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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

Featured Articles

Annual Meeting June 25th

Avoiding Clogged Pipes

King's Cove Adopt-a-Trail

Crime Prevention

Social Committee Events



As summer arrives at King's Cove, the community has come alive with color and energy. After a long winter, the return of warm sunshine has transformed our neighborhood into a vibrant landscape of blooming flowers and lush greenery. Gardens throughout King's Cove are bursting with color—carefully tended beds of perennials, bright annuals, and flowering shrubs create a cheerful welcome along our streets and walkways.

The warmer weather has also brought renewed activity to our shared spaces. The pool has quickly become a favorite gathering spot, with residents enjoying refreshing swims, relaxing poolside, and spending time with friends and neighbors. Laughter and conversation fill the air as families and friends reconnect outdoors. The sunshine has brought everyone out of winter hibernation and back into the rhythm of community life.

The pond deck has become a peaceful place to take in the view, while the outdoor play gym is already a hit with the younger members of our community.

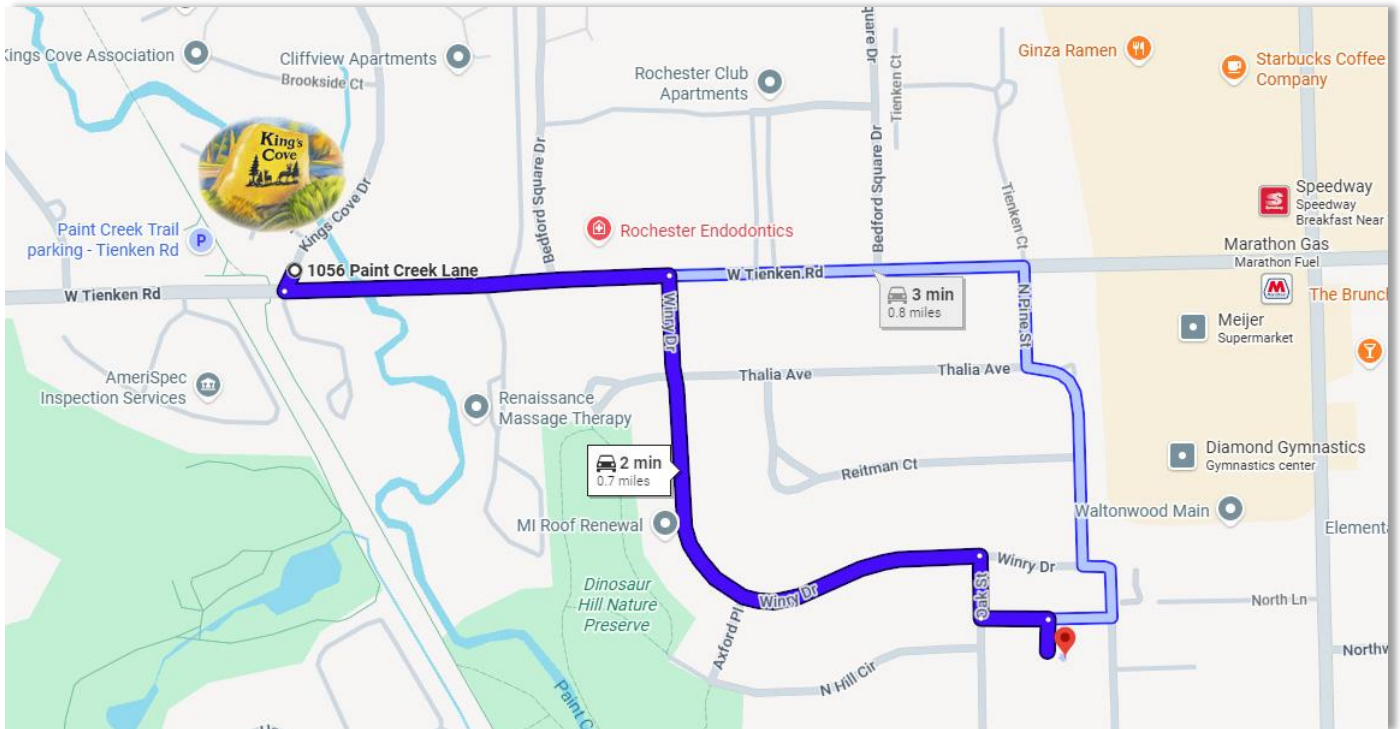
The King's Cove Association Board



Sign-in Starts at 5:30 PM

Meeting Starts at 6:00 PM

First Congregational Church at 1315 N. Pine St., Rochester, MI 48307



The typical Annual Meeting Agenda includes:

- Introductions of key personnel in Association Management
- Major Accomplishments and Objectives
- Question and Answer Period
- Election Vote Counting and Announcement of Results

This year, there will be an insurance presentation to inform co-owners about coverage options for their units and to answer any questions they may have. **Do not miss this opportunity!**

King's Cove Garden Beds



Many gardens throughout our neighborhood are filled with vibrant perennials and annuals, enhancing the charm of King's Cove. Have you ever wondered who takes care of planting, tending, and watering them?

Fortunately, board members Jane Haugen and Michelle Jasper generously volunteer their time and effort to design and maintain these beautiful gardens. We sincerely thank both of them!

Join Us in Remembering



Yvonne Young-Capece, a King's Cove Resident since 2020, passed away peacefully on April 10, 2026, at the age of 60. A viewing was held on April 13, 2026, at Potere-Modetz Funeral Home, and her obituary is available on the funeral home's website.

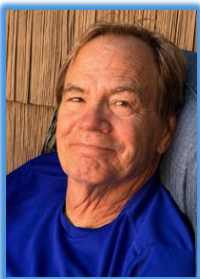
Mike Reitenga, a resident on Pine Ridge Court, died March 23, 2026, at the age of 55. A funeral was held on March 27th at the

Woodside Bible Church in Troy.



Drew Blair, 74, an Autumn Lane resident, passed away peacefully on April 21, 2026, surrounded by family. A celebration of life was held on May 30th. Here is his [obituary](#).

<https://www.dignitymemorial.com/obituaries/rochester-mi/drew-blair-12856643>



Fireworks are Prohibited in King's Cove



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).

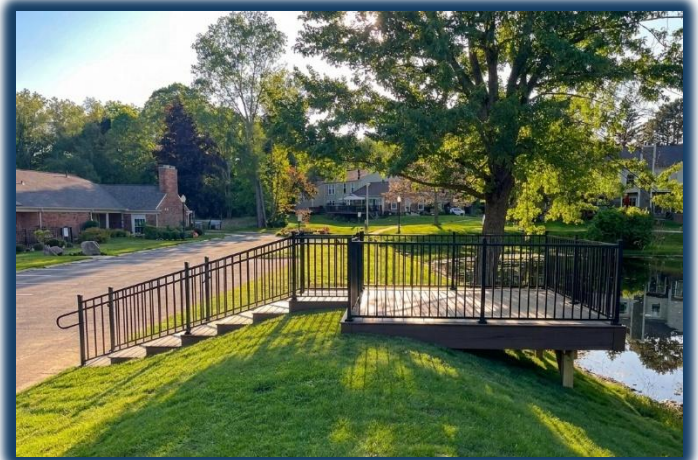
Additionally, King's Cove Bylaws prohibit this activity. Even without the prohibition, fireworks in a condominium complex like ours would certainly be unsafe.

Major Projects

Here are some notable projects for 2026:



- ❖ Replace the roofs on four buildings
- ❖ Repair cement and asphalt surfaces
- ❖ Convert many outdoor timber walls into stone
- ❖ Replace and paint wood where needed
- ❖ Paint twelve buildings
- ❖ Continue the plan to remove or trim cottonwood trees
- ❖ Removal & replacement of the pond deck
- ❖ Installation of a new Play Structure



❖ And the Tennis/Pickleball Courts have been cleaned thoroughly. Thanks, Jeff, and Dave!

Avoiding Clogged Pipes



Co-owners must take care not to put anything in their drains that might create a blockage. Avoid pouring any fat, oil, or greasy liquid down the drain. Instead, collect fats, greases, and oils in a container and dispose of them in the trash. Allow starchy or fatty cooking liquids to cool and solidify before discarding in the trash. This will help keep kitchen drains clear and prevent costly plumbing repairs.

The only things that should be flushed down in the toilet are human waste (feces and urine) and toilet paper. Flushing anything else can cause clogs in the plumbing, sewer backups, and environmental harm. **Here are just a few items that should never be flushed, even if they are labeled as flushable:**

- Baby wipes and cleaning wipes.
- Paper towels and facial tissues.
- Feminine hygiene products.

In King's Cove, where drainage from multiple units converges into a central pipe, not following this guidance may result in significant problems for the entire building.

King's Cove "Adopt-a-Trail"



Adjacent to King's Cove property, on the west side, there are two trails. The wide trail is the Paint Creek Trail, and the smaller footpath is an informal trail worn over time by walkers, often with their pets. Several years ago, the King's Cove Association adopted the section from Tienken to Dutton and committed to a semi-annual cleanup. Usually, only 1-2 hours are required, depending on the number of volunteers. King's Cove residents, sometimes accompanied by non-residents, perform the cleanup in Spring and

early Fall. If you are interested in participating, contact Mike Jahn at 248-396-7109 or jahnmf@gmail.com. The next trail clean-up will be in early Fall.

Frequently Asked Questions



Q. Is there a Little Free Library in King's Cove?

A. Not in King's Cove. However, there is one very close by on the Paint Creek Trail, adjacent to the [Moutrie Pollinator Garden](#).



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 select financial reports in person.

Q. May I fly a flag outside of my unit?

A. Only the official flag of the USA is permitted for display in King's Cove.

Q. What documents are particularly important for King's Cove Co-owners to understand?

A. At a high level, Michigan statutes (including the Michigan Condominium Act and Michigan Nonprofit Corporation Act) sit above recorded condominium documents (Master Deed and Bylaws), which in turn sit above board-made rules and policies.





Michigan statutes are available on the State [website](#), and governing King's Cove documents are on our [website](#).

The [Guide](#) for King's Cove residents is available on the website. The Guide provides information to help residents find the information they might need.

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 and Recycle Bins 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. Make sure that lids are closed on both containers. Cut the cardboard into smaller sizes if needed.

Garages must be used for vehicle parking, not storage. Refer to the Bylaws and page 9 in the [Information Guide](#) to learn more about parking in King's Cove and the garage use requirements.



Pets: Always keep your dog or cat leashed (**not tethered**) when outside. A recent incident involving off-leash dogs resulted in a resident being bitten within the recreation area. The recreation area is not designated as a dog park, and pets must not be permitted to roam freely. Allowing dogs to be off its leash violates King's Cove Rules and may subject owners to fines, legal action, and liability for any resulting injuries.

All Bikes, E-Bikes, and Scooters are not to be ridden on the grass. When riding any bike or scooter, please pay close attention to the people around you and to vehicles.

Consumer Energy's Oncourse Service Line Protection Program mailings are sent frequently to King's Cove residents. As the referenced lines are the responsibility of our Association, co-owners need not purchase this coverage.

Pool Rules are on the [King's Cove Website](#). Please take time to review them. Compliance is important to ensure everyone has a safe and healthy pool experience.

Summertime is BBQ Time

For your safety and that of your neighbors, please take care when grilling by your unit.



Music in the Park

Summer is also a fun time to visit the nearby Rochester Park and enjoy the free Thursday concerts.

ROCHESTER KIWANIS AND FRIENDS PRESENTS

FREE SUMMER CONCERT SERIES 2026

Music in the Park!

LIVE MUSIC • COMMUNITY • FUN FOR ALL!

ROCHESTER MUNICIPAL PARK
400 Sixth St, Rochester, MI 48307

THURSDAYS
7:00PM - 8:30PM

2026 SCHEDULE			
JUNE 18	Keshlar n Company with Melody Balos JAZZ	JULY 16	Lisa Mary COUNTRY MUSIC
JUNE 25	Hynde Sight PRETENDERS TRIBUTE BAND	JULY 23	The Belle Islanders Reggae (Black Market & Dave Edwards)
JULY 2	Black Mist IRISH MUSIC	JULY 30	Rochester Symphony Orchestra SEASON FINALE
JULY 9	Cabaret Boreal VINTAGE MUSIC REIMAGINED		

FREE All Are Welcome!

POPCORN & ICE CREAM AVAILABLE FOR PURCHASE

BRING YOUR OWN BLANKET OR CHAIR FOR ADDED COMFORT!

THANK YOU TO OUR WONDERFUL SPONSORS whose generous contributions helped to make Music in the Park possible!

GOLD SPONSORS

- Rochester Community Foundation
- Rochester Wealth Strategies
- Modetz Funeral Homes
- Dillman and Upton

SILVER SPONSORS

- Serra Ford
- OPC Social and Activity Center

FREE • FAMILY FRIENDLY • ALL ARE WELCOME!

Bring a chair or a blanket...and maybe a snack and a beverage.

The performances take place in the Park's Bandshell, and from King's Cove, you can walk down the Paint Creek Trail and be there in about half an hour.

Cycling is even quicker.

Shred-It Event

The Shred-it event was held on Saturday, April 18th. Many residents took advantage of the King's Cove-sponsored event to dispose of sensitive paper documents safely and conveniently. Several Board members were on hand to welcome residents and facilitate the process. The Board will consider holding this event annually based on residents' participation in the April event.



Pickleball in the Cove

The courts are open for play. Rules for court use are posted [online](#), as are directions for obtaining a key for access to the locked entrance gate.



Residents frequently come together to play on Tuesdays after 5 PM, provided the weather is pleasant.

Everyone is invited to join the Tuesday sessions, regardless of skill level.

Crime Prevention

There have been no reports of crime in King's Cove this year. We are fortunate to live in a safe community where crime is indeed rare. Security measures in place and watchful neighbors each contribute to making King's Cove a safe place to live.

Lamp posts provide subtle lighting and provide added security for residents. Please keep them lit. Submit a work order if your lamp post does not light up at night or fails to turn off when it is light outside. Check to see that the light sensor is clean and unobstructed before requesting service.

The Clubhouse, Pond, Pool, and Recreation Areas are under constant video surveillance, which is essential for security.

Residents observing any unlawful activities should immediately report them to the Oakland County Sheriff's Office by calling 911, and subsequently to AMI at 586-739-6001. For the security of your unit, always notify the office if you plan to be away from home for an extended period.

Social Committee Events Planned (Adults Only)



September 16th End-of- Summer Social Event 6-8 PM

Fall Events

October 14th Movie Night with Popcorn and Candy, 6:30 PM until 8:30 PM or until the movie ends

December 10th Holiday Party, 6-8:30 PM BYOB (We will be adopting a needy family again this year.)

- ❖ Dinner Provided
- ❖ Holiday Sweater Contest
- ❖ Entertainment

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

A resident of King's Cove Condominums



Lauren Sitko
REALTOR®

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REALTOR®

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