



CORTLAND MONITOR

SUMMER 2023

Board of Directors through August 2023

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

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

Judy Miller-Secretary (Bulletin Board, Directory, Newsletter, Mailboxes)
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

Charles Schwartz—Director
989-684-5143 artguy519@hotmail.com

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



THOUGHTS FROM THE PRESIDENT Dwight McCulloch - President

Just an update on changes with our Board: after 11 years of service, Chris VanDerwill has resigned from the Board. We wish Chris well & thank her for her time on the Board. Charlie Schwartz has agreed to fill the rest of Chris's term. I was appointed to take over the role of Board President through August. Mike Panknin will fill the role of Vice President

You will notice that contractors have been busy repairing and replacing roofs, patching roads, replacing worn wood on some of our condos. Remember we do have a speed limit to protect our residents, contractors, and visitors. We'd hate to have to return to the multiple speed bumps to get compliance. If you have family or friends staying with you please make sure they know the speed limit.

Also, in this hot weather please water your plants, shrubs or trees.

Please be safe & stay hydrated in this heat.

MEET YOUR NEWEST BOARD MEMBER

CHARLES SCHWARTZ—5596 Spring Knoll Dr.

Charlie and his wife, Kathy, have lived at Cortland Farms for almost four years. He spent 34 years teaching in the Bay City Public Schools. He served on the Board of Directors of the Bay Arts Council and Studio 23. Charlie also volunteered as a set painter for Bay City Players. He enjoys traveling with his wife, playing golf, and working at the pottery studio. He also enjoys time with his family, his six (soon to be seven) grandchildren.) Life is good!

REMINDER

The Cortland Farms Annual Meeting is scheduled for Wednesday, August 23, at 7:00 PM at Monitor Township Hall (which will be air conditioned). Your attendance is important for maintaining our premier association. Watch for a mailing prior to that meeting.



MAINTENANCE REPORT

Sandy Schutt



As I am sure you have all noted, the annual summer maintenance activities have commenced. Roofing projects for this season, under the direction and guidance of our Roofing Coordinator, Dave Peters, should be completed within the week, with Ultimate Exteriors continuing to be our vendor of record. Roofs will continue to be replaced as was determined by the roofing evaluation which was completed several years ago.

REI Painting and Contracting will begin the annual deck washing/staining and unit power washing and staining within the next few weeks. As you may have noted, REI staff have been on site over the past few weeks making repairs to damaged cedar which was painted last year, then had to be replaced with composite and repainted this year. To avoid this happening again, I have worked with Vince Dubay, to establish that going forward, his staff will inspect all units which are scheduled for trim painting, make appropriate repairs before painting, alleviating the need for double painting.

Bay City Builders has been working through the backlog of maintenance requests and has made a significant progress in reducing the number, in addition to responding to emergent resident requests. Additionally, they have completed several co-owner funds projects which will add to the value of those units.

Windows from the 2022 campaign are in storage, along with those ordered for this year, will be replaced over the summer months, contingent on available man power.

Although not specifically a maintenance issue, please be mindful of all the worker trucks and vans which are on our streets. I know there have been instances where you may have had to take an alternative street to get around them, but I have been told that they appreciate all the courtesy which residents have shown them.

Reminders:

Rules and Regulations – please read the Cortland Farms Rules and Regulations. If you’ve misplaced your hard copy, they are available on the Cortland Farms website. It is vital that we all work together to maintain ours as the premier condominium complex!

Dehumidifiers – run a dehumidifier in your basement to alleviate excessive moisture and reduce musty smells

Maintenance Request Forms – please complete a Request Form for all work. This is the only record which we have to track work. I have spoken with many residents who ask why something hasn’t been done, only to find a form had never been submitted.

Power Washing – if you are not scheduled for trim paint this year and wish to power wash your unit, please refer to Rule 42: co-owners who power wash their decks or siding are responsible for the cost of repair of any damage this causes. Although not explicitly stated, this includes any person you might hire to complete this for you—so make sure anyone you hire has insurance to cover such instances.

IN MEMORIAM

*“What we once enjoyed and deeply loved
we can never lose, for all that we love deeply
becomes part of us.”*

~ Helen Keller

Tom Page

GARDEN CLUB NEWS

Unfortunately, the garden club is no longer collecting cans. If you’d like to volunteer for that service, please contact any member of the club.

The date of the summer social has been set for July 27th. Watch for more details.

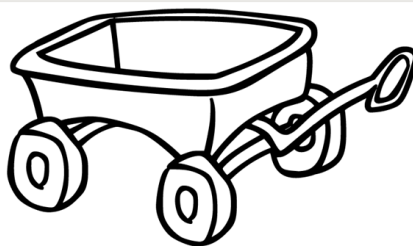
SPRINKLER/POND/IRRIGATION UPDATES

Mike Panknin – Director for Ponds/Sprinklers

Wow! What a month this has been. I'm still looking for rain. Right now, every time we run our sprinkler system; we are buying water to supplement our pond water.

If you have driven or walked around recently you probably have noticed a lot of sprinkler repair flags near the edge of our roads and at the corner of our driveways. The snow plows, mowers and fertilizer applications have taken a toll. Also please remind your guests and service/repair trucks to park in the street or your driveway not on the lawns. I've identified three areas that they damaged. We all pay for the repairs. The easiest sprinkler fixes are the ones that just need to be cleaned and readjusted. Repairs are ongoing.

Our ponds have been treated. I have asked the vendor to check and see about getting another treatment. The hot weather has caused an enormous algae growth near the shore. The areas that have been raked have cleared up a little and are looking better. A special thanks and shout out to Charlie Schwartz who has helped with the raking, drying and disposal of our pond algae.



Some minor repairs are being done to the sprinkler system. (A fill station line was cut, and a couple of sprinkler valves needed repair). We will be dig-

ging up an area where the sprinklers are not working. We have a couple of bad valves and pine/spruce tree roots that have pinched/compressed the sprinkler line. One of the valves is about 1-1/2 feet deep. With all the utilities (gas, sewer lines, cable, phone, electric and water lines) that run thru the area, it will need to be marked by Miss Dig 811 before proceeding to be hand dug.

During the winter our resident muskrat damaged a fill station box along with its wiring. A new one has been constructed, installed and tested. It's awaiting a paint job.

Welcome to all of new owners. If you would like to know when your area gets sprinkled call me or stop me when I'm in the area. Look for the service/repair wagon. I'm nearby. Thank you for your calls about messed up sprinklers.

Treasurer's Report for Summer 2023

Linda Parent, Treasurer

Everything is getting busy with so much activity around Cortland, many bills to be paid. It's all good. The automatic pay system continues to make things a lot more efficient. Please make sure that if you make any changes to your account that we have on file for you that you complete a change form. You can now find it on our website. You can download, complete it, and send it back to me.

I am in the process of setting up a CPA review of our 2022 financials. I will have a report on the results at our annual meeting. The 2023 special assessment is due by December 1st. You can make this payment at any time. Checks only made out to Cortland Farm please.

Welcome to new residents:

Patrice Arnold
5558 Spring Knoll
989-280-5645



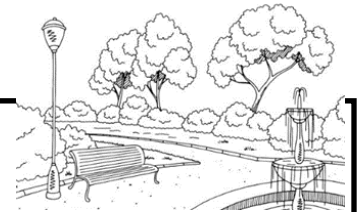
Joe and Amy Bleicher
5587 Stoney Creek Dr.
989-577-0535; 989-577-0001

Judith and Kevin Rice
5580 W. Spring Knoll
989-415-6446; 989-482-0080

Janet Sage
5536 Cedarcrest Ln
989-702-2118; 989-501-4498

Landscaping

Cindy Woodward



Landscaping is such an important factor to the success of Cortland Farms. The Association continues to be a great place to live because of its beautiful setting, amazing trees and plants, large open spaces, lovely ponds, and great architecture. It remains a great investment in the Tri-City area!

Our landscaping goal is to keep the entire complex looking its best while honoring the budget. Brian is back to handle landscaping duties. He will have his hands full. Most of our landscaping has reached the age of retirement. It was all planted 25 to 30 years ago. And, with 139 units and multiple open spaces there is much to be done. Brian will continue to trim back overgrown trees, prune shrubs and remove dead items. Mulch will go in as scheduled.

We have three costly priority projects that have already taken up a large part of the budget. It will prevent new replacements identified this year. If you were promised plants in previous years, we will work to get those in. Replacements from this year will be done next summer.

One priority project was completed in early spring. Jack's Tree Service cut back sixty-three tall trees from roofs, chimneys, and siding. They removed 3 from foundations. This will prevent future costly repairs to our condos. Brian will get the remaining lower branches, especially over decks.

Treatment for Sod Webworms in our soil continues. The worms killed large sections of grass and caused drainage problems over the past 2 years. The lawn looks better because thatching was done this spring. Diseased grass and worms lying just below the surface were removed. Two insecticide applications will be put down by Lawn Doctor to kill new eggs and the rest of the infestation. When the worms are gone, we are told grass will regenerate and standing water issues will resolve. We will review the need for any new soil and seeding next summer.

Work continues to fix an erosion problem on the pond. In the fall, soil will be brought in to elevate areas of the west slope to prevent further drainage into the pond.

If you would like new landscaping, you are welcome to contact local nurseries. Some co-owners have already put in new shrubs and ornamentals at their own expense. It looks nice and they are pleased. To refresh and finance a project on Association land around your condo, please provide a plan and the name of the contractor prior to planting for approval. The vendor must be insured.

As always, we appreciate your concern and care in keeping Cortland Farms a premier community.

MULCH: If you want to freshen your mulch or do your own, use a natural color Cypress Grade B. It is an upgrade product because it includes the whole tree, not just bark. The product must have weed and insect prevention. Other mulch types will bring in weeds and critters.

POISON IVY: Please watch out for poison ivy. It is in an area on Spring Knoll. We had some last year as well. Brian has a product to take care of it.



We wish to express our gratitude to Ron Gibson for his tireless work as a volunteer. He has done extensive work on the Hawthorne and Spring Knoll Parks. He has replaced hundreds of bricks around mulch lines, trimmed dead branches, and weeded. His dedication has improved the community areas and saved the Association a lot of money.

Thank you, Ron!

We also want to thank The Garden Club for providing beautiful flowers throughout. They work hard to plant and maintain the pops of color all summer.