



CORTLAND MONITOR

Fall 2024



Board of Directors through August 2025

Sandy Shutt - President (Maintenance, Landscaping)
989-545-2965 sshutt922@gmail.com

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

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

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

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

Charles Schwartz - Director (Painting/staining, insurance)
989-684-5143 artguy519@hotmail.com

Board Vacancy: Due to an unexpected resignation, we are in need of a new board member whose term would run through 2027 with the primary focus on landscaping. If you are interested or need additional information, please contact any board member.

THOUGHTS FROM THE PRESIDENT: Sandy Shutt

As we are nearing the end of another year, your Association Board has had to make some very difficult decisions which will allow us to maintain the integrity and aesthetics of our complex. As you are all proudly aware, Cortland Farms continues to be an area in which we all choose to live. We have had changes to several co-owners, some relocating and some whom we have lost, but all will be missed. Your new co-owners were introduced at the Annual Meeting, but if you have not had the opportunity, please introduce yourself to each other.

Your board serves in a totally volunteer capacity and takes its responsibility to be good stewards of our monies and how they are allocated within the budget and spent to maintain our daily operations as our paramount function. Our operating budget is in excess of \$500,000 annually to continue our

function, no small amount of monies, but must be managed carefully.

I appreciate everyone who has volunteered to help in the ongoing work required to keep Cortland Farms as the premier community and would like to acknowledge previous Board Members, who continue to reside in Cortland Farms for their contributions:

- | | |
|------------------|----------------|
| Charlie Brown | Jury Carpenter |
| Jim Easterly | Ken Fowler |
| Virginia Hutter | Dick Jeffers |
| Jack Kellerman | Pat Lucke |
| Bill Nemode | Rick Nelsen |
| Dave Peters | Marv Ramseyer |
| Steve Sirianni | Bill Toporski |
| Chris VanDerwill | George Walker |



MAINTENANCE REPORT

Sandy Shutt



As we are nearing the end of another busy maintenance season, we continue to work diligently on addressing the multiple maintenance requests. We are currently working primarily in real-time issues. Please be assured that anything which we are unable to address this season, we keep on file to work on in the future, prioritizing those items which might directly affect the structural integrity of our homes. Again, refer to Rule and Regulation 35 for the Association’s responsibility for the maintenance on the original exterior of the unit. If there have been alterations made to the unit, either by the current or a previous owner, it is the responsibility of the current owner for maintenance and repair. Anything inside your unit, including anything which is considered an “appliance,” such as air conditioner unit or garage door openers, are your responsibility.

Roofing replacement is an ongoing process, and this campaign allowed us to complete an additional 2 duplexes in addition to those already slated. Under the guidance of our Roofing Coordinator, Dave Peters, our contract

for 2025 has been executed. Dave is currently meeting with co-owners of those units slated for 2025 replacement to make shingle selections.

REI continues to provide painting and staining services. Bay City Builders are providing structural repairs in addition to numerous “small jobs” to enhance our buildings. SHINE of Midland will be on site the week of October 28th to provide our “annual” gutter and downspout cleaning.

Maintenance = Manpower + Materials + Money

As I had previously said, and reiterated at our annual meeting, our buildings and structures continue to “age-out,” with window replacement being an ongoing issue. Now decks are beginning to fail and will require structural repair, if not total replacement – again a very costly endeavor, but one which we will need to address.

Our complex continues to be the premier condominium complex, as evidenced by the desire of individuals to live here. Thank You to everyone who is doing what they are able to assist in maintaining their units. Your efforts are definitely noticed and greatly appreciated.

WELCOME OUR NEWEST RESIDENTS

Mike and Terry Polzin
5573 Stoney Creek Dr.

Sharon Richardson
3024 Hawthorne Dr.

Bernie and Jill Dean
3022 Hawthorne Drive

Don and Barb Precour
5615 Spring Knoll Dr.



Yard waste pickup
ends on Nov. 27TH!

Directories will be coming out before the end of the year. If you have corrections or changes to your listing in the current directory, please let Judy Miller know by October 11.



Treasurer's Report for Fall/Winter2023

Linda Parent, Treasurer



We have now completed our change in banking to Frankenmuth Credit Union. All checking and savings accounts are now with them. We do still have a CD with Financial Plus that will come due next year. Our total assets as of July 31, 2024 are \$331,360. Of that money, \$206,990 is designated for reserves. We have spent \$178,426 in reserve money this year. This spending was for roof replacement and windows. We did a couple of additional roofs this year because there was not going to be any price increase in 2024.

The automatic payment system has been updated with the increase in everyone's fees effective with the October payment. Please let me know if you find any errors.

Remember, if you have any changes to your banking account, please complete a "change" form and get it to me. You can find this form on our website, in the mailbox by the bulletin board, or call me.

Remember also, the 2024 special assessment fee of \$500 is due by December 1st. This is the fourth year of the six-year assessment.

Spectrum

At the annual meeting, I reported the results of the survey that was sent out regarding interest in continuing with cable and/or adding internet. Of the 100 responses received, 79 supported continuing to offer cable, and 54 indicated an interest in internet services, with the largest group being interested in having cable and internet covered by the association. Based on your feedback, we began negotiating our new contract with Spectrum.

We have received a contract from Spectrum. We are reviewing it carefully, with several questions. It includes internet. Any contract with Spectrum for cable and internet can only be for all 139 "front doors." If we approve this contract, fees will need to be increased to cover the cost of internet. However, everyone will be able to drop their current internet coverage. All indications are that this contract will mean a considerable savings for individuals.



FALL REMINDERS



- ◆ Please remember to replace the batteries in your smoke and CO₂ detectors, replacing any detectors which are over 10 years old. This includes the "hard-wired" units. After any battery change, remember to press the test button on the unit to ensure the battery has been properly installed. The sound is very loud, so be prepared!
- ◆ Make sure your sump pump is in good condition and consider a back-up system if you do not have one. Remember, these are just mechanical devices and even with the best efforts, they still can fail. Check your personal insurance policies or speak with your agent to make sure you have adequate coverage in the event of water damage due to sump failure. This is not covered by the HOA policy.
- ◆ Have your furnace and water heaters checked for proper operation and have your furnace filter changed.
- ◆ Dryer vents should be cleaned annually. Lint fires are the number one cause of home fires!
- ◆ Remember to disconnect your garden hoses and cover the faucet to prevent freezing.
- ◆ Keep your garage door closed!! As the weather is changing, our little furry friends are looking for a nice warm home for the winter. It has been noted that some individuals leave their doors open about 6-8 inches overnight. You are asking for new (furry) residents at minimum in your garage.
- ◆ Extended Absence Forms should be completed if you are leaving for the winter or any longer period of time. Please remember, as the co-owner you need to have someone check on your unit while you are gone. The HOA does not hold responsibility to ensure that this is done. Power outages can happen; sump pumps fail, etc., and you do not want to have any damage while you are away.



Sprinklers and Ponds

Mike Panknin



Sprinkler startup was delayed because parts ordered to repair the sprinkler intake line from the pond were on back order.

The Start Up went fine, but the water pressure was not holding, which indicated a leak in our system. Faulty valve or did one of our lines have a break? So, when you see me walking around, I'm not lost, but I'm looking for problem areas.

One of our owners reported a fountain in their back yard and the lawn was rising/growing. We shut the system down to prevent dirt and stones from getting into the lines. This would have created a major problem which would have been very costly.

The vendor decided to close the entire week for vacation with no emergency number provided. I located a sprinkler company in Midland willing to come over, but it would have been three weeks before they could respond.

The original vendor was here Tuesday to start. MISS Dig required that we had to hand dig. As the photo we emailed showed, there were active lines running all over the place and in each direction, which the vendor would have to pay to repair if they were damaged. That repair job cost us over \$1,500.

I'm still looking for a couple of small leaks. This could be a valve that is not closing properly. I counted an estimate of about 109 valves in our complex, but I have located only 17. Each valve is \$75 to repair/replace, plus labor.

I have started a project in my spare time to track down valve locations and mark their location on one of our maps.

Pumps

A pump on the east side of the North Pond was installed 12/1/2003. If one of the pumps fails or becomes unrepairable, replacement cost will be between \$8,000 and \$10,000. This does not include the removal or installation cost. We are currently exploring the cost to replace our generator, which provides electricity to run those pumps.

These generators are our flood insurance during any power outage during rainstorms. Recently Gladwin County replaced their outdated generator, similar to ours. Their cost was \$30,000 for the generator and control panel with another \$15,000 for removal and disposal. This did not count the electrician and the plumber to set up generator, or permits, etc.

Sprinkler parts are still in short supply, but prices are starting to stabilize. Our mowers can be rough on our sprinklers, and damage from mowing is their responsibility.

I'd like to thank everyone for your help when you spot a bad or leaking sprinkler.

Also, thank you to my Senior Executive Administrative Assistant who allows me to work as your director of ponds and sprinklers.



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

We hope you will join us
for this festive event.

Watch for invitations!

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

Jim Little

Richard Ball