



# CORTLAND MONITOR

**SPRING 2024**

## Board of Directors through August 2025

**Sandy Shutt—President** (Maintenance, Interim Landscaping)  
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



## THOUGHTS AND TIDBITS FROM THE PRESIDENT

### Sandy Shutt, President

The members of your Board of Directors continue to work on a daily basis to maintain the integrity and overall esthetics of our community. Of primary concern is that we remain financially sound and utilize your monthly HOA dues in a prudent manner. As I indicated last year, all of our contracts which are not renewed annually are in place with a nominal increase per year. However, there are some instances, such as with insurance coverage which is provided yearly, where costs continue to increase. We utilize our reserve funds to cover roof replacements and purchase windows. As I have stated before, our structures are continuing to age-out, especially with leaking and rotting windows. We continue to look to the future, which will include replacement of our generator to ensure functioning of the pond pumps. Can you imagine

with the recent rains how much flooding would have occurred without the generator and ponds? I fully appreciate the uncertainty in our economy, but we have multiple “fixed” costs in addition to the daily problems which need resolution.

Of concern is our current unfilled board seat. This vacancy is now months in duration, and although individuals have been approached to join the board, the answer has been no. As is the normal process, there will be 2 board positions expiring in August and up for vote at our annual meeting. Our bylaws stipulate that we have a 7-member board, and failure for individuals to step forward leads to the possible necessity to pursue a management company. I know that is not what anyone wants; so consider your availability and willingness to join.

## TREASURER’S REPORT — Spring 2025

We had a CD that came due in February. We moved that money to our reserve account at Frankenmuth Credit Union so all our money is now at FCU where it is federally insured. Our new contract with Spectrum is complete. Part of this contract was what they call a “door fee”, a \$200 bonus per door for our 139 addresses. The check for this has been received and \$25,000 was deposited into our reserve account to cover the cost of an extra duplex roof replacement this year. Don’t forget the 2025 special assessment is due by December 1st This is the 5th of the 6 year special assessment.

## MAINTENANCE REPORT

Sandy Shutt, Maintenance Director

Although this bizarre Michigan weather continues to confuse us, we have already been active with the maintenance requirements for our community.

Bay City Builders has already been working and completed the replacement of a structurally unsafe deck, including restructuring the egress access, which is incorporated into the structure. Additionally, they have rebuilt the steps leading into the south pond, as they were essentially falling into the water and very dangerous for anyone who needed to access the pond. BCBUILDERS will also continue as our contractor of record for installation of the multiple windows and sliders which need to be completed. Windows continue to be an issue, with rotted frames requiring replacement of the entire window. Although we have windows/sliders already for installation, we have found additional ones which need to be ordered, and Sequin Lumber will have a representative on site to measure and evaluate.

Ultimate Exteriors will again complete our roof replacements this campaign. They have completed the repairs (missing shingles, etc.), which were identified during our roof inspection which was completed in November, 2024, as a requirement of our insurer. Many thanks to Dave Peters, who continues to act as our Roofing Coordinator; his contribution is very much appreciated.

Every 3 years, we complete our inspection of the Back Flow Valves in your basement and this is the year!! We have retained A&B Plumbing to complete these inspections, and they will be here September 29 and October 1. Watch your emails for further information as we get closer to those date.

Annual Eave Cleaning will be completed this fall, the

week of November 10<sup>th</sup>, and SHINE of Midland has been retained again this year.

As you might tell, we have a multitude of projects which are required to maintain our community and structures, all of which cost considerable monies. Many are considered "fixed costs" and must be done.

Roads – this winter was not as kind to us as in the past, and we do have numerous areas which need to be addressed. We have contracted with L.S.Satkowiak Asphalt to make repairs as soon as the Michigan Frost Law allows. You will be notified of the dates, so that you can avoid the areas where they are working.

REMINDER: please continue to submit your maintenance requests either utilizing the paper forms which can be found at the bulletin board or electronically on the Cortland Farms Association website.

Finally, please remember that although you may have submitted a request, it might not be within the scope of the HOA responsibilities. You will be contacted and the matter discussed. Also, I do get numerous requests for whom the Association "recommends" to do work, such as plumbing, etc. The Association does not make those types of recommendations, and it is at your discretion whom you chose. It's going to be a busy season. Please show courtesy to our vendors and their workers. Avoid streets where trucks and equipment are parked. We have a great relationship with these individuals and need to continue to be a place where they want to work.



### IN MEMORIAM



Milo English March 6, 2025

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



### Condos For Sale

5631 W Spring Knoll Dr  
3108 Winfield Dr  
5574 W Spring Knoll Dr  
5580 W Spring Knoll Dr

5586 Spring Knoll (pending)



## SPRINKLER/POND/IRRIGATION UPDATES

**Mike Panknin – Director for Ponds/Sprinklers**

During an inspection of pump operation, I noticed the sound of water coming from one of the pumps when it was turned on. Upon further inspection, it was found that a pipe from our middle pump has a crack in the section going under the road to the South Pond. We had a plumber look at it and it was determined that it would be safer to pull the entire piping out and replace it. After numerous phone calls with no responses, the company that installed the pumps originally came out and confirmed the problem and replacement recommendation. The cost is \$1485. They will notify us when they will be here. Their boom truck will take up one of the lanes on the bridge. There will be a lot of activity. You may want to take a different route while they are working. We are hoping that they will be able to pull the entire length of PVC out, otherwise it means a lot of digging and road closure, etc. Will let you know when we find out more.

Water, water, everywhere! This was no April Fool's Joke. It was a long day and night for this director. With the large amount of rain that we got, about 15 inches of water was added to the North Pond. The

meter in the pump house read 82" depth. Flood stage alarm is set for 70", so we were 12" above flood stage. I turned off the automatic settings and controlled the water transfer to the South Pond manually. If I hadn't done it this way there would have been a lot of water creeping close to condos on the South Pond. There is still a lot of water in the storm drains and I'm draining the North Pond as fast as I can. The water was about a foot from the pump house door. Another two inches and it would have been inside.

Speaking of the South Pond, have you seen the new replacement stairs that are in place by the bridge?? Thanks Sandy!

Nature's Own is tentatively scheduled to start up sprinkler operation April 28<sup>th</sup> depending on the weather. This will then give me about two weeks to walk about and check operation, winter damage, etc. The fountains should be in mid-May.

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

## Landscaping

**Sandy Shutt—Interim Director**



As I am sure, everyone is getting the itch to get outside and get started with our landscaping activities.

Schwerin Tree Farms (Brian) has completed the winter pruning, and the first application of the pre-emergent weed deterrent has been applied to the mulch areas. Next will be the removal of those plantings which have been determined and the planting of the large tree to replace the one on Christyway which was toppled during a storm last year.

Zone 2 (W. Spring Knoll and Stoney Creek Dr – between W. Spring Knoll and Cortland Dr) will be receiving mulch this year. The application will be done by Great Lakes Hydroseeding, using the NO-FLOAT, Cyprus B Product which we started using last year. If anyone wishes to re-mulch their areas, you must utilize the Cyprus B product. If you have any questions

or are unsure, please contact me prior to purchasing your product.

There were significant changes made to the Landscaping Rules & Regulations last year. Those were provided to you via email and at last year's annual meeting. Please adhere to those; they were put in place to help maintain our community landscaping and to be equitable to all neighbors.

Finally, as you will note I headed this as "Interim". We are still looking for an individual to join our board in this capacity. We have approached several individuals, some of whom volunteered to assist with projects, but do not want the overall responsibilities. By our Bylaws, we are a 7-member board and need to fulfill this requirement. Please contact any member of the Board if you are interested.

## Maintenance Schedule 2025

### Roof Replacement

5580-5582 W. Spring Knoll Dr  
 5606-5608 W. Spring Knoll Dr  
 5616 W. Spring Knoll Dr  
 5626 W. Spring Knoll Dr  
 5627-5629 Cortland Circle  
 5659-5661 Cortland Circle

### Mulching

5572 W. Spring Knoll	5627 W. Spring Knoll
5574 W. Spring Knoll	5625 W. Spring Knoll
5580 W. Spring Knoll	5610 W. Spring Knoll
5582 W. Spring Knoll'	5616 W. Spring Knoll
5590 W. Spring Knoll	5620 W. Spring Knoll
5592 W. Spring Knoll	5626 W. Spring Knoll
5606 W. Spring Knoll	5632 W. Spring Knoll
5608 W. Spring Knoll	5638 W. Spring Knoll
5612 W. Spring Knoll	5569 W. Spring Knoll
5614 W. Spring Knoll	5559 W. Spring Knoll
5622 W. Spring Knoll	5590 Stoney Creek
5624 W. Spring Knoll	5580 Stoney Creek
5628 W. Spring Knoll	5587 Stoney Creek
5630 W. Spring Knoll	5591 Stoney Creek
5635 W. Spring Knoll	5651 Stoney Creek
5633 W. Spring Knoll	5653 Stoney Creek
5631 W. Spring Knoll	5655 Stoney Creek
5629 W. Spring Knoll	

### Power Wash/Paint

5535-5537 Cedarcrest  
 5536-5538 Cedarcrest  
 5606-5608 Christyway  
 5607-5609 Christyway  
 3047-3049 Hawthorne  
 3050-3052 Hawthorne  
 3061-3063 Hawthorne  
 5587 Stoney Creek Drive  
 5591 Stoney Creek Drive

### Deck Clean/Stain

5552 Spring Knoll Lane	5551 Stoney Creek Dr
5558 Spring Knoll Lane	5553 Stoney Creek Dr
5576 Spring Knoll Lane	5573 Stoney Creek Dr
3040 Thornapple Lane	5580 Stoney Creek Dr
3046 Thornapple Lane	5583 Stoney Creek Dr
3041 Thornapple Lane	5585 Stoney Creek Dr
3022 Hawthorne Dr	5587 Stoney Creek Dr
3023 Hawthorne Dr	5536 Cedarcrest
3025 Hawthorne Dr	5537 Cedarcrest
3047 Hawthorne Dr	5538 Cedarcrest
3050 Hawthorne Dr	5638 Cortland Circle
3052 Hawthorne Dr	5540 Cortland Circle
3077 Hawthorne Dr	5543 Cortland Circle
3079 Hawthorne Dr	5645 Cortland Circle
3095 Hawthorne Dr	5647 Cortland Circle
3097 Hawthorne Dr	5649 Cortland Circle
5631 W. Spring Knoll Dr	5651 Cortland Circle
	5653 Cortland Circle

### MARK YOUR CALENDARS!



The 2025 Cortland Farms Christmas Party will  
 take place on Thursday, December 11  
 at the Doubletree.



### 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.

### ANNUAL MEETING REMINDER

**This year's meeting will take place at St Paul  
 on TUESDAY, AUGUST 19 at 7:00 p.m.**