



CORTLAND MONITOR

WINTER 2022



BITS AND PIECES

This newsletter is coming to you packed with pieces of information.

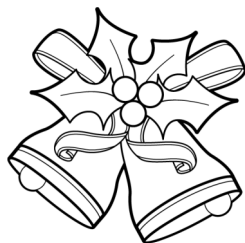
- ◆ Your new 2023 Cortland Farms Directory. Note that it does contain cell numbers, but no email addresses yet. Next time around we'll consider including those.
- ◆ The newly revised Rules & Regulations. Be sure to keep these in a secure location so that you can share them with any new co-owner should your unit change hands.
- ◆ The seasons have certainly changed! The final clean up was done, and the orange markers for snow removal are in place. As a reminder, snow removal occurs only when we have 2" or more of snow. At those times, be sure to keep driveways and sidewalks clear to allow for snow removal.
- ◆ We have updated most forms, and they are now available on the website [cortlandfarmsbc.com] as fillable PDFs (meaning you can type your responses on the form and then email it or print it out and deliver it).
- ◆ The Extended Absence Form is included on the website. If you plan to be away for an extended period of time, please let us know. There are hints included on the form.
- ◆ Due to the resignation of Board member Rick Nelsen, we find ourselves in need of another Board member. If you are willing to fulfill his term until August of 2024, please make yourself known, and we will scoop you up immediately!

Welcome New Residents

Dan & Ann Lukowski
5613 Spring Knoll Dr.
989-225-7531

Debbi Patterson
5574 W. Spring Knoll Dr
989-522-3254

Melody Wood
5607 Cortland Circle
989-545-8083



Be sure to give them a warm CF welcome!



Wishing you a safe holiday season filled with patience and hope!

Maintenance Matters

Sandy Shutt



There continues to be a backlog of maintenance requests, but we are diligently working through them with Dale Ferguson, REI and Bay City Builders. If you have submitted a request and it has not yet been addressed, be assured we are making every effort to get to all requests. Please remember to submit a Maintenance Request Form – this is the only way work requests can be processed and tracked. I have been approached by several residents who have questioned why their requests have not been addressed and it was identified that they did not complete a Maintenance Request Form, but rather “told someone”, so they were never identified as having an issue.

One of the major ongoing issues involves window replacements. Supply chain issues continue, with windows taking months to arrive and then we must arrange with REI for installation. I was informed by ABC

Supply that 8 windows have arrived. Although this may not be optimal weather, REI will be completing the installation of these within the next few weeks. A number of window requests has come in for next year, from which a list for evaluation and replacements is being generated.

Another project is the restoration of the pond pump house. The Board decided to repair the wood rot, clad the building in vinyl siding, reconfigure the roof, and straighten the leaning fence. This project is being completed by Bay City Builders.

Next year we will be completing our annual building maintenance, trim painting, power washing, etc. Additionally, with the oversight by Dave Peters, the contract was signed with Ultimate Exteriors for scheduled roof replacements.

Happy Holidays to Everyone !!



Holiday Hints

Read the NEW Revised Rules and Regulations, which you received with this newsletter.

Complete a **Maintenance Request Form** for any/all issues. The form is on the website.

Please keep your furnace in good working order, have the filters changed at regular intervals. Remember this is the your responsibility. Additionally, keep the furnace intake and exhaust pipes free of snow.

If you chose to enjoy a real Christmas tree, please remember to keep it watered and when it starts to drop its needles, it is really time to dispose of the tree.

If you are leaving your unit for an extended period – please remember to turn off your water supply in the basement and complete an **Extended Absence Form**. It is your responsibility to have someone check on your unit while you are gone.

In Memoriam

Gene Gillette

Sandy Sorensen

They are gone from our sight, but will always remain in our hearts.



Treasurer's Report

Linda Parent, Treasurer

Hopefully by the time you receive this newsletter, all special assessments will have been received and deposited in our reserve account. Our CD with Wanigas Credit Union matured in October, and was rolled over to a promotional 24-month CD at 3.80%. Although most work has been finished because of winter, the bills continue to come in. Remember, if you make a banking change, please complete the change form that is available on our website.