



CORTLAND MONITOR

Fall 2025



Board of Directors through August 2026

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Kathy Schwartz—Director (Landscaping)

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THOUGHTS FROM THE PRESIDENT: Sandy Shutt

As your Board, we have worked diligently to maintain the integrity and aesthetics of our community. This is on a totally volunteer basis, and we all take our individual and collective responsibilities to be good stewards of our monies and how they are allocated within the budget as paramount. Our operating budget continues to exceed \$500,000 annually, no small amount, but it must be managed judiciously to allow for optimum return.

Again, we have several new co-owners, so if you have not had the opportunity to meet them, please make the effort to welcome them to Cortland Farms.

As discussed at the Annual Meeting, we will be contacting several law firms to begin investigating the process to update our Bylaws and Master Deed. Although we have not yet obtained a dollar amount,

it is projected that the cost will be between \$5,000-\$10,000.

The Good News!

It was also announced that there will be no monthly HOA fee increase in 2026. However, please note that there will have to be an increase in 2027. Your Board will also be discussing the need for extending the Special Assessment currently scheduled to expire in 2026.

I appreciate everyone who has volunteered and supported the ongoing work that is necessary to keep Cortland Farms as the premier community and would encourage those of you who are interested in any capacity to contact me to offer any assistance you might be able to contribute.



MAINTENANCE REPORT

Sandy Shutt



As the fall season approaches, we are nearing the end of another busy maintenance season. Roofing replacement is an ongoing process, but we are targeted for completion in 2028, contingent on directives we are given by our insurance underwriter. With much gratitude, Dave Peters is continuing to act as our Roofing Coordinator, working with Ultimate Exteriors and the affected residents. Bay City Builders continues to provide deck and window replacements, with the final installations to occur this fall. In addition, they provide you with services which are requested by the co-owners, from large projects, such as bathroom renovations to changing door screens.

Upcoming events:

September 29 and October 1st – Back Flow Valves will be checked by A&B Plumbing. Additional information will be provided via an email prior to these dates.

Week of November 17th – SHINE of Midland will be doing our annual eave cleaning

As I have previously and often stated, our buildings continue to “age-out”, requiring more major replacements compounded by the ever increasing cost of materials.

Please remember to submit any maintenance requests or Co-owner Funded Projects on the Maintenance Request form to be pre-approved by the Board. Per Rule and Regulation 35, it is the Association’s responsibility for the “original” exterior. Any changes/alterations made by a previous owner and/or a current owner are the responsibility of the current owner for maintenance and repair.

Thank you to everyone who is doing what they are able to assist in maintaining our complex.

Landscaping — Kathy Schwartz



Our goal continues to be preserving and maintaining an overall cohesive appearance while managing costs.

Advanced Arborists have been hired to try and save our Austrian Pines, Blue Spruce and Ornamental trees. That contract just ran out. Their suggestion was to continue to spray the Blue Spruce and the others as needed. We will continue to watch the other trees.

G&L Tree Service was hired recently to remove two large trees. These trees had splits in their trunk that made them weak, and if they had fallen, they could have damaged the condos.

Schwerin Tree Farms is hired to do routine maintenance. Brian and his team are finished until he returns for winter pruning. He will come if we have work for him to do but this is extra! Any additional maintenance like removing bushes, new plantings and special projects are an additional cost to us. That’s where the \$\$ add up. That will be determined by the money left in the landscape budget.

You are more than welcome to remove old shrubs and trees and install new landscaping around your unit **BUT**

it must be approved before anything can be done and that would be at your expense.

If you are requesting anything to be done, you will need to fill out a landscaping form and have it approved. The new forms are on the website and in the Cortland Farms mailbox by the bulletin board. When your form is filled out you can give it to any board member or drop it off at my condo. I would love to meet you!

On a very happy note, I would like to thank the Garden Club for beautifying so many of the common areas around Cortland Farms! Thank you also for sprucing up our entrance on Two Mile by replacing the tired rose bushes with lovely grasses. It looks fabulous! You ladies work behind the scenes, and we really appreciated all that you do! Then there is Ron Gibson! Thank you Ron for volunteering! Just how many bricks have you reset around here? Great job! We appreciate you!



Treasurer's Report for Fall/Winter 2025

Linda Parent, Treasurer



At the annual meeting, information was presented on our assets, expenditures, and new budget for 2026. Several items were highlighted for further explanation such as the overage in Spring/Fall Cleanup because of thatching, the additional administrative expenses due to replacement of the damaged mailbox unit on Hawthorne which was then reimbursed by the responsible party, and the increase in cable expenses because of the addition of internet services, which then is offset by a small increase in our monthly HOA dues. This information was handed out at the meeting. If anyone would like this sheet, please contact Linda for a copy.

All of our banking is now with Frankenmuth Credit Union. Our reserve money is in a separate account. All special assessment payments are deposited into this account, along with other required transfers.

All forms for the automatic payment system are on our website. Also, a reminder that our 2025 special assessment of \$500 is due by December 1st. This is the 5th of 6 assessments.

Spectrum

We are now under a new 5-year contract with Spectrum for cable TV and internet. Several new TV channels were added. We are also getting several new streaming channels, including: Disney+ and Hulu Bundle, FOX One, Peacock Premium with Ads, AMC+ with Ads, HBO Max Basic with Ads, Paramount+ Plans, ESPN Unlimited, and ViX Premium with Ads.

Information about these channels has been sent to everyone. Please let Linda know if you want a copy of this information.

Insurance, Painting/Powerwashing

Charlie Schwartz

Our insurance continues to be with McCredie Insurance out of the Flint area. Our main contact person is Scott Breslin (810-767-6050). Scott is available to discuss insurance issues, but any claim must go through a Cortland Farms Board member. Charlie Schwarz is responsible for insurance issues.

We are contracted with REI to do deck cleaning, powerwashing condos and painting condos. They painted and powerwashed 10 condos, 33 decks and 20 condos with miscellaneous repairs. They have completed most of their work and will return in September to complete any needed projects. The Board met with a representative of Sherwin/Williams and discussed the type of stain that is used on our decks. Hopefully the stain currently being applied is more durable than previous stains.

WELCOME OUR NEWEST RESIDENTS

Father Jim Bessert

5556 Spring Knoll Lane

Paul & Mary Andrews

5538 Cedarcrest Lane

Mike & Carol Duncan

5574 West Spring Knoll Drive

Lisa Slater

3108 Winfield Drive

William Moseley & Ruth Bolton-Hayden

5631 West Spring Knoll

Lily & Joseph Zaiter Sr.

5557 Spring Knoll Drive

Terri Ruegsegger

5586 Spring Knoll Drive

Pending

5590 West Spring Knoll Drive



Sprinklers and Ponds

Mike Panknin



The first week in May did not start well. While the vendor was installing the RPZ (backflow), a gang valve split and came loose. The geyser started. \$160 later, water department arrived to shut the water off. This prompted a visit from the Hydra Corp group. The plumber came to fix and replace two valves just to be safe before their visit.

While visiting my pump house office, I was transferring water to the South Pond when I found that the middle PVC transfer line had water flowing back. Our plumber was called in, inspected, and gave us the bad news that the job was too big for him. The contractor who installed the pumps sent his son two days later to take on the two-person operation. They moved a lot of rocks just to get started but they completed the job for a total cost: \$1,600. While they were here, they checked out one of the control panels where one of the sensors was not giving a correct reading. The sensor, which happened to be buried deep in the crock at the end of the line in the pond, was bad and needs to be replaced. We are currently waiting for a bid and a start date. He rearranged and adjusted the winter sensor for summer use since it controls a lot of our pump activities, i.e. flood control.

When everything was finally looking good to go for sprinkler start-up, the intake line (pond to pump house) sprang a leak and shut the system down. We went through three gaskets and three visits before it was fixed.

During the start-up tests, the pressure in our sprinkler system kept dropping. This indicates a major leak in one of our many PVC main feeder lines somewhere in our large complex. We were advised to let the system run and check for areas of excess water (or very green grass). After numerous walks and checks through the complex, I found it, or it found me. I actually stepped into it, wet shoes and all.

There were four valves covered in mud. We needed to clean them out (flush). Once the lines were cut and replaced, they were tagged to identify later if needed. This repair cost us \$2,400. There are sprinkler system wiring and lines all over the complex, which is why it's necessary to call MIS Dig. The area has been cleaned up and backfilled with fresh soil. New flat valve panels, instead of the cans sticking above the ground, were used to avoid lawn mower and fertilizer applicator damage. We tested again and found that I was searching for another line leak. It has been located and repaired (pending bill), but I am now able to finally run the sprinklers. ☺

The test run proved successful. Now it's time to start fixing and repairing what needs to be fixed or replaced. If you notice a sprinkler acting up in your area, stop me, or call me, or contact my Senior Executive Administrative Assistant at (989) 671-9181, or leave a message.

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



Myrtle Dew

The annual Cortland Farms Christmas Party

Thursday, December 11
at the DoubleTree Hotel.

We hope you will join us
for this festive event.

Watch for invitations!