

Phone: (248) 652-6424

Fax: (248) 652-9210

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

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

King's Cove Office

Management and Staff

On Holiday

December 22nd, noon until

December 29th

&

December 30th, noon until

January 5, 2026

Seasons Greetings



As 2025 ends, all of us in King's Cove can reflect with gratitude on the year we have shared. Living in such a welcoming neighborhood, surrounded by good neighbors who look out for one another, is certainly one of our greatest privileges. It is these connections, friendly waves, and the sense of belonging that make our community truly special.

We are lucky to call Rochester Hills home, with the extra benefit of being close to the City of Rochester. During this season, the city's bright holiday lights brighten our evenings with warmth and beauty, reminding us to slow down and enjoy the simple pleasures of the season.



Whether strolling through the decorated streets or gathering with friends and family, the glow of the holidays highlights the spirit of community we share here in King's Cove.

Creekside Stabilization

After years of seeking a solution for Paint Creek's severe erosion that threatened nearby homes, the Association hired a contractor to complete repairs in October. Board member Mike Jahn managed the bidding process, contractor selection, and held an informational meeting for affected co-owners prior to work commencing.

Large boulders—nearly a hundred of them—were strategically placed along the creek's side to reinforce the banks and direct water flow, thereby reducing future erosion risks. Additionally, the team graded and stabilized the shoreline, compacted soil, and restored affected sections with erosion-control fabric and reseeding to support long-term vegetation growth. Drainage pipes were also installed. This comprehensive effort is expected to protect the area for decades to come by strengthening the shoreline and preserving the natural character of Paint Creek.



This vegetation must remain in place to control erosion from the top. Unauthorized alteration of vegetation, landscaping, or trees is STRICTLY PROHIBITED, and will subject the responsible co-owner to major fines and possible liability for consequential damage.

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.

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. A copy of the study is available in the office for review by appointment with the property manager.

The Budget and Assessments For 2026

The Association's annual budget is divided into two primary expense categories. The largest category includes recurring maintenance costs, such as water, snow removal, lawn care, and similar services. Administrative services and insurance for the common property are also included.

The second category involves funds reserved for capital expenditure anticipated in the current and future years. The independent reserve study, conducted periodically, is an excellent tool to assist the Board and management in the budgeting process.

In addition to scheduled replacements for such depreciating assets as roofs, retaining walls, windows, and door walls, the Association plans two major projects in the recreation and pond areas.

New Playground System



Pond Deck Replacement

The old, deteriorating deck will be replaced with a new 12x12-foot shoreline viewing platform deck, constructed on long-lasting metal posts, and featuring PVC synthetic flooring.

Aluminum mesh fencing railings will be installed on the perimeter.

The 2026 Budget was sent to all co-owners in November. This chart provides a summary of expected expenses for maintenance and planned capital improvements.

Budget Year	2025 Budget	2026 Budget	\$ Change	% Change
Expenses	1,572,933	1,677,750	143,380	6.9%
Capital Expenditure	550,500	590,500	40,000	7.3%

Each unit receives a monthly assessment that goes toward funding the budget. As specified by the Bylaws, these assessments are distributed among co-owners based on the percentage of value assigned to each unit in the Master Deed. For 2026, this assessment will rise by 7%.

Co-owners may schedule a meeting with the property manager for any budget-related questions.

Winter Snow and Ice

The Association removes snow and ice when necessary, but co-owners can also use ice-melt products available at the Clubhouse: salt for asphalt and calcium chloride (white pellets) for concrete.



Driveways can't be plowed if cars are parked on either side. Move vehicles before plowing and return them as soon as possible after plowing.

Neighbors do not appreciate missing out on a plowed drive because one co-owner neglected to move their car.

Snow removal will start within four hours after the end of a storm, provided there has been an

accumulation of at least 1.5 inches. If you encounter any problems, please inform the property manager or maintenance supervisor. The timing of service is based on crew availability, and work will be completed as soon as possible.

The snowplowing company installs and later removes stakes along driveways and sidewalks each season. Please leave them in place, as the Association is charged for any missing stakes.

In winter, each co-owner should:

- Turn outside faucet(s) off, disconnect and drain water hose(s) if not yet done.
- Please remove all items from your porch for the snow shoveler.
- Close the garage door and windows to prevent pipes from freezing and potential liability for negligence.
- Reset any humidifier in the unit to the “winter” position.
- If leaving the unit for an extended period:
 - Advise property management and leave emergency contact information.
 - Set the thermostat no lower than 55 degrees, and the water heater to low.
 - Leave cupboard doors below the sink open to keep pipes warm.
 - Consider using a light timer and having someone check the unit periodically.



Note: Ice and icicles on gutters are normal. Contact maintenance only if you see an indoor leak.

The Cat Problem

Yes, there is a cat problem here in the Cove, and county-wide. Stopping the population from growing begins with two simple steps:

1. Do not provide food. It's natural to want to help feral cats, but feeding them can actually make things harder for both the cats and the neighborhood. When food is regularly left out, more cats—and even wildlife—can move in, making the area less safe and increasing the risk of overpopulation and disease.
2. If you are a cat owner, do not allow your cat to roam outside where they can breed with feral cats. Also, allowing any pet to roam outside freely is a violation of Association rules. Here are some common questions:

Q. If residents do not feed the feral cats, won't they starve?

A. Feral cats are skilled at hunting small mammals, birds, and insects.

They will also scavenge if food refuse is unsecured.



Q. If human food is not available, will they relocate to another community?

A. They are territorial and are unlikely to leave their community, even if food becomes scarce.

Q. Why can't feral cats be collected and brought to the humane society?

A. There are lots of obstacles to this, but the main issue is that more feral cats would simply move into the newly vacated territory.

Regarding adoption, it is very difficult, and often impossible, to socialize an adult feral cat who has lived in the wild its entire life.

Q. Can residents capture feral cats and have them neutered so they do not reproduce?

A. Yes, but it's not easy. Feral cats are wild, difficult to catch, and hazardous to handle.

Be Kind. The kindest thing residents can do is to participate in humane programs like trap-neuter-return ([TNR](https://www.alleycat.org/)), <https://www.alleycat.org/>, which help control the cat population in a safe, healthy way and give these animals the best chance at a good life outdoors. With TNR, feral cats are returned to their territory after being neutered, preventing them from breeding. This website provides extensive guidance and answers to common questions.

Please direct any feedback about the newsletters—including suggestions for future topics, recommendations for improvements, or advertising inquiries—to the property manager at jdafoe@amicondos.com .

A resident of King's Cove Condominiums

Lauren Sitko
REALTOR®

ABR
SFR
REALTOR®

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



Clubhouse Rental



Updates to the clubhouse rental rules, procedures, and documentation are now available on the website.

Rental Document

Please note that if a tenant wants to rent the clubhouse, the co-owner must sign the rental agreement as well. No matter who rents the clubhouse, the co-owner will be ultimately accountable for any fines or damages that occur.

Fall and Winter Decorations

Outdoor holiday decorations and lights must be removed by February 1st to avoid impeding maintenance activities. Outdoor holiday lights may be illuminated until January 15th only. For the published rules regarding these and other holiday decorations, please refer to the [website](#).

Frequently Asked Questions



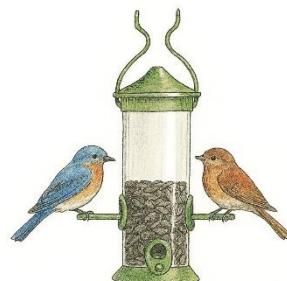
Q. Is the Association responsible for repairing or replacing an entrance storm or screen door?

A. According to the Bylaws, this responsibility rests with the co-owner. Additionally, the installation of a storm or screen door by the co-owner requires prior approval from the Board. Please refer to the policy posted on the website, which outlines the design criteria necessary for approval.

Q. Are co-owners allowed to have bird feeders?

A. Nothing should be planted or installed in shared common areas. Gardens, flower beds, or other plantings will be removed at the co-owner's expense. This also applies to common garden elements, such as bird baths and bird feeders.

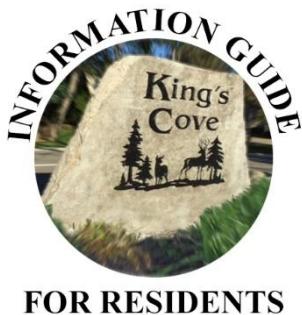
Bird feeders on patios, decks, or balconies are discouraged because they may attract rodents and other animals that could enter your home. If you do decide to install a feeder, place it as far away from your unit as you can. **The Association does not accept responsibility for any rodent problems resulting from bird feeders or wildlife feeding by co-owners.**



King's Cove Information Guide

The new [Guide](#) is now available as a searchable document on the website. Please take a moment to familiarize yourself with the content and the search process.

If you wish to print the [document](#), be aware that the online version will be updated periodically, so your printed copy may not be current.



Suggestions for additional content are welcome. Just send an email to jdafoe@amicondos.com with your request. Additionally, please let us know if you spot anything that you feel is incorrect or confusing.

Please note that the Master Deed and Bylaws always take precedence should any content in the Guide be erroneously in conflict with them.



Pets. Always keep your dog or cat on a leash when outside. Bag pet waste and dispose of it in the trash. Please do not simply drop the waste bag on the property.



Fireworks. 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 city (\$1,000.00).



Additionally, King's Cove Bylaws prohibit the use of fireworks. Even if this prohibition did not exist, the use of fireworks in a condominium complex like ours would certainly be unsafe.

Mailbox Caution. Snow and ice around mailboxes increase the risk of accidentally damaging the mailbox(es) or the support posts with your vehicle. Please take care when retrieving your mail, particularly at this time of the year. **Please promptly report any damage you cause or you observe by others to property management.**

Recycling the Right Way



When placing items in the recycle bin, it is important to remember that only clean and acceptable materials should be included. Food residue, liquids, plastic bags, and other non-recyclables can contaminate an entire batch of recyclables, making them unsuitable for processing. Once contamination is detected at the recycling facility, the whole load may be diverted to the landfill, wasting time, resources, and the efforts of many households.

By ensuring recyclables are rinsed, dry, and properly sorted, everyone can help reduce waste, support efficient recycling, and keep valuable materials circulating in the system, rather than ending up in the trash.



This year, the Social Committee sponsored a woman and her son who had fled from an abusive relationship and were in need. Residents came to the party and filled the base of the tree with gifts for them.

Social Committee

Karen Elliott, Chair

Jean Boyer Jay Glover

Judy Hickman Anne Jahn

Marcia Preston Joan Roberge

Jeanne Shyrock

Social Committee

The cheerful KC residents thoroughly enjoyed themselves at the Holiday Party.

Many thanks to the Social Committee for the many fun events they organized in 2025. Their creativity and hard work went into every event, and it paid off. They are a great team.

What a great Social Committee!



Looking for something fun to do with the youngsters or out-of-town visitors, consider visiting the nearby Rochester Hills Museum.

Select Saturdays & Sundays in December and January, 12 - 4 pm

The Calf Barn at the Museum-VanHoosen Farm, about two miles from King's Cove, will be filled with magnificent model trains designed, built, and installed by the Stoney Creek Model Railroad Club.

Happy New Year

Here's to another year of shared moments, neighborly support, and the joy of living in such a wonderful place together.