The Cove News

Spring 2026

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
Clubhouse Rental Agreement

Priority Waste
855-927-8365

Welcome Spring to King's Cove!

As the snow gives way to sunshine and the days grow longer, we welcome the arrival of spring in King's Cove. It's a wonderful time to refresh our surroundings and enjoy the beauty of our neighborhood — from budding trees and colorful flowers to the return of birds along the ponds and pathways.

We encourage everyone to take advantage of the season by sprucing up patios and balconies, greeting neighbors outdoors, and helping keep our community looking its best. A little care and attention from each resident makes a big difference in maintaining the charm and pride of King's Cove.

Your Board and maintenance team are preparing for upcoming seasonal projects, including landscaping cleanup and other spring maintenance.

Here's to a bright and beautiful spring for everyone in King's Cove!

The King's Cove Association Board

Here are some notable projects scheduled for 2026:

- ❖Remove and replace the pond deck
- ❖Install a new Jungle Gym in the Recreation Area
- ❖Continue with roof replacements
- ❖Repair cement and asphalt surfaces as needed
- ❖Convert many outdoor timber walls into stone walls
- ❖Replace and paint wood where needed
- ❖ Build a new sidewalk from Brookside to Tienken
- ❖ Continue the plan to remove or trim cottonwood trees

Rochester Farmer's Market

The market offers a bounty of fresh produce and homemade treats that bring neighbors together for good food and conversation. The market in downtown Rochester opens on the first Saturday in May.

Landscape Modifications in Common Elements

Co-owners must not engage in landscaping activities or plant any trees, shrubs, flowers, or place ornamental materials on general common elements without written approval from the Association. This prohibition includes weed whacking.

Pool Opens Saturday, May 23rd

Take a few moments to review the rules published on the website and note the hours of operation, daily from 10 AM to 9 PM. Make sure you have a Fob for pool entry. Replacement Fobs cost $50. Let's hope for warm weather!

Annual Meeting of King's Cove Co-owners

Please note that the King's Cove Annual Meeting is scheduled for Thursday, June 25th. Meeting materials containing pertinent information will be distributed to each co-owner several weeks prior.

A key component of the meeting will be the election of Board members. Additional details can be found in the Information Guide available on the website.

A presentation on insurance is scheduled to inform co-owners about coverage options for their units and to answer any questions they may have. Don't miss this opportunity to get valuable information about insurance coverage specific to condominium ownership.

Graduation Party Time

If you are thinking about hosting a party at the King's Cove Clubhouse, be sure to reserve your spot soon—it is a busy season.

You can find all the details you need on the Rental Reservation Form, which is available online.

On-Street Parking is Prohibited

Parking in Fire Lanes or anywhere along King's Cove Drive is prohibited. Local law officers patrol King's Cove, and violators can be ticketed. Parking on any of the King's Cove lanes and streets is also prohibited, subject to fines by the Association, and may be towed without notice.

These streets are narrow and provide fire lanes on both sides. Illegally parked vehicles can block the access of work crew trucks and emergency vehicles.

Note: If you do not see a "No Parking" sign, it does not mean parking is allowed.

Frequently Asked Questions

Q. How should I report parking violations I feel are causing problems?

A. Violations, particularly if they are recurring, can be reported to the property manager by email with a photograph of the vehicle(s) with the vehicle's license plate clearly visible. Your report is kept confidential.

Q. We receive an annual budget every year, but how can I learn more about the actual expenses incurred each year?

A. One approach is to consult the annual independent audit report, which is made available to co-owners through the online portal. Alternatively, co-owners may schedule an appointment with the property manager to review the monthly financial reports in person.

Q. How do I access the King's Cove portal?

A. Visit the King's Cove website and click on Owner Online Portal listed under Quick Links.

Q. Should I remove the **Orange Stakes** installed along my sidewalk and driveway?

A. No. The snowplowing company will remove stakes along driveways and sidewalks at the end of the season. The stakes should be left in place, as the Association is charged for any missing stakes.

Information Guide

The Guide for King's Cove residents is now available on the website.

Suggestions for additional content are welcome. Please email jdafoe@amicondos.com with your request. Additionally, please let us know if you read 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.

Trash should not be placed out earlier than 6 PM the night before pickup. Empty containers are to be returned to the garage by the end of the pick-up day.

Garages must be used for vehicle parking, not storage. Refer to page 9 in the Information Guide to learn more about parking in King's Cove and the garage use requirement.

Leasing Your Unit: Co-owners who wish to lease their unit to someone should carefully review the eligibility rules and landlord requirements published on the website and follow the stipulated process. **Short-term rentals, including vacation and Airbnb rentals, are not allowed.**

Pets: Always keep your dog or cat leashed **(not tethered)** when outside. Bag pet waste and dispose of it in the trash. Please do not simply drop the waste bag on the property.

King's Cove Shred Event

The event is scheduled for Saturday, April 18th, 2026, from 10 AM to 1 PM (or until the truck is full). The event is free and open only to Cove residents. The truck will park on Brookside Court, near the Courts. Residents are asked to limit their initial paper shredding to 2-3 grocery bags, with the understanding that they may return later if they have more, and there is room in the truck.

YARD WASTE

Yard waste pickup and disposal is in effect as of April 6th. Properly bagged yard waste must be placed curbside by 8 AM on Mondays (Tuesday if Monday is a holiday) for scheduled collection and disposal. Use only the designated paper yard-waste bags. Plain paper bags, like grocery bags, which can tear easily, will not be picked up, nor will plastic bags.

Tennis & Pickleball Courts

Nets will be placed on the courts as soon as suitable weather arrives. On Tuesdays, after 5 pm, you can often find a casual gathering of players you are welcome to join for a couple of hours of recreational pickleball. The courts are locked. Contact the office if you need a key.

Rules applicable to court use are provided on the website.

JOIN US FOR RUMMIKUB

King's Cove Clubhouse

Wednesday, March 18 1:00 – 4:00 PM

King's Cove residents are invited to gather for a friendly afternoon of Rummikub!

Whether you're brand new to the game or a seasoned tile-player, there's plenty of room at the table—and a real chance for everyone to win a round.

It's relaxed, social, and a perfect mid-week break. Come for a couple of games or stay the whole afternoon—whatever fits your day.

Fun • Laughter • Friendly Competition

To sign up or receive a copy of the rules, contact:

Jay Glover | buyerbware.1@gmail.com

Social Committee Events Planned

All events listed, except the May BBQ on May 24th, are for adults only.

Wednesday
March 11th 6-8 PM

Thursday
April 16th 2-4 PM

Sunday
May 24th 12-2 PM

Wine Wednesday Summer Social Events 6-8 PM

Potluck: Appetizers, Desserts, and BYOB

June 17th and July 15th

August 19th Summer Hoe Down, 6-8 PM
September 16th End-of-Summer Social, 6-8 PM Potluck: Appetizers, Desserts, and BYOB
October 14th Movie Night with Popcorn and Candy, 6:30 PM until the movie ends
November 10th Ravioli Night, 6-8 PM Potluck: Salads, Desserts, and BYOB
December 9th Holiday Party, 6-8 PM BYOB

- Dinner Provided
- Holiday Sweater Contest
- Entertainment

We will be adopting a needy family again this year.

Social Committee
Karen Elliott, Chair
Jean Boyer Jay Glover
Judy Hickman Anne Jahn
Paula Lombardo Marcia Preston
Joan Roberge Jeanne Shyrock