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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

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

Priority Waste: 855-927-8365



WELCOME FALL!

As we welcome the fall season here in King's Cove, it is always magical to see the trees transform into a canvas of brilliant reds, oranges, and golds.

The cooler, crisp air makes for perfect evenings outdoors, setting the stage for cozy gatherings.

Fall means cheering for your favorite football team with friends or simply enjoying sunny afternoons outside with neighbors.

Either way, fall is a great time for community spirit in the Cove.

Here's to a beautiful Michigan fall filled with warmth, connection, and the simple joys this season brings.





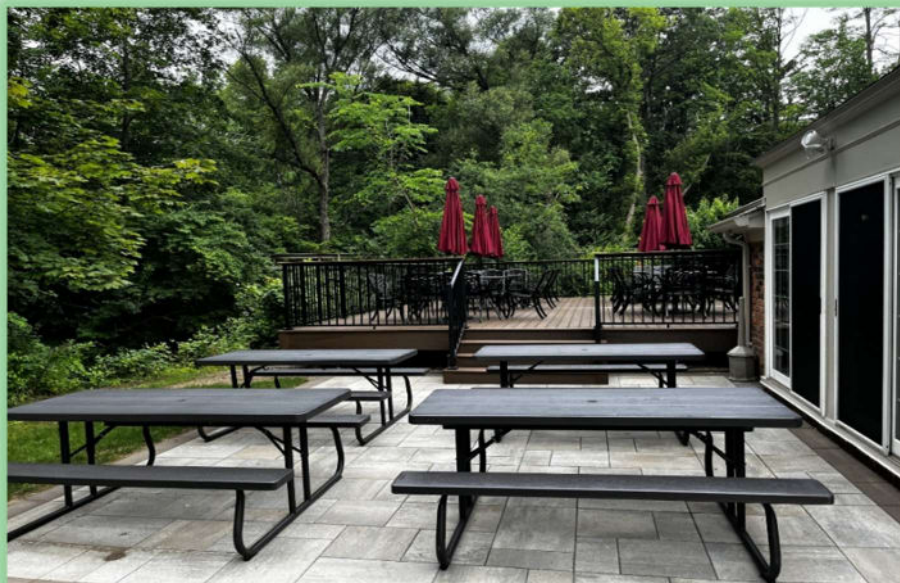
Projects completed this year include:

- Steps and pathway from the clubhouse area to the trail
- Retaining walls, cement work, and downspout upgrades
- Privacy wall replacements
- Clubhouse living room and deck/patio upgrades

A new 75" Smart TV has been installed in the clubhouse. Renters and co-owners visiting the clubhouse can now view local channels, internet channels, or content from their devices.

Shown on the right is a group of co-owners who reserved time at the clubhouse to view the Lions' season opener.

The deck, patio, and furnishings have been replaced.



Thanks to Jim, Jeff, and Dave for their work on these projects and all the work they do throughout the year!

Clubhouse Access

The clubhouse is now open for use by residents on weekdays (excluding holidays) from **9:00 AM to 4:00 PM**, subject to the following rules:

- Residents must use their (pool) fob for entry.
- Access is not permitted during scheduled/reserved events.
- Open access is limited to residents; guests are not allowed.
- Alcohol is prohibited.
- An adult must accompany minors.
- Absolutely no smoking is allowed inside the clubhouse and on the deck.
- Pets are not allowed.
- Residents are asked to:
 - Be respectful of management, maintenance, or contractor business activities taking place.
 - Clean up after use and close any deck umbrellas used.

Note: *The clubhouse is under continuous video surveillance for security purposes.*

Reserve Study

An in-depth study of King's Cove's need for capital expenditure has been completed by Building Reserves, a respected independent firm specializing in condominium reserve funding.

The Reserve Study plays an essential role in ensuring the long-term financial stability and upkeep of the community. By proactively assessing future capital needs, the association can minimize unexpected expenses and make informed decisions about budgeting for repairs and improvements.

Once the board has completed its review of the preliminary report, the document will be available in the clubhouse for review by interested co-owners. In the meantime, visit <https://www.buildingreserves.com/> to learn more about the process.

Transparency and open communication with all co-owners remain central to this process, allowing everyone to understand the rationale behind upcoming projects and funding strategies.

Information Guide for Residents

Work on the Guide continues, and it is nearly complete. The goal is to publish it on the website before the end of the year.



DTE Power Outages

To report a power outage or check repair status, visit <https://outage.dteenergy.com/map> online. The DTE APP is also available for mobile devices, which is particularly helpful when the power is out.

Daylight Saving Time

Standard Time begins at 2 AM on Sunday, November 2nd—set your clock back one hour. Many residents use the time change to remind them to replace their smoke and carbon monoxide detector batteries.

Fall Cleanup



Enjoy the festivities, but please remember:

Halloween and Thanksgiving decorations should be taken down no later than 14 days following each holiday. After these dates, the Association will remove any remaining decorations. Co-owners will be responsible for associated removal costs and incur a \$50 fine.

For more information on the governing rule applicable to these and other holiday lights and decorations, please visit the website and click on the Holiday Lights Policy.

The Association cleans gutters and removes leaves and yard waste from the common areas, in phases, starting in late October and continuing until all leaves have fallen. *Gutter cleaning is messy. Residents should remove or cover anything they do not want dirty.*

Co-owners are responsible for the following measures to clean up patios, decks, and planted areas around their unit in the fall:

- Access the water valve to the outside faucet(s) in the basement and turn it off.
- Turn off the outside faucet(s).
- Disconnect and drain the water hose(s).
- Remove and store any outdoor furniture, garden tools, toys, and similar items.
- Remove leaves, dead flowers, and other yard waste.
- Empty any plastic hanging flower baskets and put empty containers in the recycling bin.

Lighting. Lamp posts with a clear or frosted 75-watt bulb by each unit help with neighborhood security. Maintenance will replace bulbs, as needed, upon submission of a work order. For security, burned-out bulbs should be replaced promptly.



Unit Access. It is recommended that each co-owner provide the property manager with a key or access code to their front door for use in case of an emergency. If no key or code has been provided, and the service of a locksmith is required to access the unit, the co-owner will be billed for the cost.

Communications. Effective communication with residents depends on maintaining up-to-date email information. Please ensure that the office has your current email address on file; otherwise, you may miss important notices and requirements.

Flood Risk. Regardless of the age or condition of your garden hose, areas of weakness may rupture if the spigot remains open and the hose is subjected to continuous pressure. As such incidents can and do occur, it is advisable to turn off the spigot when the hose is not in use.



Yard Waste. The last pickup is Monday, November 24th. Properly bagged yard waste must be placed curbside by 8:00 AM on Mondays for scheduled collection and disposal. Use only designated paper yard waste bags. Plain paper bags, like grocery bags, which can tear easily, will not be picked up.

Trash & Recycle. Trash should be bagged, even if it is placed in a can, and kept out of sight until the day of pickup. Both measures help keep blowing trash to a minimum. Articles being recycled should be well secured so as not to be blown or fall onto the lawn or street.

Trash should not be placed out earlier than 6 PM the night before pickup. Containers for trash and recyclables must be used to prevent local animals from tearing apart bagged refuse.

Empty containers are to be returned to the garage by the end of the pick-up day.



Work Orders. Attaching one or more photographs to work orders to show damage, location, and repairs that might be required can assist management in making informed decisions regarding next steps and expedite service.

Fall Deer Warning. During October and November, male deer (bucks) experience the rut, often becoming more bold and potentially aggressive.



Maintaining a safe distance is highly recommended. Anyone driving within King's Cove should be cautious of deer crossings, especially by the curve at Brookside Court (entrance to the Clubhouse and recreational facilities).

Note: The speed limit on King's Cove Drive is 25 mph, and 15 mph on the lanes and courts off King's Cove Drive.

Addressing Concerns About Work in Progress. All of us benefit from the demanding work of the King's Cove maintenance staff and numerous contractors under the direction of property management. They must always be treated with courtesy and respect and not be interfered with while performing their duties.

If any concerns arise about a project or service, or if a co-owner has questions, the right step is to bring those to property management so they can be addressed properly. Harassment or confrontations with workers should never take place, as these individuals are conducting their tasks under the direction of management for the benefit of everyone in the community.

Social Committee

A wonderful time was had by all at the Pirate Pizza party on September 17th. The weather was great, as was the live music.



Our energetic Social Committee is planning an exciting event in December.

Mark your calendar!

King's Cove Holiday Party 6-8 PM
Thursday, December 11th



Current Social Committee Members

Chairwoman Karen Elliott

Jean Boyer

Jay Glover

Judy Hickman

Anne Jahn

Marcia Preston

Joan Roberge

Jeanne Shyrock

A resident of King's Cove Condominiums



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- Email any feedback regarding the newsletters, including suggestions for future topics or improvements, to the property manager at jdafoe@amicondos.com.