



# CORTLAND MONITOR

## SPRING 2024

### Board of Directors through August 2024

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

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

**Judy Miller-Secretary** (Directory, Newsletter, Mailboxes, Welcome Committee)  
989-450-3928 jamiller852.jm@gmail.com

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

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

**Charlie Schwartz -Director** (Painting/Staining, Insurance)  
989-684-5143 artguy519@hotmail.com

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



### THOUGHTS AND TIDBITS FROM THE PRESIDENT

**Sandy Shutt, President**



The members of your Board of Directors have been working diligently to ensure the continued success of our Association, discussing not only current expenses and needs, but looking to the future. The majority of our contracts required renewing this year, and there consistently have been increased rates for all services, which was to be expected. As you can well anticipate, our current revenue stream will not sustain expenditures. Your monthly HOA fees are used for operational expenditures, and our Special Assessment goes directly into the Reserve Fund to pay for roofs, windows, etc. We are working through possible options for stretching our

monies to maintain our homes and quality of our environment, looking beyond today and even next year to items which we absolutely need but never think of, such as a generator which ensures that the pond pumps function so flooding does not occur. As we make these difficult decisions, you will be kept informed, and a complete delineation will be presented at our annual meeting. I am sure if anyone were to calculate the cost of living in a house for provided services of lawn care, snow removal, landscaping, structure maintenance, etc., they would far exceed what our monthly HOA fees cost. Your continued suggestions are always welcome.

### TREASURER'S REPORT — Spring 2024

**Linda Parent, Treasurer**

The move to Frankenmuth is almost complete. A savings account of money for reserves is still at Huntington Bank because it is earning 4% interest. It will be moved to Frankenmuth in the next several months. As I have reported earlier, several owners have had their bank accounts hacked. If you change your bank account, please get in touch with me. I will need your new bank account information. Don't forget, the 2024 special assessment of \$500 is due by December 1<sup>st</sup>. This is the 4<sup>th</sup> year of the 6 year special assessment.

# MAINTENANCE REPORT

Sandy Shutt, Maintenance Director

With our strange Michigan weather, I am hoping that we will begin to see improved weather which will allow us to begin with our 2024 Campaign of building maintenance.

We are again grateful for Dave Peters continuing as our Roofing Coordinator and working closely with Ultimate Exteriors on roof replacements. All residents who are having their roofs replaced this year have been contacted by Dave and had the opportunity to select their preference of roofing colors. We are also happy that we are able to do two additional duplex units, in addition to those which were scheduled for this year, which will provide a cost savings to the Association. Work is anticipated to begin in late Spring/early Summer.

REI Painting and Contracting will begin the annual process of deck washing/staining, along with the power washing and trim painting of the designated units. Remember, if you wish to have your unit power washed at your expense, please hire individuals with insurance coverage, as you will be responsible for any damage caused!

Bay City Builders has already been working to replace a deck which was structurally deemed unsafe and will continue to be our contractor of record for window installations, etc. Sequin Lumber will have a representative on site to do window/slider assessment and measurements, so that we can accurately order those which are needed for this year.

As you can see, this will be a typically busy summer, so please be aware of these workers and their trucks/equipment. This might mean you will need to take a different route to get around them and ensure their safety. It is very difficult to establish and maintain these relationships, and we want to continue having them want to work with us.

REMINDER:

*RULES AND REGULATIONS:* Please remember to read the Cortland Farms Rules and Regulations. If you have misplaced the printed copy which you were provided, it is available on our website. It is vital that we work together to maintain our premier complex.

*MAINTENANCE REQUEST FORMS* continue to be available at the Bulletin Board and on our website. If I speak with a co-owner, with their permission, I will complete a Maintenance Request Form for tracking and record keeping.

*ROADS:* Our weird winter weather this season has blessed us with essentially no major pot holes to address (The two minor ones were repaired by Bay City Builders, so we were not required to hire an asphalt contractor).

*EAVES/DOWNSPOUTS:* Yes, I realize that it's not even spring but I have been in contact with SHINE of Midland specific to working with us this fall. Please remember that this cleaning is done ANUALLY, and any additional requests are at the discretion/cost of the co-owner.

Finally – maintenance requests are addressed as they are submitted, and some requests are not within the purview of the Association's scope of responsibility. Although this might be frustrating, we are required to follow our ByLaws and Rule/Regulations to ensure consistency and equity for all Association members.



## 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.*

Bob Beckrow 1/25/24

Edith Marshall 2/9/24

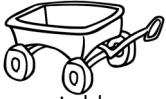


**SAVE THE DATE!**



The annual Cortland Farms Christmas Party will be held Thursday, December 5 at the Double Tree Hotel.

We hope you will join us for this festive event.



## SPRINKLER/POND/IRRIGATION UPDATES

Mike Panknin – Director for Ponds/Sprinklers

The sprinkler wagon is ready, stocked with supplies and parts. Good for another season.

Our vendor will be here the last week in April to start up our sprinklers. I can then start my walkabout to check for problems and verify controllers. So far, I have found at least 6 sprinklers damaged by winter snowplows. I placed a few flags in areas to test snowplows; some are still there.

Once I've checked things out, I will be able to start our sprinklers up. The schedule will be the same as last year. If you are new to Cortland (Welcome), stop me when you see me or the wagon, and I can tell you when the sprinklers in your area start. It's early AM in some areas.

The fountains are on schedule for mid-May, depending on weather.

During the winter as previously reported, one of the bubbler lines cracked and will be replaced when it gets warmer. The tubing flexes more easier when it's warmer.

The vendor who treats our pond weed and algae has raised costs by \$80 per application because of the cost of chemicals. Compared to some of our other costs, this is not bad.

Because of my budget I was not able to have a replacement sprinkler line installed last year. The pine tree roots search out water and will compress and cut off water flow to sprinklers. We hope to get this scheduled the first part of May. You will see MissDig flags in the area. Remember only the vendor or I should remove these flags.

This spring it will be necessary to have a timer replaced on our generator at a cost of \$450. I have been manually starting to exercise the parts/components weekly this winter.

If you see any sprinkler damage, please report it to me or call me (989) 671-9181 and leave a message with my Senior Executive Administrative Assistant. Thank-You!!

## LANDSCAPING REPORT

Cindy Woodward – Director for Landscaping



Spring is in the chilly air!

As we prepare outdoor areas for warmer weather, please keep in mind:

Annual and perennial flowers are a welcome addition if you are able to care for them! Please do not plant ground cover. If you have some from previous years, make sure it is not crowding out shrubs and trees. (Rule 44)

Yard decorations are to be limited. Outside storage of flowerpots, bricks, garden equipment, yard waste, etc. is not allowed. (Rule 44). Please consider *"less is more"* and *"simplicity makes a beautiful impact."*

Weekly yard waste pick up is the day after your regular trash collection.

Brian has completed winter pruning. Dead and snow-damaged trees/shrubs were removed. He also took off large branches that were resting on the new Two-Mile fence and in the way of lawnmower workers.

Summer pruning starts mid-June.

The first round of lawn fertilizer will be applied mid-April. We will continue to mow the grass at 3". It will help keep a healthy root system and save on our budget.

Cypress mulch will be added to Zone 1 in May. This covers Hawthorne Drive/Lane, Spring Knoll Lane, Thornapple Lane, Cedarcrest Lane and common areas in the zone. We have been working to purchase a quality Cypress product at the best deal possible. Owners in the Zone will receive information in a separate letter.

Amendments have been made to Rules and Regulations #18 and are included. Please add them to your copy of the Rules and Regulations.

As always, your commitment to maintaining the beauty of our community landscaping is greatly appreciated! Best wishes for a wonderful summer!

# Maintenance Schedule 2024

## Roof Replacement

5632 W. Spring Knoll  
 5587 Stoney Creek Dr  
 3105/3107 Winfield  
 5590/5592 W. Spring Knoll  
 5612/5614 W. Spring Knoll  
 5572/5574 W. Spring Knoll  
 5619/5621 Cortland Circle

## Power Wash/Paint

5552 Spring Knoll Lane	5582 W. Spring Knoll Dr
5554 Spring Knoll Lane	5590 W. Spring Knoll Dr
5556 Spring Knoll Lane	5592 W. Spring Knoll Dr
5558 Spring Knoll Lane	5606 W. Spring Knoll Dr
3023 Hawthorne Dr	5608 W. Spring Knoll Dr
3025 Hawthorne Dr	5612 W. Spring Knoll Dr
3022 Hawthorne Dr	5614 W. Spring Knoll Dr
3024 Hawthorne Dr	5622 W. Spring Knoll Dr
3026 Hawthorne Dr	5624 W. Spring Knoll Dr
3027 Hawthorne Dr	5629 W. Spring Knoll Dr
5580 W. Spring Knoll Dr	5631 W. Spring Knoll Dr

## Mulching

5558 Spring Knoll Lane	3023 Hawthorne Dr
5556 Spring Knoll Lane	3024 Hawthorne Dr
5554 Spring Knoll Lane	3025 Hawthorne Dr
5552 Spring Knoll Lane	3026 Hawthorne Dr
3040 Thornapple Lane	3028 Hawthorne Dr
3041 Thornapple Lane	3047 Hawthorne Dr
3042 Thornapple Lane	3049 Hawthorne Dr
3043 Thornapple Lane	3050 Hawthorne Dr
3044 Thornapple Lane	3052 Hawthorne Dr
3046 Thornapple Lane	3061 Hawthorne Dr
5536 Cedarcrest Lane	3063 Hawthorne Dr
5538 Cedarcrest Lane	3077 Hawthorne Dr
5535 Cedarcrest Lane	3079 Hawthorne Dr
5537 Cedarcrest Lane	3095 Hawthorne Dr
5534 Hawthorne Lane	3097 Hawthorne Dr
5536 Hawthorne Lane	3102 Hawthorne Dr
3022 Hawthorne Dr	3104 Hawthorne Dr

## Deck Clean/Stain

5570 Stoney Creek Dr	5627 Spring Knoll Dr
5621 Stoney Creek Dr	5632 Spring Knoll Dr
3028 Hawthorne Dr	5633 Spring Knoll Dr
3028 Hawthorne Dr	5606 Cortland Circle
3063 Hawthorne Dr	5608 Cortland Circle
3104 Hawthorne Dr	5619 Cortland Circle
3105 Winfield	5621 Cortland Circle
3107 Winfield	5627 Cortland Circle
3106 Winfield	5628 Cortland Circle
3108 Winfield	5629 Cortland Circle
5616 Winfield	5630 Cortland Circle
5618 Winfield	5635 Cortland Circle
5617 Winfield	5637 Cortland Circle
5578 Spring Knoll Dr	5639 Cortland Circle
5594 Spring Knoll Dr	5661 Cortland Circle
5596 Spring Knoll Dr	5630 Cortland Circle
5601 Spring Knoll Dr	5635 Cortland Circle
5613 Spring Knoll Dr	5637 Cortland Circle
5615 Spring Knoll Dr	5639 Cortland Circle
5559 Spring Knoll Dr	5661 Cortland Circle
5626 Spring Knoll Dr	

**ANNUAL MEETING REMINDER**  
 This year's meeting will take place at Monitor  
 Township Hall on TUESDAY, AUGUST 27 at



**Condos For Sale**  
 5573 Stoney Creek Dr  
 (pending)  
 3024 Hawthorne Dr.  
 (contingent)



**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 Chris VanDerwill at 989-450-4774. If you would like to make a donation, please make a check payable to our Treasurer, Linda Schluchter.

We're still collecting clean, empty bottles and cans to help support the work of the club. They may be dropped off with Melody Wood at 5607 Cortland Circle.