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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

[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 autumn arrives at King's Cove, our community is transforming with a brand-new wave of color and energy. After a long, active summer and warm days in the pool, the return of crisp, cool air has painted our neighborhood in a vibrant landscape of rich ambers, deep reds, and golden hues.

The change in season has brought a wonderful shift in how we enjoy our shared spaces. The Pond Deck has become the ultimate peaceful retreat for taking in the stunning autumn views, watching the leaves change, and enjoying the scenery.

The cooler weather has made the new play structure a major hit! It is bustling with activity as the younger members of our community burn off energy in the perfect, crisp afternoon air.

The sweater weather has brought a fresh rhythm to our community life, filled with evening strolls, friendly waves, and the shared warmth of a close-knit neighborhood. We look forward to a beautiful autumn ahead with all of you!

The King's Cove Association Board

Daylight Saving Time

The time changes to Standard Time at 2 AM on Sunday, November 1st. Set your clock back an hour.

Residents typically use the time change as a reminder to replace the batteries in their smoke and carbon monoxide detectors.



Halloween and Fall Cleanup



Enjoy the festivities, but please remember to take down Halloween decorations within the next 14 days. Please review the rule on our website for this and other holiday decorations

[Click here.](#)

Beginning in late October, the Association will clean gutters and remove leaves and yard waste from

common areas in phases until leaf fall is complete. Because gutter cleaning can be messy, residents should remove or cover any deck or patio items they want to protect from dirt or damage.

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 garden tools, toys, and similar items.
- Empty any plastic hanging flower baskets and put empty containers in the recycling bin.
- Remove leaves, dead flowers, and other yard waste*.

The last pickup of yard waste is 11/30. 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.*

King's Cove Annual Meeting



Shown (left to right)
J. Dafoe J. McCarty J. Haugen
G. Dettloff F. Moss L. Carrio
M. Jasper J. Hickman M. Jahn



After introductions, Merrick Morris of Morris Brown Insurance Group discussed key aspects of insurance requirements for condominium owners and answered many questions from co-owners in attendance.

Mr. Dafoe reported on some of the major projects completed and planned in 2026.

Three Board members were elected for a two-year term by unanimous vote from the floor:

Louis Carrio, Jane Haugen, and Judith Hickman.

Co-owners in attendance raised several issues and made suggestions for consideration, including:

1. Neighbors often use the guest parking area instead of their garages and drives.
2. Signs warning against landscape modification were unattractive.
3. Contacting the office by phone was difficult, and the voicemail box was often full.
4. Some units have unattractive garden spaces due to a lack of maintenance
5. Cats remain a problem, and feeding them also attracts other animals and pests.
6. Pool users have been observed eating in the pool area in violation of health and KC rules.
7. Pond fountains would be an attractive addition and aerate the pond's murky water.
8. Walking on the main road by some residents instead of the sidewalk is hazardous.
9. Sump pumps should be inspected periodically by the resident or via a work order.

President Moss said the Board is working to resolve the parking issue and will address other concerns and suggestions appropriately.

Tip for Avoiding Plumbing Problems

Many residents have had plumbing problems because lint accumulates in the pipes. Take a minute to [watch this video](https://youtu.be/i0zeiDfq1w4) and review the suggested precaution to reduce lint flow into the pipes.

<https://youtu.be/i0zeiDfq1w4>

Major projects completed year-to-date

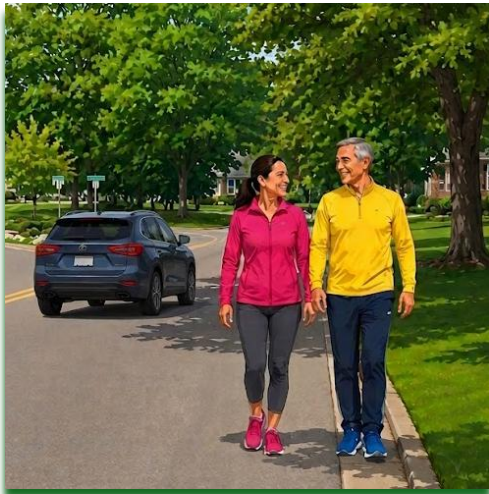


- ❖ Replaced the roof & roof gutters on four buildings
- ❖ Replaced eight outdoor timber retaining walls with stone
- ❖ Painted twelve buildings
- ❖ Removed three cottonwood trees and trimmed three others
- ❖ Replaced the pond observation deck
- ❖ Installed a new play structure

Safety for Walkers, Runners, and Cyclists

While King's Cove can be a very safe environment for walkers, runners, and cyclists, some precautions are necessary to minimize the risk posed by moving vehicles, particularly on King's Cove Drive. Please be aware that the white striping on the shoulder is not a designated lane for pedestrians or cyclists. It was painted to narrow the car lanes and encourage slower driving.

Please use sidewalks whenever possible. For runners and walkers on roads without sidewalks, the



standard recommendation is to go against traffic — meaning you face oncoming vehicles rather than having them approach from behind.

You can see cars coming. Facing traffic lets you watch approaching vehicles and react — stepping farther onto the shoulder or adjusting your path — if a driver drifts toward you or doesn't see you.

Drivers can see you better too. Being visible from the front (rather than needing to be spotted from behind, especially by a driver checking mirrors or making a turn) reduces the chance of

surprise encounters. Bikes on the road are treated as vehicles and are expected to ride *with* traffic, in the same direction as cars.

The Paint Creek Trail is a good alternative to our streets and is easily accessible from many points adjacent to our community. The paved steps and sidewalk by the clubhouse provide access to a bridge on KC property and to the trail. This is a safer way to get to Tienken if that is your destination.

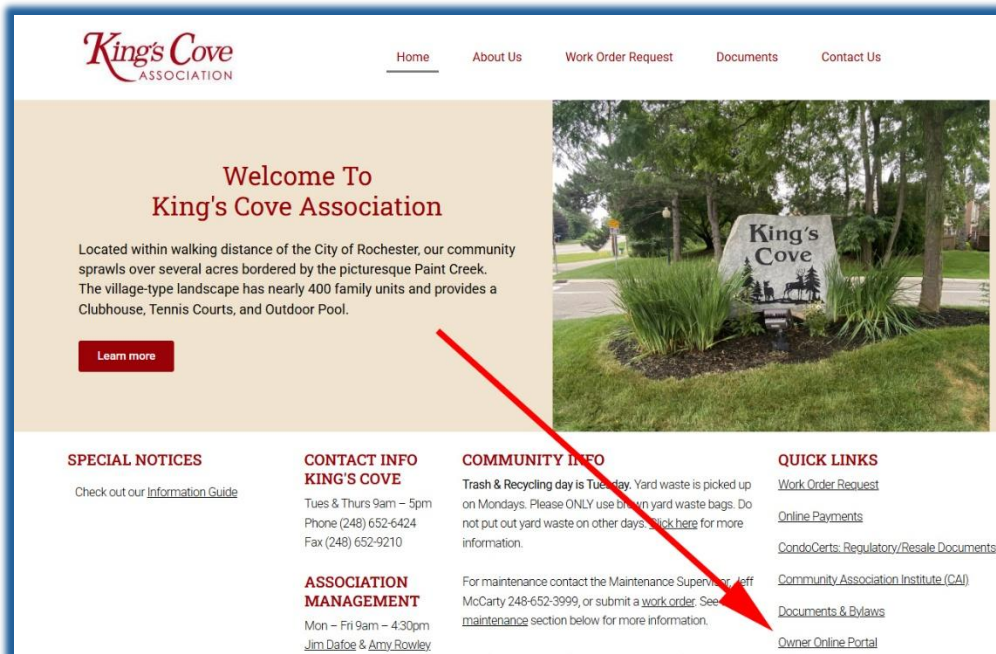
Children playing on the street and on adjacent common areas also raise safety concerns and should be avoided. The common area between the pool area and tennis/pickleball courts is designed for supervised play by children.

Website & the Portal

<https://amicondos.com/kingscove/>

Co-owners can find the information they need easily by visiting this website. 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 provided when you attempt to access the portal. Take some time to explore this valuable resource.



Some things you can do on the portal:

- Manage saved payment methods, make payments, and review your payment history
- Submit and track requests for service (work orders) and modifications
- View and print pertinent documents, including Board General Meeting Minutes
- Review Association budgets and audits for key financial data
- Update your profile, which includes important contact information
- Check recent emails you may have missed
- Report observed violations and request action by Association management
- Find frequently Asked Questions and Answers about the Association

Take some time to review the portal to discover the valuable resources available, all designed to help King's Cove co-owners.



It is highly recommended that each co-owner provide the property manager with a key or code for their front door in case of an emergency. This is especially important for those with a sump pump in their part of the building. If no key or code is provided and a locksmith is needed to access the unit, the co-owner will be charged for the locksmith's services.

Fall Events

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



Thanks, Social Committee
for your hard work
and the many fun events!

Social Committee

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



December 10th
Holiday Party
6-8:30 PM
Dinner Provided
BYOB
Holiday Sweater
Contest
Entertainment
We will adopt a
needy family again
this year.

A resident of King's Cove Condominiums

Lauren Sitko
REALTOR®

Real Estate One

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