

Phone: (248) 652-6424

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

## Board Members & Staff

Frank Moss - President

Gerard Dettloff - V.P.

Louis Carrio - Secretary

Jane Haugen - Treasurer

Judith Hickman - Director

Mike Jahn - Director

Michelle Jasper-Director

## Management & Maintenance

Jim Dafoe, Manager

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

Jeff McCarty-Supervisor

248 652-3999 (landline)

Dave Colburn-Assistant

## After-hours Emergencies

Call AMI 586-739-6001

and follow the prompts.

## Clubhouse Rental

Melinda Thomas

248-767-8111

[mlh2013@hotmail.com](mailto:mlh2013@hotmail.com)

**Priority Waste:** 855-927-8365



## Welcome Summer!

Yard waste pickup happens on Mondays. Please place paper yard waste bags at the curb for pickup by 8 am when using the service.

The pool is now open. Please comply with all the pool rules posted on our website. Need an entry fob? Visit the office on Tuesday or Thursday. Bring your ID. The pool is scheduled to

remain open through Sunday, September 21st, weather permitting.

## Moutrie Pollinator Garden

Visit the pollinator garden on the Paint Creek Trail property adjacent to King's Cove.

Walk through the garden and observe the pollinators and all the activities on the Trail. Two sunny benches are available.



## Featured King's Cove Projects for 2025



- 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 buildings on Lantern, Paddle Wheel, and Autumn Lane.
- Shrub rejuvenation. About 50% complete; work will resume in late Fall.
- Replacement of three to four roofs and privacy walls.
- The Clubhouse Deck, Roof, and Drainage System have been replaced.

Phase I of a four-year plan to remove or trim problem cottonwood trees has been completed.

## Office Hours

Jim Dafoe's KC office hours are 9:00 a.m. to 5:00 p.m. on Tuesdays and Thursdays. The Board has deferred the hiring of an assistant pending further evaluation.

**Frequently asked questions** are often addressed in our newsletters. You can find a single and searchable consolidated document of newsletters from 2021-Spring 2025 now on our website to aid your research.

## Join Us in Remembrance of Art Tucker

King's Cove resident Arthur "Art" Tucker, 73, died on March 13, 2025, after a long illness. Art moved to the Cove in 2010 and became part of the community, helping pull garlic mustard along the trail, flipping burgers at social events, and happily talking and learning about other residents.

He enjoyed bicycling, hiking, writing plays, and telling and hearing stories. And he loved dogs. Before his retirement, Art worked for many years as a technical illustrator.

He is survived by his wife, King's Cove resident Laura Bradshaw-Tucker, and a son from a prior marriage, Sean Tucker.



## King's Cove Official Communications

Co-owners should be kept well-informed about all matters affecting them. Management communications to co-owners rely principally upon the following:

- AMI King's Cove Website <https://amicondos.com/kingscove/>
- Annual and Monthly Board Meetings and Minutes
- Email Blasts
- Sandwich Board Messages, typically placed at the King's Cove entrance
- Quarterly Newsletters

**Important**-Social media, like Facebook, and other neighbor-to-neighbor communications are not official King's Cove communications and should not be treated as such.

## Tennis & Pickleball Courts



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

Experienced players are generally available to provide beginners with instructions.

## Fireworks Prohibition

The use of fireworks on private property owned by others, e.g., King's Cove, is prohibited by the City of Rochester Hills. A violation of this regulation could result in a fine from the municipality (\$1,000.00).

Additionally, King's Cove Bylaws prohibit this activity. Even without the prohibition, fireworks in a condominium complex like ours would certainly be unsafe.



## Advice from HQ

A few co-owners have received solicitations from Consumers Energy to purchase protection for "Water and Sewer Lines." Such a purchase would not apply to us as these are the responsibility of the Association, not the individual co-owner.

The Oakland County Sheriff's Office has reported that some citizens are receiving calls from individuals falsely claiming to be representatives of their office. If you receive such a call, please report it to their office at 248-858-4950.

## Major King's Cove Online Resource

Co-owners can find the information they need by visiting <https://amicondos.com/kingscove/>.

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 when you attempt to access the portal. Take some time to explore this valuable resource.



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.

## Kings Cove Summer Socials: Sun, Fun & Community

Summer is here, and King's Cove is the place to connect! Whether you want to meet neighbors, join in outdoor fun, or simply relax in the sun, our Wednesday Summer Socials are your invitation to come together at our upcoming summer events:

- **July 16, 6-8 pm:**

*Old Time Picnic & BBQ*

Savor classic picnic favorites—grilled hamburgers, baked beans, and pasta salad. Bring a potluck salad or dessert and your favorite beverage. Watch the sunset with friends and neighbors.

- **August 20, 6-8 pm:**

*End of Summer Wine Social*

Bring potluck appetizers and desserts, BYOB, and join in the karaoke fun!

- **September 10, 6-8 pm:**

*Wine Summer Social: Jolly Roger Jamboree*

Enjoy live music by Two Steps Higher, potluck appetizers, and BYOB as we wrap up the season.



Join the fun! Eat, drink, and be merry!

## Annual Meeting of King's Cove Co-owners, June 26, 2025

President Frank Moss called the meeting to order at 6 PM followed by management comments, and a report by officers. This included a lengthy report on the plan to launch a new Information Guide for Residents to help with communications. Mike Jahn gave an update on the erosion project.

During the Q&A session three major issues were raised:

1. Feral cats, and the need for co-owners to not provide food and shelter.
2. Clubhouse access, and the desire for co-owners to have more access.
3. Pool hours, and a request for the pool to be open longer.

At a special and brief meeting of the Board following the Annual Meeting, the Board elected the officers listed on page 1 of the newsletter, and:

- Discussed pool opening hours and decided to extend the pool hours to 10 PM on a trial basis. Earlier opening hours were deemed unfeasible as the period 8-10 AM is when the pool and pool area are being cleaned. In particular, the pool must be vacant while serviced.
- The matter of Clubhouse access was deemed more complex and will be taken up at upcoming Board meetings.





Please pick up dog waste and dispose of it properly.

Pets, including cats, must be on leashes when outdoors.

Garages are to be used for vehicle parking, not storage.

Fishing and swimming in the pond is prohibited.

Please submit your work orders online if possible.

Please put the plastic flower containers you used in your recycling bin.

It is time to reset your furnace humidifier to "summer".

Trash and recycling bins are collected starting early Tuesday mornings, except on holidays. Please place your bins at the curb no earlier than 6 PM the preceding evening. If your bins are missed, contact Priority Waste promptly. When a holiday falls on Monday, pickups in King's Cove are typically rescheduled for Wednesday.

Co-owners are not to modify or make installations on common property, including bordering woods. For more information, please refer to rules at <https://amicondos.com/kingscove/>.



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## A Trail at Our Doorstep

By Mike Jahn, King's Cove resident, and  
Vice-President, Friends of the Paint Creek Trail

## Paint Creek Trail Overview

Adjacent to King's Cove, the Paint Creek Trail is an 8.9-mile recreational path traversing the communities of Rochester, Rochester Hills, Oakland Township, Orion Township, and the Village of Lake Orion. Originally constructed on a former railroad corridor, the trail closely follows the scenic

Paint Creek—a designated trout stream—offering excellent fishing opportunities at various points along the route.

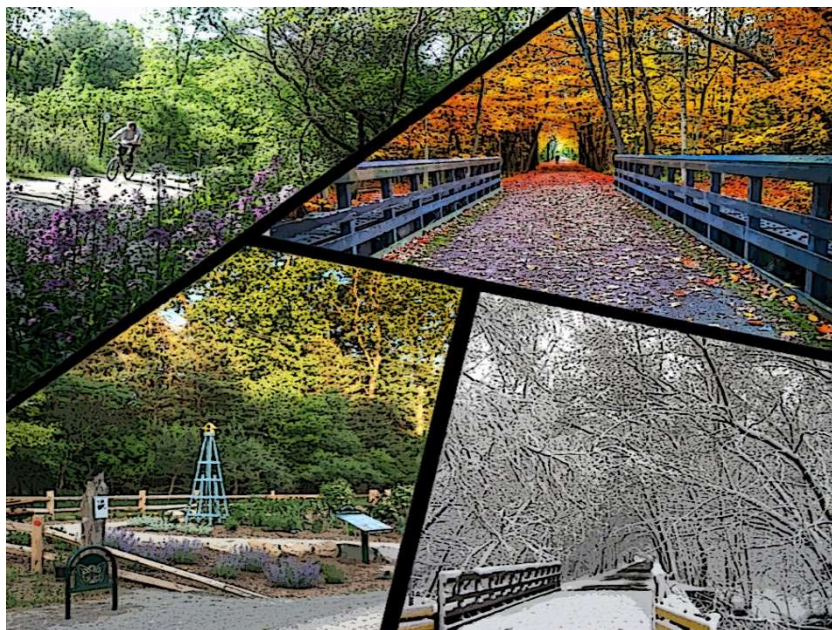
The Trail width varies from 50 to 150 feet, well beyond the 8-12-foot gravel strip used by walkers and cyclists.

## **Trail Management**

The Paint Creek Trail is owned and managed by the Paint Creek Trailways Commission, which includes representatives from each connected community. The Commission is dedicated to maintaining the Trail's natural beauty and ensuring it remains well-kept. Local municipalities provide routine maintenance and removal of fallen trees.

## **Trail Benefits**

The Paint Creek Trail is renowned for its natural beauty and is an ideal place for walking, which offers significant health benefits. The trail also serves as a social hub, providing opportunities to meet neighbors and enjoy a peaceful escape from daily life. Benches are placed along the trail for rest, and there is a waiting list for those interested in donating new benches. Note: Unauthorized modifications—such as adding decorations, personal access trails, or furniture—are not permitted.



Nature enthusiasts will appreciate the abundant wildlife—deer are commonly seen at dusk—and the ever-changing display of wildflowers throughout the year.

## **Friends of the Paint Creek Trail**

The Friends of the Paint Creek Trail is a volunteer group dedicated to supporting the Trailways Commission and improving the trail environment. They played a key role in establishing the Moutrie Pollinator Garden, along the Trail, adjacent to

King's Cove, which supports butterflies and other pollinators.

The Friends group is open to all who wish to participate and typically meets four times a year at the Paint Creek Cider Mill in Goodison. The current president is Kings Cove resident Louis Carrio. For membership information, visit [paintcreektrailfriends.org](http://paintcreektrailfriends.org).

## **Trail Use and Etiquette**

The trail is popular with both walkers and cyclists. Cyclists are reminded to be considerate of others, especially children, and to observe the 15-mph speed limit. Trail etiquette suggests alerting others before passing, either with a bell or a verbal cue such as “passing on your left.”