



# CORTLAND MONITOR

## SPRING 2023

### Board of Directors through August 2023

**Chris VanDerwill-President** (Mailboxes, Mulch, Welcome Committee)  
989-684-7323 pcvan@sbcglobal.net

**Dwight McCulloch-Vice-President** (For Sale Signs, Lawn Care, Pest Control, Snow Removal)  
989-239-3137 dwightmc@chartermi.net

**Judy Miller-Secretary** (Bulletin Board, Directory, Newsletter)  
989-450-3928 jamiller852.jm@gmail.com

**Linda Parent-Treasurer** (Cable TV, Mortgage Questionnaires, Welcome Committee)  
989-859-4199 ldparent@charter.net

**Cindy Woodward - Director** (Landscaping)  
989-316-1683 cdwoodward@gmail.com

**Mike Panknin-Director** (Ponds & Sprinklers)  
989-671-9181 mzpankinin@gmail.com

**Sandy Shutt-Director** (Maintenance)  
989-545-2965 sshutt922@gmail.com



## THOUGHTS AND TIDBITS FROM THE PRESIDENT

Chris VanDerwill, President



Welcome to Cindy Woodward, our newest Board member! She brings a lot of work experience that should transfer nicely to being on the Board, and she is full of ideas, energy, and enthusiasm. Speaking of the Board, there will be several openings in August. If you are wondering what you could do to help your condo community, please give some thought to serving on the Board of Directors.

If you are going away for an extended period of time, please turn in a completed "Extended Absence" form. Remember to:

- 1) Turn off the water supply valve in the basement.
- 2) Lower your thermostat to 60 degrees.
- 3) Have any newspapers and packages picked up.
- 4) Have the inside of your unit checked regularly.
- 5) Have a few lights on timers.
- 6) Leave a few curtains/blinds open.

Flowers are the only thing you should plant in your mulch beds. Residents are not allowed to plant or remove trees and shrubs.

The Association insures everything inside your unit except personal property and window coverings. Owners should purchase their own insurance for their personal property.

Remember to keep furnace intake and exhaust pipes free of snow.

Get ready to fire up that dehumidifier in your basement to keep mold, mildew, and funky smells at bay.

Remember to set your clocks forward an hour on March 12<sup>th</sup>.

Happy St. Patrick's Day, Happy Easter, and Happy Mother's Day!

### THINK SPRING!

Snow removal is \$2,496 each time for 2-4 inches with more for higher accumulations and an additional \$1,200 for salt!

## Meet Your Newest Board Member

**CINDY WOODWARD** is looking forward to serving on the Cortland Farms Board of Directors and working with all our co-owners. She has lived in Cortland Farms for 15 years and loves the community, especially all our beautiful landscaping and green spaces. She has a background as the Facilities Manager for a six-county government agency where her duties included working with contractors and responsibility for landscaping at each of the county offices and housing locations. In addition to being our new webmaster, Cindy will be taking over landscaping from Chris VanDerwill. About landscaping she says, "Chris kept great notes. I have reviewed a current list of items that need to be addressed. As soon as weather permits, we will get started!. If co-owners have requests or concerns please complete a Maintenance Request Form which can be found on our website, [cortlandfarmsbc.com](http://cortlandfarmsbc.com) under [Information/Forms](#). Forms can also be found at the Bulletin Board. Best wishes for a great 2023! "

### IN MEMORIAM

*It's hard to forget someone who gave so much.  
When it rains, look for rainbows.  
When it's dark, look for stars.*

Herman Bertuleit



NOTE FROM A RESIDENT: *Please extend my appreciation to all the board members for their tireless service to the community of Cortland Farms. Our neighborhoods remain beautiful, quiet, and safe because of their scrutiny and continued maintenance.*

## MAINTENANCE REPORT

Sandy Schutt

As we all know, Michigan is famous for many things, beautiful Great Lakes, Mackinaw Island Fudge, Motown and POT HOLES. Yes, we are not immune to the havoc that mother nature causes our road surfaces. I am sure that you have all noticed that there are several areas which will be addressed when the weather permits, but please be careful when walking!! I know some of our hearty residents are out early when light might be limited, and we certainly do not want any injuries!

During the winter months, it is extremely difficult to complete requests which would require workers to brave the elements. That being said, we have been able to address some of the issues with windows, doors and sashes – this will continue as the weather improves.

Planning for upcoming roof replacements, under the guidance of Dave Peters, has been completed and will be starting in later spring.

Discussion with REI is being completed specific to the installation of windows which were ordered last year, arrived late in the season and will be installed soon. The annual activities of trim painting, deck power washing and staining will also be occurring, so it will be a busy time for all of us.

Reminder: please read the Cortland Farms Rules and Regulations. It is imperative that we all work together to maintain our complex as the premier condominium residence in Bay County.

Smoke detector batteries – even though this might be a little early, please remember to change the batteries, usually I do it with the time change!

Personal Note: I want to thank all the residents with whom I have had contact specific to your maintenance requests, etc. Everyone has been gracious and understanding of the process – your continued support and patience is so appreciated.

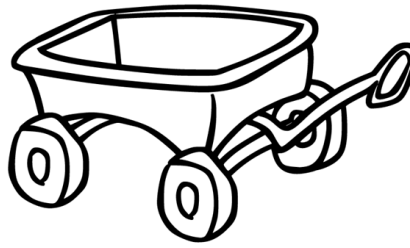
## SPRINKLER/POND/IRRIGATION UPDATES

Mike Panknin – Director for Ponds/Sprinklers

The sprinkler wagon is ready to go.

During the Fall 2022 shutdown, I found four sprinklers that were damaged during mowing operation. They were flagged and work orders started. A complete sprinkler line along the east side of the north pond was damaged during installation of a generator by condo owner vendor. Once repaired I will be able to test and certify operation. The cost for repairs will be covered by condo-owners vendor insurance.

Our 2023 lawn sprinkler watering schedule will operate the same as last year. If you are new to Cortland Farms (Welcome) and not sure when the sprinklers run/happen call me or stop me when you see me in the area. Our spring startup will tell us about our winter damage. I will be checking areas as I start up and during testing for sprinkler/valve operation. A few pine trees were removed last year, the parts were ordered so the sprinklers can be moved and relocated for better coverage.



Our sprinkler/pond contracts for 2023 have been signed. Licenses were applied for. We have also discussed with our pond/weed vendor a treatment program to control our weed growth in the North and South Pond.

I am estimating our sprinkler start up for the end of April to Mid-May. I am waiting for tentative schedule from vendor. Our fountains will be installed Mid-May

The fence surrounding the pump house is scheduled to be painted.

Thanks to everyone for reporting when the sprinkler's act up or create a stuck spray.

Think Spring 2023. Warmer weather.

Welcome to new residents:

Myrtle Dew  
5620 W. Spring Knoll Drive  
989-450-6817

Sharon Reder  
5536 Hawthorne Lane  
989-686-0809; c: 989-225-5018



**Condos For Sale:**

5536 Cedarcrest  
5558 Spring Knoll Lane



## Treasurer's Report for Spring 2023

Linda Parent, Treasurer

Things are quiet at this time of the year. Only a few bills to be paid. Our insurance and fertilizer applications have been paid for the year. If you have any changes to your account for auto payment, please complete a change form that can be accessed on our website. If you are moving or selling your home, please remember to cancel your auto payment through a cancellation form that again is on our website. Although about 90% of our residents are having their association fees paid through the auto payment system, if you are not yet doing so, a page is available on the website to sign up for this. Just a reminder, our 2023 special assessment will be due by December 1<sup>st</sup>. Payment can be made at any time. Check only please, made out to Cortland Farms.

# Maintenance Schedule 2023

## Roof Replacement

5631 W. Spring Knoll  
 5620 W. Spring Knoll  
 5606-5608 Cortland Circle  
 3397-3399 Cortland Drive  
 5622-5624 W. Spring Knoll

## Power Wash/Paint

5594 Spring Knoll	3105 Windfield
5596 Spring Knoll	3107 Windfield
5653 Stoney Creek	3106 Windfield
5655 Stoney Creek	3108 Windfield
5620 W. Spring Knoll	5616 Windfield
5625 W. Spring Knoll	5618 Windfield

## Deck Clean/Stain

5577 Spring Knoll	5607 Christyway
5579 Spring Knoll	5608 Christyway
5569 W. Spring Knoll	5609 Christyway
5572 W. Spring Knoll	3399 Cortland Drive
5574 W. Spring Knoll	3405 Cortland Drive
5580 W. Spring Knoll	3407 Cortland Drive
5612 W. Spring Knoll	5642 Cortland Circle
5614 W. Spring Knoll	5644 Cortland Circle
5616 W. Spring Knoll	5646 Cortland Circle
5622 W. Spring Knoll	5648 Cortland Circle
5635 W. Spring Knoll	5657 Cortland Circle
5536 Hawthorne	5663 Cortland Circle
5606 Christyway	5665 Cortland Circle

## Mulching

3397 Cortland Drive	5640 Cortland Circle
3399 Cortland Drive	5642 Cortland Circle
3405 Cortland Drive	5643 Cortland Circle
3407 Cortland Drive	5644 Cortland Circle
5606 Cortland Circle	5645 Cortland Circle
5607 Cortland Circle	5646 Cortland Circle
5608 Cortland Circle	5647 Cortland Circle
5609 Cortland Circle	5648 Cortland Circle
5619 Cortland Circle	5649 Cortland Circle
5621 Cortland Circle	5651 Cortland Circle
5627 Cortland Circle	5653 Cortland Circle
5628 Cortland Circle	5655 Cortland Circle
5629 Cortland Circle	5657 Cortland Circle
5630 Cortland Circle	5659 Cortland Circle
5635 Cortland Circle	5661 Cortland Circle
5637 Cortland Circle	5663 Cortland Circle
5638 Cortland Circle	5665 Cortland Circle



## NEWS FROM THE GARDEN CLUB

Spring is almost here! Why not join the Cortland Farms Garden Club? We make our community more beautiful! We've also donated the Little Library, benches, and the metal sculpture at the main entrance. If you want to give your green thumb a workout, call Cindy Owens at 989-714-6920. If you would like to make a donation, please make a check payable to our Treasurer, Linda Schlucter.

We're still collecting clean, empty bottles and cans to help support the work of the club. They may be dropped off with Megan Nelsen at 5624 W. Spring Knoll Dr.



### SAVE THE DATE!

The annual Cortland Farms Christmas Party will be held Friday, December 15 at the DoubleTree Hotel. Your invitation will be delivered to your door in November. We hope you will join us for this festive event.