortunately, was washed away by heavy spring water flow.
  2. We aligned some rock in the river to direct flow towards the center. This too was washed away.
  3. We extended building water downspout drains down closer to the river to prevent erosion from these pipes which were draining on the top of the river embankment instead of directly into the river. This did provide some help to slow the erosion. **Residents should not modify these drains.**
- 4) **Phase 2 – Engineering Design:**  
**Current Status** The Board has approved an Engineering company to perform a design analysis and assist the Association to 1) help initiate the proper permits with EGLE and the City and 2) generate a Design to resolve the issues. This was discussed in the Annual Meeting 6/24/21. The final Engineering contract is being finalized with our Legal group now.

## 5) **Phase 3- Construction and Planting**

### **Future:**

Based on the Design recommendation from the Engineering company, the Board will choose an environmentally sound Design and have the construction cost and timing quoted by qualified Construction firms. A decision will then be made by the Board based on these quotations for the final construction.

Kings Cove Board  
The Erosion Sub Committee  
6/28/21



## Maintenance Notes

**By: Jeff McCarty, Maintenance Supervisor**

- Yard Waste is only picked up on Monday. Please do not put it out on garbage day (Tuesday).
- Please do not drill, etc into the brick or siding to hang anything. No cable/wires are to be run on the outside of units.
- Do not let ivy/vines grow onto your unit or fencing. It impedes maintenance of the building and the painters. It will be removed at your cost if necessary.
- NO satellite dishes are allowed on the roofs. Please see the satellite dish policy for placement.

## Neighborly News

- Please be respectful of your neighbors.. It is nice out and people are enjoying their outdoor space, be aware that noise carries. Children should not be playing in the roads and common areas. Bring them to the Clubhouse play area to run around and play sports/games.
- Please be sure to store your garbage and recycling bins in your garage promptly after pick up. They are not to be stored outside.
- The Bylaws state that no pets may be tethered outside. They must be on a leash attended by a person at ALL times. You must pick up their waste each and every time they go.
- According to our by-laws you MUST utilize your garage and then driveway to park your cars. The overflow is for GUESTS! Unless you have written permission from the Board you MAY NOT park in overflow.
- If your vehicle is parked in visitor parking without a hang tag it will be towed at the homeowner's expense. You must use your garage and driveway to park before you will be considered for a overflow parking pass.
- If you notice excessive speeding in Kings Cove please alert the Oakland County Sheriff. Ask for more patrols in KC.

The Kings Cove website, **kingscovecondos.com** has phone numbers, forms and lots of other information to help you. Check it out today!

If you would like to reach our property manager, Jim Dafoe, the best way is through email.  
[jdafoe@amicondos.com](mailto:jdafoe@amicondos.com)





**Lauren Sitko**  
REALTOR®

**SFR**  
RESOURCES  
RESEARCH

**ABR**  
ASSOCIATION  
REALTORS

Cell (248) 933-9224  
Office (248) 652-6500  
Fax (248) 218-6578  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)  
Michigan's Largest Real Estate Company  
1002 N. Main, Rochester, MI 48307

Kings Cove Resident



# GFL Environmental USA, Inc.

## Solid Waste Program 2021-22

### DEAR KINGS COVE RESIDENT,

Welcome to GFL Environmental USA Inc., a fully integrated waste management company providing residential collection and disposal, yard, large bulky waste and processing. To assist you during this transition period, we have made available pertinent information which outlines all the services you presently have and new features that may interest and benefit residents. Please keep this information in a convenient location.

### SERVICE DAYS

GFL Environmental USA will continue to collect your household solid waste and large bulky waste on the same day of service.

### HOUSEHOLD SOLID WASTE PROGRAM

GFL Environmental USA, Inc. will pick up all solid waste in plastic trash bags. To ensure pick up, please have your items at the curb by 7:00 am.

### BULK WASTE

Most items generated by a household can be set out for curbside collections including furniture, appliances, mattresses, box springs, and rolled carpet that is tied and bundled. Cardboard boxes ***must be broken down. No large appliance boxes filled with trash!***

Please keep bulk items separate from trash.

### GFL HOLIDAY SCHEDULE

GFL OBSERVES THE FOLLOWING HOLIDAYS:

g

- NEW YEARS DAY JANUARY 1<sup>ST</sup>
- MEMORIAL DAY LAST MONDAY IN MAY
- INDEPENDENCE DAY JULY 4<sup>TH</sup>
- LABOR DAY FIRST MONDAY OF SEPTEMBER
- THANKSGIVING DAY FOURTH THURSDAY OF NOVEMBER
- CHRISTMAS DAY DECEMBER 25<sup>TH</sup>

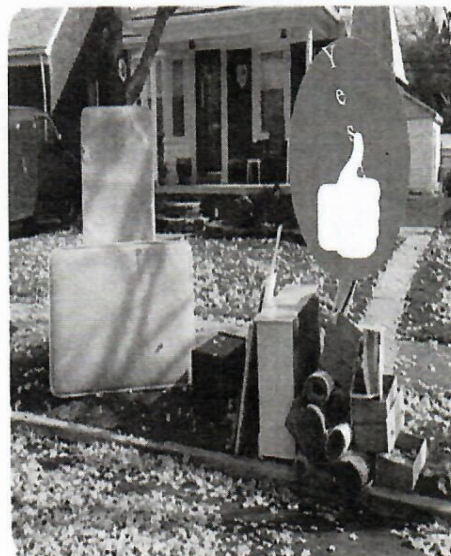
If you should have any questions or need additional information, please contact our Customer Care Center Monday through Friday from 7:00 am. to 5:00 pm.

GFL Customer Care Center

1.844.GO.GFLUSA

CALL

1.844.464.3587



Please note for future years, if the above holiday's fall on a Mon-Friday service will be delayed by one day that week. If the holiday falls on a Saturday or Sunday, there will be no delay in service that week. GFL does not have any "holiday observed" days.



### SWIMMING POOL

The pool rules are available on our website, in the office or from the pool attendants.. Please read them and have your family/friends follow them. These are the rules the Board has put into place. Many people seem to think the rules do not apply to them. The pool attendants are there to enforce these rules, please make sure to follow all of them!. Most importantly please remember that running and jumping are dangerous. Inflatables are not allowed. Pool noodles, goggles, swimmies or arm bands ARE allowed. No throwing of toys period. Please remember any child not potty trained is required to have a swim diaper AND a plastic pant in place. A co-owner must be present with their guests. I have been asked why the rules can't be one way when the pool is not crowded and then the other way when it is. Sorry, the rules are the rules, all the time. Please do not complain to the pool attendants. They are only trying to do their jobs as instructed. If you have a concern please contact the on-site office. Also, please be aware we have a staffing shortage. There will be times the pool does not have a pool attendant present.. Thank You.

Submitted by resident Mike Jahn:

Have a story about Kings Cove you would like to submit? Send to Carol @ [kingscovecondos6424@comcast.net](mailto:kingscovecondos6424@comcast.net)

"Pave a Parking Lot" -

Talk about irony ! One of the best stories I've heard about the Cove is highlighted in our History footnotes. Go to [www.kingscovecondos.com](http://www.kingscovecondos.com) and click on Newsletters on the left side menu. At the bottom, click on the History tab.

\*From the History notes: In 1965, Mitchell's son, Chuck—a well-known Southeast Michigan folk singer—married his Canadian girlfriend in the family's backyard. After the 18-month marriage ended, Joni Mitchell went on to gain international fame as a folk singer and songwriter, most notably for "Both Sides Now."

The wedding took place someplace near the current tennis courts where a house existed previously and was rented to the Mitchell family. While living at the Verona apartments in Detroit's [Cass Corridor](#), the spouses were regular performers at area coffee houses, including the [Chess Mate](#) on Livernois, near Six Mile Road; the Alcove bar, near [Wayne State University](#); the Rathskeller, a restaurant on the campus of the [University of Detroit](#); and the Raven Gallery in [Southfield](#) For those of you not familiar with the 60's music of protest and love, Joni was a famous contributor. She won 9 Grammys and was inducted into the Rock & Roll Hall of Fame in 1997 and in 2002, she was awarded a Lifetime Achievement Award at the [44th Annual Grammy Awards](#).<sup>[14]</sup>

On her album "The Circle Game" and the environmental anthem "[Big Yellow Taxi](#)", with its now-famous line, "**they paved paradise and put up a parking lot.**" How ironic that they paved over that spot where she became Joni Mitchell !

Ref Wikipedia/Joni Mitchell

History of Kings Cove by Sharon Muir

Thank You to all who attended the annual meeting. We had a great turn out and appreciate the communities involvement! Welcome Tom Daldin to the Board of Directors!





**T**he filter screen seen here is covered in "ragging" — scores of disposable wipes and

other products that have been flushed down the toilet. This pump, part of the by-pass system at the 15 Mile Road Sewer Collapse work site, loses capacity as wipes clog the screens around the pump or bind up the pump's motor. Every time this

needs to be cleaned — as often as every two hours during a rain — it costs about \$500 in manpower and equipment expenses — expenses eventually passed on to sewer rate payers in the Macomb Interceptor Drain Drainage District.

Ironically, the very quality that makes wipes so attractive from a use standpoint — their ability to hold together when wet — is what causes problems in a sewer system. Whereas toilet paper is designed to biode-

grade in water, wipes are specifically designed to hold together.

Many wipes and similar prod-

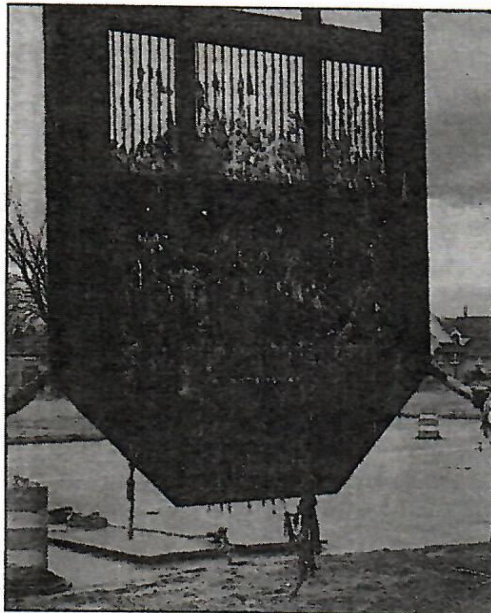
ucts are labeled as "flushable."

While they may be flushable, they **ARE NOT** biodegradable. Wipes should be disposed of in a trash can.

The Macomb County Office of Public Works, in conjunction with your local municipal depart-

ment of public works and the Great Lakes Water Authority, uses a variety of screens and filters in an attempt to limit the damage these wipes can cause to our system. Of course, no screening system is as good as catching the problem at the source — eliminating the wipes from entering the system in the first place. Use the wipes — just be sure that they end up in the trash after use. Remember,

**Wipes clog pipes!**



## Never flush

- Personal & baby wipes
- Tampons & sanitary products
- Condoms
- Facial tissues
- Paper towels
- Cleaning wipes & rags
- Dental floss
- Cat litter
- Prescription drugs
- Cotton balls and swabs
- Over-the-counter or prescription medicines
- Cigarette butts



# The Cove News

## COVE COMMENTS

Happy Fall everyone! It has been a very busy year. All of the things you are experiencing out there with shortages of materials and labor are the same issues we are having here at Kings Cove. Please be patient if you have submitted a work order. We have received a very large number this year and are working to get through them. We are also running into supply issues on many parts and materials. The work will be completed, although it may take a little longer than normal. Of course, if you ever have an emergency please call the AMI number 586-739-6001 and follow the prompts. If it is after hours it will connect you to the answering service to help.

The wine Wednesday was a big hit. There was a great turnout and the social committee says it will be on the calendar for next year. Oktoberfest was also a great success.

The Budget for 2022 will be mailed soon. We will continue replacing the retaining walls with brick, worst first. Carpet in the clubhouse is scheduled to be replaced. Tree trimming and gutter cleaning are still happening this fall. Other projects will be on-going.

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.

## CLUBHOUSE PARTY RESERVATIONS

Starting immediately, if you would like to reserve the clubhouse for a party please call or email Melinda Thomas, our new Clubhouse Director, at 248-767-8111 or mlh2013@hotmail.com.

## Daylight Saving Time Ends

Sunday Nov 7, 2021

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

### **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.

---



---

## **Neighborly News**

- Please make sure you send your monthly payments directly to AMI. We do not accept them in the on-site office. AMI now accepts credit card payments. Go to [www.amicondos.com](http://www.amicondos.com) and select "Online Payments". The processing fee is \$10.00.
  - Save yourself time and money. Fill out the an Automatic payment form and return it to AMI with a voided check to have your monthly assessments automatically deducted.
  - Check out the website at: [kingscovecondos.com](http://kingscovecondos.com)
  - Please be courteous of your neighbors and remind your children to do the same. Pick up after your pets, stay off neighbors decks and patios and remember sound carries.
  - Pick up after your dogs! Every time they go you must dispose of it properly.
- 



### ***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 7:00 p.m. Generally there are no meetings in December. Due to Thanksgiving the date for the November/December Board Meeting will be December 2nd at 5:00pm in the clubhouse .



## 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 29th.
3. All trash needs to be bagged. The garbage men won't chase down blowing garage.
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!

Kings Cove volunteers Mike & Anne Jahn, Louis & Eva Carrio (rt to lt) performed a Paint Creek trail clean up on Saturday 10/23/21. Kings Cove has sponsored the Trail clean up between Tienken and Dutton roads for about 5yrs now in conjunction with the Trail Commission and the Girl Scouts.

The cleanup is a nice leisurely walk along the trail between Tienken and Dutton while picking up such items as doggy bags, paper waste, plastic water bottles, and other nontoxic (no dangerous products) items that people leave along the Trail.

It should be noted that this effort has been getting easier in recent years as people seem to be more conscientious of our beautiful Trail and what It means to the community.

Thanks to all the volunteers that help in this endeavor.

Mike Jahn





**Lauren Sitko**  
REALTOR®

**SFR** **ABR**  
SPECIALIST REALTOR

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



**Real Estate One®**

**KING'S COVE RESIDENT**





## **Fall 2021 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, tree and bush trimming, and cleanup of leaves in common areas is scheduled by the Maintenance Supervisor. This is a multistep process that should begin the week of October 26th and will be completed after ALL of the leaves have fallen.

### **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 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:

#### (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.

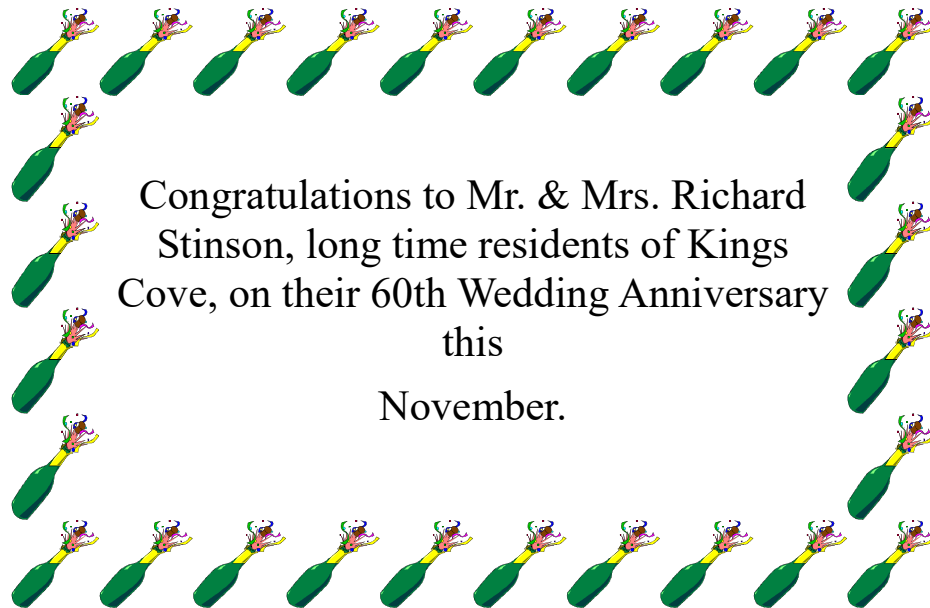
**Leave Sink** cupboard doors open to help keep pipes warm.

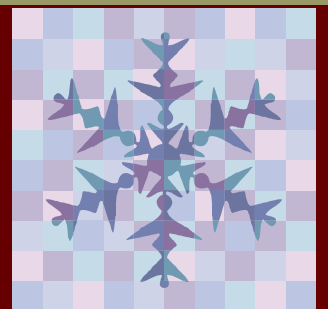
**Install timers** on a few lights for security purposes.

**Adjust Hot Water Thermostat** to low.

Make sure **outside water** is turned OFF and drained.

Have **Mail and Newspaper** deliveries forwarded or suspended.





# The Cove News

## Holiday Edition

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

We would like to pass along some very sad news:

It is with heavy hearts that we inform you of the passing of long time King's Cove residents Richard Stinson (November 21, 2021) and his wife Carol (November 26, 2021). They moved to King's Cove in 1986 and actively participated in the King's Cove Co-owners Association. Dick served as President of the King's Cove Board for many years while Carol served as an unofficial King's Cove activities booster and planner. Dick maintained regular contact with officials of the City of Rochester Hills and regularly attended city council meetings - especially when there were issues affecting King's Cove. Dick worked tirelessly to get a traffic light installed at the entrance of King's Cove. In 2002, he was appointed as a Citizens Alternate Commissioner for the Paint Creek Trailways Commission where he was instrumental in attaining approval for the trail resurfacing project in Fall of 2004. Dick had a quick wit and dry sense of humor. He regularly walked through every lane of the neighborhood and made a practice of getting to know almost every resident. After he retired as President of the Board he continued to provide counsel and historical perspective to the Board. Anyone who knew Dick and Carol knew that they were both always all about Community and we as the King's Cove Community will miss them and keep them and their family in our prayers.

We would also like to send our condolences to the Fetzner family for the loss of their beloved daughter Kelly.

Please stay healthy and safe in the new year!

### Holiday Hours

The Maintenance offices will be closed at 3pm on 12/22 through 12/27.

They will also be closed at 3pm on the 30th thru 1/3.

The on-site office will be closed 12/23-1/3.

If you have an emergency call the answering service at 586-739-6001 and follow the prompts.

### **Happy Holidays**

**to all of you, from all of us at King's Cove!**

**May 2022 be filled with everything you wish for!  
Happy New Year !!**



## **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 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. 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.
2. The Board would like to acknowledge the Kings Cove facebook page is a private group and not sanctioned by the King's Cove Association or Board of Directors.
3. Please do not post anything on the mailbox stands without prior permission from management.



# THE COVE NEWS

Phone: (248) 652-6424

Fax: (248) 652-9210

E-mail:

kingscove6424@comcast.net

**Website: kingscovecondos.com**

Happy Spring!

Your Kings Cove Board, along with the property and maintenance managers have been busy planning projects for the year. Here are just a few of the many things being done around Kings Cove in 2022.

- New clubhouse carpet & cameras.
- The pool will be re-marcited, a new filter system installed and we have purchased 25 new lounge chairs. The Board is looking at adjusting pool hours based on resident feedback.
- The pool will be getting a fob system—more to come on that.
- On going projects include wood repair and replacement, timber walls replaced with stone, and cement and asphalt repair and replacement.
- Two roofs will be replaced this year.

The maintenance department will also be busy completing all regular work orders that are received. Please be patient if your waiting for work to be done.

## **NEWSLETTER DISTRIBUTION**

Due to a request from a co-owner we will no longer be distributing the newsletter to individual mailboxes anymore. Please access it on the website or take a copy from the holder on the mailbox stand. They will be out for a week or so then removed. Please do not place anything else in these containers, they are for newsletters ONLY.

## **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 will be cracking down on those who do not adhere to the Bylaws. Improperly parked vehicles will be ticketed and towed.

## 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.
- 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 outside. No tethers allowed. This is a Bylaw.
- The Social Committee is planning lots of fun activities for the Spring & Summer. Watch for more details.
- Please, if you have a problem such as snow not being cleared, lawn not cut, bushes trimmed improperly, Jeff needs to know. We can't fix it if we don't know about it!

Lamp posts bulbs are to ONLY be a daylight colored 60 watt bulb!  
No colors or other types of bulbs allowed. This is for safety reasons.  
Thanks for your cooperation.

The AMI 800# is no longer in use.  
Please use (586) 739-6001 to reach AMI during normal business hours or in an emergency after hours.  
Magnets with this # are available at the clubhouse if you would like one.

**Daylight Savings Time**  
begins Sunday, March 13, 2022!  
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.



**Lauren Sitko**  
REALTOR®

**Real Estate One**

**SFR** **ABR**  
SPECIALIST REALTOR

Cell (248) 933-9224  
Office (248) 652-6500  
Fax (248) 218-6578  
laurensitko@realestateone.com  
www.laurensitko.com  
Michigan's Largest Real Estate Company  
1002 N. Main, Rochester, MI 48307

KINGS COVE RESIDENT

### Please Vote!

Please return your completed Bylaw vote regarding the Fire pit amendment ASAP. Contact the office if you need another voting form.



**Dear Resident,**

The Maris Brown Insurance Group is proud to be your association's Master Insurance agency. On behalf of the Board, Management Company and our Agency, we are providing you with some important information in regards to your HO-6 condominium unit owner's policy. When obtaining an HO-6 condominium unit owner's policy, it is important that you reference your association's unique bylaws. These bylaws outline exactly what your association is responsible for in the event of a loss. There are important coverages that need to be appropriately set up in your personal policy, for example:

- Personal property – provides coverage for your household contents and personal belongings.
- Personal liability – provides liability coverage for injuries, should they occur on or in your "Limited Common Element".
- Loss of use – covers costs incurred when an insured is required to move temporarily due to a covered loss.
- Loss assessment – provides coverage for assessments arising from a covered claim that exceeds the association's limits.
- Endorsements, for instance, water damage arising from the backing up of sewers or sump pump failure.
- The value of building additions or alterations made by you, at your expense.

If you are unsure if your current policy includes these coverages, we encourage you to contact one of our offices to schedule a free, comprehensive insurance policy evaluation to ensure that your current policy provides adequate coverage and is appropriate for your association's specific bylaws. As an agency that insures hundreds of condominiums in the state of Michigan, we know that not all condominium associations' bylaws are the same and that not all insurance agencies give unit owner's policies the time and attention they deserve, which is why we are making our consultation services available to you.

Oftentimes, mortgage companies will require proof of your association's insurance coverage. In the event that your mortgage company requires a master policy certificate, please send the following information directly to our certificates department via email or fax:

- Condominium Association Name
- Your Name and Address
- Name and Address of Mortgage Company
- Loan / Account Number
- Mortgage Company Fax or Email

**Certificates Department**

Fax: (586)589-5957

Email: [certs@mbinsurance.com](mailto:certs@mbinsurance.com)

We look forward to servicing all of your insurance needs! Please feel free to contact one of our offices with any questions that you may have.

<b>Maris Brown Insurance Group</b>	
<i>1055 E South Blvd Ste 140</i>	<i>56849 Grand River Suite 12</i>
<i>Rochester Hills, Michigan 48307</i>	<i>New Hudson, Michigan 48165</i>
<i>(586)752-4861</i>	<i>(248)257-5556</i>

## OFFICE SERVICES

1. Complaint Forms, Modification Forms, Work Orders, Storm Door and Awning Guidelines. Available at [kingscovecondos.com](http://kingscovecondos.com) or in the on site office.
2. Clubhouse Rentals E-mail: [mlh2013@hotmail.com](mailto:mlh2013@hotmail.com) or Call Melinda @ 248-767-6111 and leave a message.
3. Special, Large Item Trash Pickups GFL: 866-417-2797. (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.



Vicki Griffin

124 E. Fourth Street  
Rochester, MI 48307  
(248) 651-9872

Tues-Fri: 9 a.m. - 6 p.m.  
Sat: 8 a.m. - 2 p.m.

Schedule your appointment at [Barbersonfourth.com](http://Barbersonfourth.com)

### 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](http://kingscovecondos.com)

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

### BOARD OF DIRECTORS

President: F. Moss (2023)

Vice-Pres.: G. Dettloff (2023)

Secretary: M. MacTavish (2022)

Treasurer: M. Jasper (2022)

Directors: J. Haugen (2022)

T. Daldin (2023)

Paul LaRiviere (2022)

### MANAGEMENT

Property Manager: J. Dafoe  
[jdafoe@amicondos.com](mailto: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

..

### On-Site Office Hours:

Monday & Wednesday

9:00am - 2:00pm

Carol Cooper

Tuesday & Thursday -

9:00am - 5:00pm

Jim Dafoe



APRIL/May 2022



# The Cove News

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



Phone: 248-652-6424  
Fax: 248-652-9210  
E-Mail: [kingscove6424@comcast.net](mailto:kingscove6424@comcast.net)

## ELECTIONS

### KING'S COVE BOARD OF DIRECTORS - 2022

**THERE WILL BE FOUR 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 [Kingscove6424@comcast.net](mailto:Kingscove6424@comcast.net)  
OR CALL Carol @ 248-652-6424 WITH ANY QUESTIONS.**

**COMPLETED ELECTION PROFILES ARE DUE BY MAY 13, 2022.**

### 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.
- Please be sure to turn OFF the water to your humidifier.
- 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.

### 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 7:00 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. Please recycle your used flower pots/plastic containers. Do not throw them in with the yard waste.
6. **Yard waste pickup resumed MONDAY, APRIL 4.** 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.

**The Propane fire pit amendment did not pass. The final vote total was 134 yes votes and 41 no votes. It needed 267 (or more) yes votes to pass.**

### Neighborly News

- The tentative Annual Meeting date is June 23, 2022. Watch for your packet in the mail.
- Tennis court 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.
- Pick up after your dog! No one wants to deal with your pet's mess. It is a Bylaw that Each and Every time they go you Must pick it up.
- 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.
- Please remember Do NOT FEED THE GEESE, DEER or ANY stray animals. Bird feeders attract mice too so if you have a rodent problem get rid of the bird feeder!



**Wine Wednesdays are back!**  
**Join the social committee on the deck of the clubhouse every**  
**2nd Wednesday of the month starting May 11 at 5:00pm.**  
**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](mailto: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:"

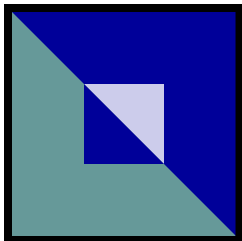
A detailed description of the responsibilities of serving on the Board of Directors can be found in Article II of the Association By-laws. To be an effective Board member requires a significant time commitment to review items requiring Board discussion and decisions and including, but not limited to, 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

If you are parked in overflow parking without a parking pass your car may be towed without notice.



# The Cove News

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

248-652-6424

The Cove News  
July/August 2022

## News & Updates:

Things have been busy in King's Cove this summer. Three areas in the Cove have had new block walls installed. These are being done worst first. We know there's a lot of old timber walls in here and we will get to them all eventually. Ten buildings have been painted this summer and they look great. The asphalt work has been completed for this year. The doorwall and garage projects are ongoing. These are also being replaced worst first and both are multi year projects.

The erosion restoration process is ongoing. The engineering firm we are working with is submitting plans to EGLE for approval. This is a multi step process that will hopefully be completed next year. Please remember you are not allowed to change or remove any grass or landscaping in common areas.

The Board of Directors has agreed to keep the pool open thru Sunday, September 11th. Enjoy the extra week, hopefully the weather stays nice. Please keep track of your fob thru the winter. You will be charged the \$50.00 replacement fee if it is lost and you want a replacement. Please also note the fobs must be returned to the on site office if you have sold/are moving to avoid being charged for it at closing.

The next wine Wednesday is September 14th here at the clubhouse. More details to follow.

Please remember if you have a maintenance issue to fill out an online work order. You do not need any type of login, just access the website, [kingscovecondos.com](http://kingscovecondos.com) and go to the maintenance tab.

Thank You to all who attended the annual meeting. We had a great turn out and appreciate the communities involvement!

Welcome Rebecca Franke to the Board of Directors.

We also announce the resignation of Mr. Tom Daldin from the Board and the appointment of Margaret MacTavish to fill the remainder of his term.





## Maintenance Notes

**By: Jeff McCarty, Maintenance Supervisor**

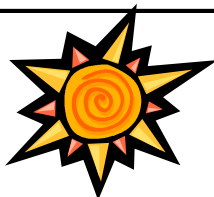
- If you notice bees/wasps entering anywhere in your house please call maintenance right away. Do not spray them yourself. This drives them further into your unit.
- Please do not drill, etc into the brick or siding to hang anything. No cable/wires are to be run on the outside of units.
- All exterior work requires a modification request be submitted.
- Please make sure to turn your spigot off when done with your hose. Do not leave it pressurized/on. Flooding can/will happen when the hose splits.
- Cable lines are the responsibility of the company that laid them. Please call them with any issues.

## Neighborly News

- Please be respectful of your neighbors.. It is nice out and people are enjoying their outdoor space, be aware that noise carries. Children should not be playing in the roads and common areas. Bring them to the Clubhouse play area to run around and play sports/games.
- Please be sure to store your garbage and recycling bins in your garage promptly after pick up. They are not to be stored outside. DO NOT put out garbage before 6:00 pm the night before.
- The Bylaws state that no pets may be tethered outside. They must be on a leash attended by a person at ALL times. You must pick up their waste each and every time they go.
- According to our by-laws you MUST utilize your garage and then driveway to park your cars. The overflow is for GUESTS! Unless you have written permission from the Board you MAY NOT park in overflow.
- If your vehicle is parked in visitor parking without a hang tag it will be towed at the homeowner's expense. You must use your garage and driveway to park before you will be considered for a overflow parking pass.

The Kings Cove website, **kingscovecondos.com** has phone numbers, forms and lots of other information to help you. Check it out today!

If you would like to reach our property manager, Jim Dafoe, the best way is through email.  
[jdafoe@amicondos.com](mailto:jdafoe@amicondos.com)





**Lauren Sitko**  
REALTOR®

Cell (248) 933-9224  
Office (248) 652-6500  
Fax (248) 218-6578  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)  
Michigan's Largest Real Estate Company  
1002 N. Main, Rochester, MI 48307



Kings Cove Resident

# GFL Environmental USA, Inc.

## Solid Waste Program 2021-22

### DEAR KINGS COVE RESIDENT,

Welcome to GFL Environmental USA Inc., a fully integrated waste management company providing residential collection and disposal, yard, large bulky waste and processing. To assist you during this transition period, we have made available pertinent information which outlines all the services you presently have and new features that may interest and benefit residents. Please keep this information in a convenient location.

#### SERVICE DAYS

GFL Environmental USA will continue to collect your household solid waste and large bulky waste on the same day of service.

#### HOUSEHOLD SOLID WASTE PROGRAM

GFL Environmental USA, Inc. will pick up all solid waste in plastic trash bags. To ensure pick up, please have your items at the curb by 7:00 am.

#### BULK WASTE

Most items generated by a household can be set out for curbside collections including furniture, appliances, mattresses, box springs, and rolled carpet that is tied and bundled. Cardboard boxes *must be broken down. No large appliance boxes filled with trash!*

Please keep bulk items separate from trash.

#### GFL HOLIDAY SCHEDULE

GFL OBSERVES THE FOLLOWING HOLIDAYS:

g

- NEW YEARS DAY JANUARY 1<sup>ST</sup>
- MEMORIAL DAY LAST MONDAY IN MAY
- INDEPENDENCE DAY JULY 4<sup>TH</sup>
- LABOR DAY FIRST MONDAY OF SEPTEMBER
- THANKSGIVING DAY FOURTH THURSDAY OF NOVEMBER
- CHRISTMAS DAY DECEMBER 25<sup>TH</sup>

If you should have any questions or need additional information, please contact our Customer Care Center Monday through Friday from 7:00 am. to 5:00 pm.

GFL Customer Care Center

1.844.GO.GFLUSA

CALL

1.844.464.3587



Please note for future years, if the above holiday's fall on a Mon-Friday service will be delayed by one day that week. If the holiday falls on a Saturday or Sunday, there will be no delay in service that week. GFL does not have any "holiday observed" days.



# The Cove News

## **COVE COMMENTS**

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

Please be patient if you have submitted work orders. We have received a very large number this year and are working to get through them. We are also running into supply issues on many parts and materials. The work will be completed, although it may take a little longer than normal. Of course, if you ever have an emergency please call the AMI number 586-739-6001 and follow the prompts. If it is after hours it will connect you to the answering service to help.

The Budget for 2023 is being prepared. We will continue replacing the retaining walls with brick, worst first. The garage and doorwall replacement program is ongoing. Tree trimming and gutter cleaning are still happening this fall.

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.

**LOOK INSIDE FOR INFO ON THE NEW COMPUTER PROGRAM KINGS COVE IS USING AND ALL THE WAYS IT CAN HELP YOU MANAGE YOUR ACCOUNT.**

### **Automatic Payments-**

If you had auto pay set up to pay your assessments you can continue to pay that way or you can set it up through the new portal. If you got an email regarding payment and have been having your payments auto deducted this will continue to happen so please ignore the email.

### **Daylight Saving Time Ends**

**Sunday Nov 6, 2022**

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

## **ATTENTION CO-OWNERS:**

AMI has begun using a new program to manage the complex. You should have received an email that referenced Kings Cove and asked you to join the portal. Please open it and click on the activate now button and set up your password to join. This will allow you access to many features including being able to:



View your Association Calendar – *Stay current on the important happenings in your community.*



Request architectural reviews – *Get approval on changes to your home.*



Review shared documents – *Easily pull up the information you need.*



Make payments – *Avoid late fees by setting up automatic payments.*



Submit maintenance requests – *Quickly file requests and track their status.*



Access from any device – *Stay connected with the Online Portal mobile app.*

---

---

If you did not receive the email or need it resent please call AMI at 586-739-6001.

---

## **Neighborly News**

- Please make sure you send your monthly payments directly to the AMI lockbox.
- Check out the website at: [kingscovecondos.com](http://kingscovecondos.com)
- Please be courteous of your neighbors and remind your children to do the same. Pick up after your pets, stay off neighbors decks and patios and remember sound carries.
- Pick up after your dogs! Every time they go you must dispose of it properly.

### ***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. Generally there are no meetings in December. Due to Thanksgiving the date for the November/December Board Meeting is December 1st.



## 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 28th.
3. All trash needs to be bagged. The garbage men won't chase down blowing garage.
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** **ABR**  
SPECIALIST REALTOR

**Real Estate One®**

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 2022 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:****(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.

Make sure **outside water** is turned OFF and drained.

Have **Mail and Newspaper** deliveries forwarded or suspended.

**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).



# THE COVE NEWS

Phone: (248) 652-6424

Fax: (248) 652-9210

E-mail:

kingscove@amicondos.com

**Website: kingscovecondos.com**

Happy Spring!

Your Kings Cove Board, along with the property and maintenance managers have been busy planning projects for the year. Here are just a few of the things they have planned in 2023.

- The pool locker room/bathroom floors will be redone with professional epoxy coating.
- On going projects include wood repair and replacement, timber walls replaced with stone, and cement and asphalt repair and replacement.
- Several more roofs will be replaced this year.
- Many privacy walls will be replaced/repared.
- Ten buildings are scheduled to be painted this year.

The maintenance department will also be busy completing all regular work orders that are received. Please fill out your work orders online, either thru the portal or our website.

## Maintenance Notes:

By: Jeff McCarty

- ♦ Keep garage doors closed when not coming or going to prevent your and/or the neighbors pipes from freezing. Many run thru the garages and any damage is the owners responsibility.
- ♦ Ice in gutters is going to happen, as are icicles coming from gutters. Please only contact maintenance if you notice an inside leak.
- ♦ You must move your vehicle so the snow can be plowed. They come after the snow and again a second time to clean up driveways and guest parking where there were cars. You are obligated to move your vehicle(s) out of either of these places one of the times they plow so we can clear all snow. If you do not you will be tagged and then towed. If you were already tagged once for this you will be automatically towed. Reminder: you must have a permit with a hang tag to park in guest parking.

## Social Committee News

The first activity of 2023 from the social committee will be \*February 11\*-- Valentine Fun (chili, sandwiches, BYOB). 6:00—8:30 pm, Held in the Kings Cove clubhouse. Come join us!



## 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.
- 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. No tethers allowed. This is a Bylaw.
- The Social Committee is planning lots of fun activities for the Spring & Summer. Watch for more details.
- 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

Sign up for the portal if you haven't already. This allows you access to your association account. Follow the link in the email you were sent or send a request to [ami@amicondos.com](mailto:ami@amicondos.com). Include your name, address and email address and they will provide you access.



**Lauren Sitko**  
REALTOR®

**SFR** **ABR**

Cell (248) 933-9224  
Office (248) 652-6500  
Fax (248) 218-6578  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)  
Michigan's Largest Real Estate Company  
1002 N. Main, Rochester, MI 48307

**Real Estate One**

KINGS COVE RESIDENT

### Daylight Savings Time

begins Sunday, March 12, 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.



Dear Resident,

The Maris Brown Insurance Group is proud to be your association's Master Insurance agency. On behalf of the Board, Management Company and our Agency, we are providing you with some important information in regards to your HO-6 condominium unit owner's policy. When obtaining an HO-6 condominium unit owner's policy, it is important that you reference your association's unique bylaws. These bylaws outline exactly what your association is responsible for in the event of a loss. There are important coverages that need to be appropriately set up in your personal policy, for example:

- Personal property – provides coverage for your household contents and personal belongings.
- Personal liability – provides liability coverage for injuries, should they occur on or in your "Limited Common Element".
- Loss of use – covers costs incurred when an insured is required to move temporarily due to a covered loss.
- Loss assessment – provides coverage for assessments arising from a covered claim that exceeds the association's limits.
- Endorsements, for instance, water damage arising from the backing up of sewers or sump pump failure.
- The value of building additions or alterations made by you, at your expense.

If you are unsure if your current policy includes these coverages, we encourage you to contact one of our offices to schedule a free, comprehensive insurance policy evaluation to ensure that your current policy provides adequate coverage and is appropriate for your association's specific bylaws. As an agency that insures hundreds of condominiums in the state of Michigan, we know that not all condominium associations' bylaws are the same and that not all insurance agencies give unit owner's policies the time and attention they deserve, which is why we are making our consultation services available to you.

Oftentimes, mortgage companies will require proof of your association's insurance coverage. In the event that your mortgage company requires a master policy certificate, please send the following information directly to our certificates department via email or fax:

- Condominium Association Name
- Your Name and Address
- Name and Address of Mortgage Company
- Loan / Account Number
- Mortgage Company Fax or Email

**Certificates Department**

Fax: (586)589-5957

Email: [certs@mbinsurance.com](mailto:certs@mbinsurance.com)

We look forward to servicing all of your insurance needs! Please feel free to contact one of our offices with any questions that you may have.

**Maris Brown Insurance Group**

<i>1055 E South Blvd Ste 140</i>	<i>56849 Grand River Suite 12</i>
<i>Rochester Hills, Michigan 48307</i>	<i>New Hudson, Michigan 48165</i>
<i>(586)752-4861</i>	<i>(248)257-5556</i>

**ATTENTION**

Please provide an email address and phone # to the office if you have not. In case of an emergency we must have this info. Email your name, address, email and phone# to [kingscove@amicondos.com](mailto:kingscove@amicondos.com) Thank You



APRIL/May 2023



## The Cove News

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

Phone: 248-652-6424  
Fax: 248-652-9210  
E-Mail: [kingscove@amicondos.com](mailto:kingscove@amicondos.com)

### ELECTIONS

#### KING'S COVE BOARD OF DIRECTORS - 2023

**THERE WILL BE FOUR 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](mailto:Kingscove@amicondos.com)  
OR CALL Carol @ 248-652-6424 WITH ANY QUESTIONS.**

**COMPLETED ELECTION PROFILES ARE DUE BY MAY 5, 2023.**

#### 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.
- Do not remove the orange snow stakes. The landscapers will do so.
- 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 will resume MONDAY, APRIL 17th.** 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.

### SHRED DAY AT OPC

The OPC (Older Persons' Commission) located at 650 Letica Drive in Rochester will have a Shred Day on Friday, May 5th, 2023 from 9am to 10am located in the upper parking lot. Up to 2 grocery bags per vehicle will allowed. For further information contact the OPC at (248) 656-1403.

### Neighborly News

- Tennis court 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.
- Pick up after your dog! No one wants to deal with your pet's mess. 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 get rid of the bird feeder!



### **“Red, White & Pool”**

**Join the social committee for a Memorial Day Picnic on  
Sunday, May 28th 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](mailto: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 next Board meeting is scheduled for Thursday April 27,2023 at 5:00 pm in the clubhouse.

## 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, 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 27 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.

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 the 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.

**GET  
INVOLVED IN  
YOUR  
COMMUNITY,  
RUN FOR THE  
BOARD OF  
DIRECTORS,**



### **KINGS COVE RESIDENT**



**Lauren Sitko**  
REALTOR®

**SFR**  
SHORT SALES &  
FORECLOSURE  
RESOURCE

**ABR**  
Accredited  
Buyer Representative

**Real Estate One®**

Cell (248) 933-9224  
Office (248) 652-6500  
Fax (248) 650-0530  
laurensitko@realestateone.com  
www.laurensitko.com

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

### **ANNUAL MEETING DATE:**

**June 22, 2023.**

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

# THE COVE NEWS

Phone: (248) 652-6424

Fax: (248) 652-9210

E-mail:

kingscove@amicondos.com

**Website: kingscovecondos.com**

## ANNUAL MEETING RECAP

Three incumbents and one new candidate ran for the four open board positions. They were all elected by acclamation. We welcome Jay Glover to the Board of Directors. Jim Dafoe gave an overview of projects being completed this year. A new pool gate was installed, many porches are being re-done along with other cement work, ten buildings are being painted, more timber walls are being replaced with retaining walls, two buildings are being re roofed. The erosion project is at a standstill due to EGLE holding us up wanting more paperwork. More drawings are being submitted to them which hopefully satisfies their requirements.

Some notes from the Q&A: The crack in the tennis court is being filled. Please don't call or submit work orders asking to have trees shaped. It's all our budget will allow to keep trees trimmed off the buildings and dead limbs trimmed back. Communication, fountains in the pond, the newsletter, weeds, bush trimming, storage around the clubhouse and spring clean up were discussed among other things.

Karen Elliott reported on the social committee plans. She stated the 4th of July party was cancelled. When asked about a garage sale she said probably in the fall.

Thank you to all who attended! We appreciate the communities involvement.

## **COMMUNITY GARAGE SALE**

The Social Committee has announced the garage sale dates:

August 11, 12, 13

9 am—5 pm

## **REMINDERS**

Unfortunately, we must be repetitive in our newsletter and emails to try to reach all members of our community. If we could solve the biggest issues we have in Kings Cove, parking and pet waste, we wouldn't have to talk about them all of the time!

There is no alcohol allowed at the pool yet every week we find plenty of cans and even bottles in the garbage at the pool. We ask people not to feed the deer and the ducks and the birds. Yet many continue to do so. We ask people to be considerate and move their vehicle(s) when the plows come by. Etc., etc. Unfortunately many people don't follow the bylaws or the rules so we must continue to remind everyone of what they are; issue after issue of the newspaper.

We do welcome relevant, timely submissions to The Cove News.



## 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.
- 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 Thirsty Thursday is August 17th at the clubhouse, 6-8 pm.
- For your safety, if you are walking at night, please wear reflective clothing or carry a working flashlight. It is very hard to see you or your animal in the dark!

### Pet Responsibility:

Just a reminder that homeowners are 100% responsible for their dogs/pets, if you are reported not cleaning up after your dog goes to the bathroom you will be written up and you will be fined, the association will also have it cleaned up with a vendor of their choice and those charges will be charged back to your account. Also, all pets are to be on a leash at all times (Not a tether)

If your dog has created urine burns in the grass you are responsible to repair those areas, the maintenance department has topsoil and seed for those repairs, if the association has those repairs done those costs will be charged back to your account.

### Article XI (Restrictions)

#### Section 4

#### Section 7

#### Section 11 c & d

### Rules & Regulations

If you are found guilty of these offenses, they will be nonnegotiable.

You took on a pet that means you take on those responsibilities that come with owning a pet.

Thank you for your cooperation regarding these matters.

## ATTENTION

If you have not already done so please provide an email address and phone # to the office. In case of an emergency we must have this info. Email your name, address, email address and phone# to: [king-scove@amicondos.com](mailto:king-scove@amicondos.com) Thank You



**Lauren Sitko**  
REALTOR®

**SFR** **ABR**

Cell (248) 933-9224  
Office (248) 652-6500  
Fax (248) 218-6578  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)  
Michigan's Largest Real Estate Company  
1002 N. Main, Rochester, MI 48307



KINGS COVE RESIDENT

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.



### Maintenance Notes:

By: Jeff McCarty

- When you receive a notice from the maintenance department that we need access please let us in when we ask. We had many upset residents this spring because we couldn't get in to some units to turn on several of the zones of sprinklers resulting in brown sections of lawns.
- If you have a contractor doing remodeling please make sure they remove the debris. GFL will not take construction debris.
- The lawn crew has completed the first flower bed maintenance, weed pulling /spraying, of the season. The bush trimming is ongoing and if yours is not done they will be getting to you shortly.
- If a building has a gas leak and consumers comes out they will require a check of the pilot lights in each unit before they will turn the gas back on. You may want to leave a key or a code with management in case you are away. This is just one example of us needing to access your unit in an emergency. If we must engage the services of a locksmith the cost will be charged back to you.
- Basement water/sewer backups, pipes or hot water tanks bursting do happen occasionally. Make sure your insurance covers you if they do. You don't want to find out after the fact you have no coverage. Call your agent to check your coverage.
- In the fall Jeff will be starting a list of those who would like a rejuvenation prune (heavy trim) on their bushes this winter.

### PICKLEBALL

Pickleball is at the Kings Cove courts on Tuesdays at 11 AM. This is earlier than last year as we are trying to avoid the hotter parts of the day.

This is open to all residents and levels of play - come out and learn about one of the fastest growing sports in America and get moving again !

Tennis shoes are recommended as are loose or sporting clothes. A few extra paddles are available to try if you have not played before.

The participants in the past have been a friendly group welcoming to all players but generally mid level in experience.

Questions ? Call Anne Jahn at 248 894 0602.

### Bridge Group Interest

Any Kings Cove resident who would be interested in playing Duplicate Bridge at an intermediate or higher level, please contact Jay Glover at [Foodfamilyfriends17@gmail.com](mailto:Foodfamilyfriends17@gmail.com). We could play weekly or bi-weekly. It helps if you have master points or have played competitively in the past.

### Free Smoke and Carbon Monoxide Alarm Program

It has been proven time and time again, that fire alarms save lives. Every year in Michigan, there are thousands of fires, and hundreds of fire deaths. The State of Michigan Fire Marshal has made smoke alarm installation a priority throughout the state. The Rochester Hills Fire Department has been installing smoke and carbon monoxide alarms to residents, free of charge, for over a decade. The Rochester Hills Fire Department has teamed up with MI Prevention, a State of Michigan agency, focused on Community Risk Reduction. MI Prevention has provided over 1,000 smoke alarms that were installed in homes in Rochester Hills. If you would like a free smoke alarm or carbon monoxide alarm (if available), please contact our Fire and Life Safety Educator at 248-841-2705.



# 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** **ABR**  
SPECIALIST REALTOR

**Real Estate One®**

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

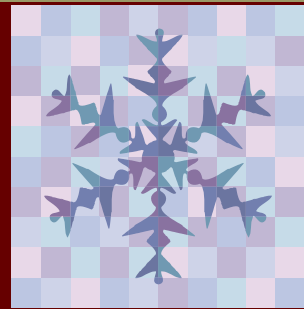
Please put your trash in a can with a lid. Do not put your trash out before 6:00 pm the night before garbage day. When you put your garbage out in a bag only, esp. the night before, the animals get in to it and spread it around. Recently we had an instance where a co-owner's dog got ahold of a corn cob 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)**

---



# 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

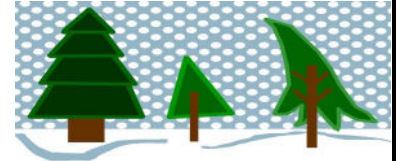
586-739-6001 and follow the prompts.

## 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.



King's Cove Condominiums

Feb/March 2024

# THE COVE NEWS

Phone: (248) 652-6424

Fax: (248) 652-9210

E-mail:

kingscove@amicondos.com

**Website: kingscovecondos.com**

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](http://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




**Lauren Sitko**  
REALTOR®



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

*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](http://kingscovecondos.com)
2. **Clubhouse Rentals** E-mail: [mlh2013@hotmail.com](mailto: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®

**Real Estate One**

**SFR** **ABR** **RE**

Cell (248) 933-9224  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)

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](http://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](mailto: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  
 ••



APRIL/May 2024



## The Cove News

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

Phone: 248-652-6424  
Fax: 248-652-9210  
E-Mail: [kingscove@amicondos.com](mailto: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](mailto:Kingscove@amicondos.com)  
OR CALL Carol @ 248-652-6424 WITH ANY QUESTIONS.**

**COMPLETED ELECTION PROFILES ARE DUE BY MAY 15, 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](mailto: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 [kingscove@amicondos.com](mailto:kingscove@amicondos.com) 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 5 pm - 7 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 4/24

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/](http://batterygiantrochesterhills.com/services/battery-recycling/)



### **KINGS COVE RESIDENT**



**Lauren Sitko**  
REALTOR®

**SFR** **ABR** **REALTOR®**

Cell (248) 933-9224  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://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](http://kingscovecondos.com)
2. **Clubhouse Rentals** E-mail: [mlh2013@hotmail.com](mailto: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®

**Real Estate One**

**SFR** **ABR** **ISA**

Cell (248) 933-9224  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)

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](http://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](mailto: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**  
 • •





APRIL/May 2024



## The Cove News

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

Phone: 248-652-6424  
Fax: 248-652-9210  
E-Mail: [kingscove@amicondos.com](mailto: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](mailto:Kingscove@amicondos.com)  
OR CALL Carol @ 248-652-6424 WITH ANY QUESTIONS.**

**COMPLETED ELECTION PROFILES ARE DUE BY MAY 15, 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](mailto: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 [kingscove@amicondos.com](mailto:kingscove@amicondos.com) 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 5 pm - 7 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 4/24

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/](http://batterygiantrochesterhills.com/services/battery-recycling/)



### **KINGS COVE RESIDENT**



**Lauren Sitko**  
REALTOR®



**Cell (248) 933-9224**  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://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](http://kingscovecondos.com)
2. **Clubhouse Rentals** E-mail: [mlh2013@hotmail.com](mailto: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®

**Real Estate One**

**SFR** **ABR** **ISA**

Cell (248) 933-9224  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)

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](http://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](mailto: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**  
 • •

# The Cove News

## ANNUAL MEETING HIGHLIGHTS

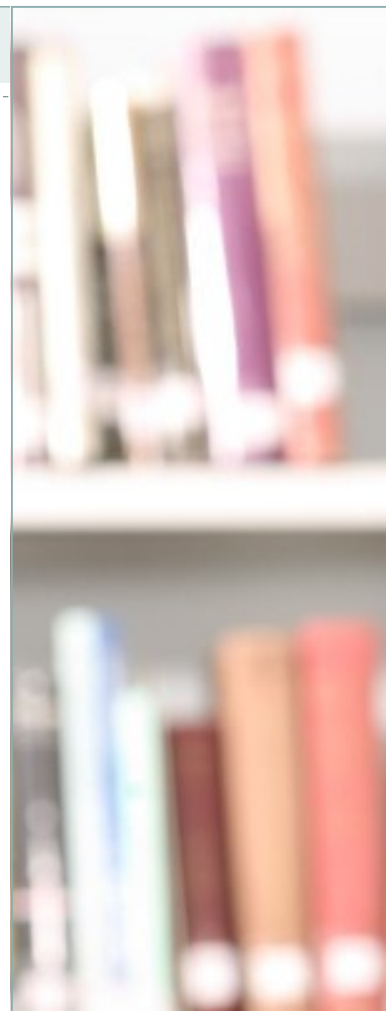
The meeting was well attended. Frank Moss, Board President, made the introductions and welcomed any newcomers. Jim Dafoe, Property Manager, talked about what needed to be done to clean up from the storm that just came through the community. He praised the work of Jeff, Dave and our contractors. There 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](mailto: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.

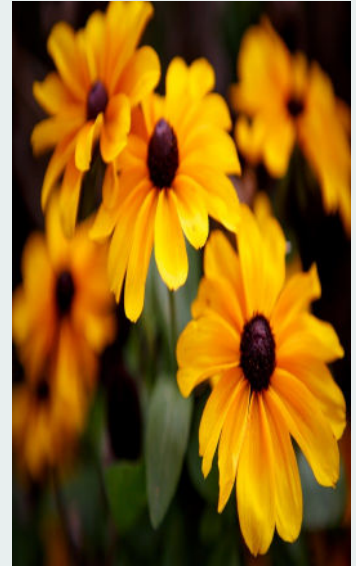
**Improperly parked vehicles will be ticketed and towed.**



## 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](http://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](mailto: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](http://kingscovecondos.com)
2. **Clubhouse Rentals** E-mail: [mlh2013@hotmail.co](mailto: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®

**Cell (248) 933-9224**  
[laurensitko@realestateone.com](mailto:laurensitko@realestateone.com)  
[www.laurensitko.com](http://www.laurensitko.com)

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

Phone: (248) 652-6424

Fax: (248) 652-9210

[kingscove@amicondos.com](mailto:kingscove@amicondos.com)

## Board Members & Staff

Frank Moss – President

Gerard Dettloff – V.P.

Margaret MacTavish – Sec.

Louis Carrio – Treasurer

Jane Haugen – Director

Judith Hickman – Director

Mike Jahn – Director

## Property Manager

Jim Dafoe

[jdafoe@amicondos.com](mailto:jdafoe@amicondos.com)

## Maintenance Team

Jeff McCarty-Supervisor

248 652-3999 (landline)

Dave Colburn-Assistant

## After-hours Emergencies

Call AMI 586-739-6001

and follow the prompts

Priority Waste 855-927-8365

using the service, please place paper yard waste bags at the curb for pickup on Mondays by 8 am.

Do NOT remove the orange snow markers. The landscapers will come around and do it. They charge the Association for each missing marker.

**Tip:** Visit the Moutrie Pollinator Garden on the Paint Creek Trail adjacent to King's Cove.



## Pool Opens Saturday, May 24th

The Social Committee is planning a cookout. Look for details by email and Facebook as we approach the opening day.

Let's hope for warm weather!



## Welcome Spring!

Yard waste pickup will begin on April 15th, subject to weather conditions. When



Your King's Cove Board, and the property and maintenance staff, have formulated plans for the upcoming year. Below are some of the initiatives scheduled for 2025:

### **Ongoing projects include:**

- Replacement of problem windows and original door walls.
- Conversion of outdoor timber walls to stone walls.
- Repair and replacement of cement and asphalt.
- Replacing deteriorated wood in buildings as needed.
- Painting about ten buildings.
- Shrub rejuvenation. See Winter Newsletter for details.



### **Additionally, major projects for this year include:**

- Replacement of three to four roofs and privacy walls.
- Removing and replacing the clubhouse deck.
- Implementing Phase I of a four-year plan to remove or trim problem cottonwood trees.

### **Office Hours**

The previous administrative assistant, Ms. Carol Cooper, resigned in 2024. Following her resignation, office hours have been reduced temporarily. Jim Dafoe is scheduled to be in the office from 9 am until 5 pm on Tuesdays and Thursdays.

Office hours will be increased once a new assistant has been hired and trained.

### **Annual Meeting of King's Cove Co-owners**

Mark your calendars for the King's Cove annual meeting, scheduled for Thursday, June 26th. A meeting package with the necessary information will be sent several weeks in advance to each co-owner.

### **Tennis & Pickleball Courts**

Nets will be placed on the courts as soon as suitable weather arrives.



On Tuesdays, after 5 pm, you can usually find a casual gathering of players you are welcome to join for a couple of hours of recreational pickleball.

Rules applicable to court use are provided on the website.



## Co-Owner Resources & Information

<https://amicondos.com/kingscove/>

Co-owners can find the information they need easily by visiting this website. In the Quick Links Section, you can access the *Owner Online Portal*, which provides account and work order information unique to your unit. This portal requires login credentials. If you do not have a login ID and password, please follow the directions provided when you attempt to access the portal. Take some time to explore this valuable resource.

Please fill out your work orders online if possible.

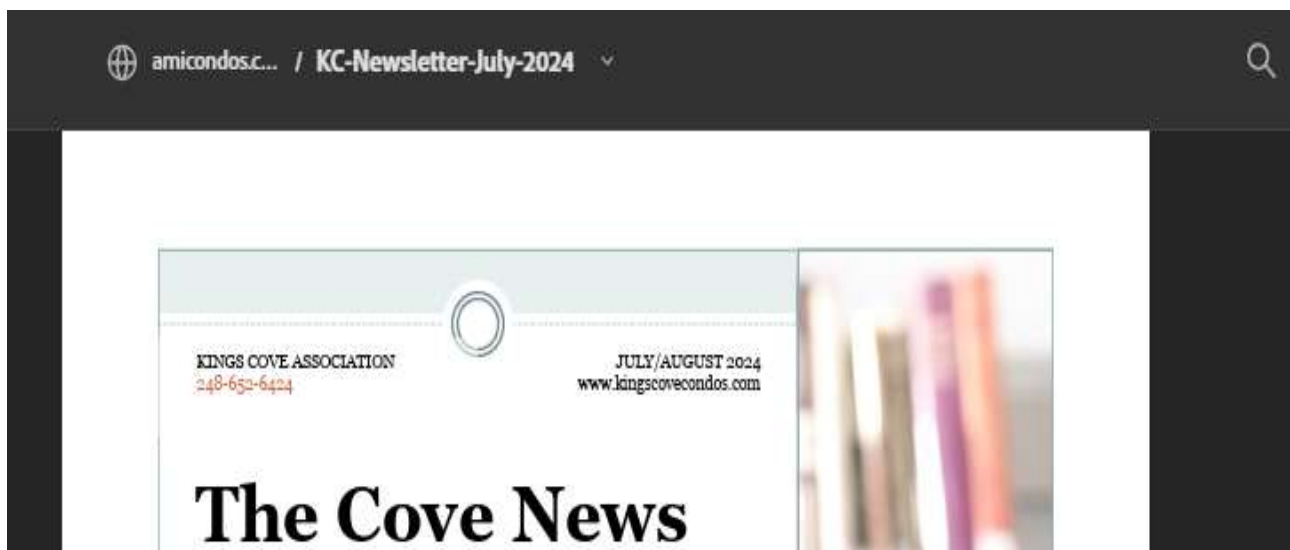
Clubhouse rentals can be arranged by emailing [mlh2013@hotmail.com](mailto:mlh2013@hotmail.com) or calling Melinda @ 248-767-8111 and leaving a message. More details are provided on the website. You may also call or email Jim Dafoe.

Trash and recycle bins are emptied starting in the early morning every Tuesday except holidays. Please place bins curbside no earlier than 6 pm the night before pickup. When a holiday falls on Monday, King's Cove pickups are usually rescheduled for Wednesday.

Should your location be missed, promptly contact Priority Waste.

You can search previous newsletters for a specific topic:

1. Open the website <https://amicondos.com/kingscove/>.
2. Look for Community Newsletters and hit the + to see a list of past publications.
3. Select the publication, click on the magnifier glass, then type in a word or phrase.



## Social Committee Activities Planned

Once again, our wonderful group of volunteers is planning some fun events at the Clubhouse, the Pool, and on the Deck.



Current members are:

Chairwoman Karen Elliott, Marcia Preston, Joan Roberge, Judy Hickman, Jay Glover, Jean Boyer, Jeanne Shyrock, and Anne Jahn.

The tentative schedule is shown below. Confirmation and details will be provided as each event is planned:

March 12, 6-8 pm St Patrick's Day Celebration	April: Euchre Day at the Clubhouse
May: Pool Opening BBQ	June: Wine Wednesday Summer Social
July: Wine Wednesday Summer Social	August: Old Time BBQ Picnic
September: Wednesday Summer Social	October: Fall Frolic
	December: Christmas Party

## Sewer Backups

For sewer backups and other emergencies, call Jeff McCarty during business hours or AMI 586-739-6001 after hours, and be sure to follow the prompts. Allow the Association to handle the problem; never call a plumber!



Please pick up dog waste and dispose of it properly.

Pets must be on leashes when outdoors.

Garages must be used for vehicle storage.

Please refer to the Association Bylaws if you want more information.

**KINGS COVE RESIDENT**



**Lauren Sitko**  
REALTOR®



Cell (248) 933-9224  
laurensitko@realestateone.com  
www.laurensitko.com  
Michigan's Largest Real Estate Company  
1002 N. Main, Rochester, MI 48307



Phone: (248) 652-6424

Fax: (248) 652-9210

[kingscove@amicondos.com](mailto:kingscove@amicondos.com)

**Board Members & Staff**

Frank Moss – President

Gerard Dettloff – V.P.

Margaret MacTavish – Sec.

Louis Carrio – Treasurer

Jane Haugen – Director

Judith Hickman – Director

Mike Jahn – Director

**Property Manager**

Jim Dafoe

[jdafoe@amicondos.com](mailto:jdafoe@amicondos.com)

**Maintenance Team**

Jeff McCarty-Supervisor

248 652-3999 (landline)

Dave Colburn-Assistant



## Co-Owner Resources & Information

<https://amicondos.com/kingscove/>

Co-owners can find the information they need easily by visiting this website. In the Quick Links Section, you can access the *Owner Online Portal*, which provides account and work order information unique to your unit. This portal requires login credentials. If you do not have a login ID and password, please follow the directions provided when you attempt to access the portal. Take some time to explore this valuable resource.

Please fill out your work orders online if possible.

Clubhouse rentals can be arranged by emailing [mlh2013@hotmail.com](mailto:mlh2013@hotmail.com) or calling Melinda @ 248-767-8111 and leaving a message. More details are provided on the website.

For emergency services contact AMI at 586-739-6001.

Trash and recycle bins are emptied starting in the early morning every Tuesday except holidays. Please place bins curbside no earlier than 6 pm the night before pickup. When a holiday falls on Monday, King's Cove pickups are usually rescheduled for Wednesday.

Should your location be missed, promptly contact Priority Waste at 855-927-8365.

Your King's Cove Board, and the property and maintenance staff, have formulated plans for the upcoming year. Below are some of the initiatives scheduled for 2025:

**Ongoing projects include:**

- Replacement of problem windows and original door walls.
- Conversion of outdoor timber walls to stone walls.
- Repair and replacement of cement and asphalt.
- Replacing deteriorated wood in buildings as needed.
- Painting about ten buildings.



**Additionally, major projects for this year include:**

- Replacement of three to four roofs and privacy walls.
- Removing and replacing the clubhouse deck.
- Implementing Phase I of a four-year plan to remove or trim problem cottonwood trees.

The maintenance staff will continue to address all regular work orders received throughout the year.

**Shrub Rejuvenation**

Rejuvenation pruning is an effective method to restore an overgrown shrub to a healthier, more compact state. This is best done in the winter before buds appear.



Starting this year, all overgrown association-owned shrubs will be pruned to a few feet tall. The regrowth will take some time so please be patient.

The Association has incurred much higher costs for trimming the overgrown shrubs due to the need for special equipment and time-consuming work performed on ladders. The planned pruning will reduce our annual cost of shrub trimming.

**Spring is Coming**

Yard waste pickup will begin in mid-April, subject to weather conditions. When using the service, please place paper yard waste bags at the curb for pickup on Mondays by 8 am.

Do NOT remove the orange snow markers. The landscapers will come around and do it. They charge the Association for each missing marker.

Remember to keep your garage door closed to prevent your and the neighbor's pipes from freezing. It's still going to be cold for a while.

Keeping your porch clear of objects, such as pots or décor, will enable workers to clear it during Winter.

## Office Hours

The previous administrative assistant, Ms. Carol Cooper, resigned in 2024. Following her resignation, office hours have been reduced temporarily. Jim Dafoe is scheduled to be in the office on Tuesdays and Thursdays, from 9 am until 5 pm.

Office hours will be increased once a new assistant has been hired and trained.

## Social Committee

Once again, our wonderful group of volunteers is planning some fun events at the Clubhouse, the Pool, and on the Deck.



Current members are:

Chairwoman Karen Elliott, Marcia Preston, Joan Roberge, Judy Hickman, Jay Glover, Jean Boyer, Jeanne Shyrock, and Anne Jahn. The tentative schedule is shown below. Confirmation and details will be provided as each event is planned:

March: St Patrick's Day Celebration

April: Euchre Day at the Clubhouse

May: Pool Opening BBQ

June: Wine Wednesday Summer Social

July: Wine Wednesday Summer Social

August: Old Time BBQ Picnic

September: Wednesday Summer Social

October: Fall Frolic

December: Christmas Party

**Facebook** <https://www.facebook.com/groups/284385769880322>

Please visit the King's Cove page frequently for resident-to-resident communications concerning the community, items for sale or donation, suggestions and recommendations, and more.



The Facebook page is **NOT** for communication with Board Members or Staff, nor is any content considered official. Currently, there are 200 King's Cove members. Please consider joining if you have not already done so.

Paid Advertisement

KINGS COVE RESIDENT



**Lauren Sitko**  
REALTOR®

SFR  

**Real Estate One**

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

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