

We will schedule inspections for adjacent units to assess the extent of the infestation and will treat all units found to be affected by the infestation.

We will pre-inspect the day before treatment is scheduled to make sure your unit is properly prepared. We will let you know if anything is not ready.

We will assist the pest management professionals in gaining proper access to all areas to be treated.

We will make any structural repairs recommended by the pest management professional necessary to eliminate bed bug hiding places. We will caulk and seal any cracks and crevices in the unit.

We will schedule follow-up treatments for your unit as necessary and recommended by the pest management professional.

We will commit to using the most effective treatment recommended for the infestation. In most cases, heat treatment when available will be used when available.

Treatment will be provided at no cost to the member as long as full cooperation is given. However, should a member fail to follow the instructions for eliminating the pest or should the member have repeated infestation issues in the unit, the member may be subject to charges for the treatment.

A member's failure to report suspected infestation and/or failure to comply with the necessary procedures for eliminating the pest will result in a violation of the Occupancy Agreement and possible termination of occupancy.

## Dates to Remember

### June 2014

Carrying charges due: June 1

Recycled papers picked up: June 4

Carrying charges delinquent: June 10

Board meeting: June 17  
Open session at 6 p.m.

Carrying charges sent to attorney: May 20

### July 2014

Carrying charges due: July 1

Recycled papers picked up: July 2

Independence Day observed: July 4  
Office closed

Carrying charges delinquent: July 10

Board meeting: July 15  
Open session at 6 p.m.

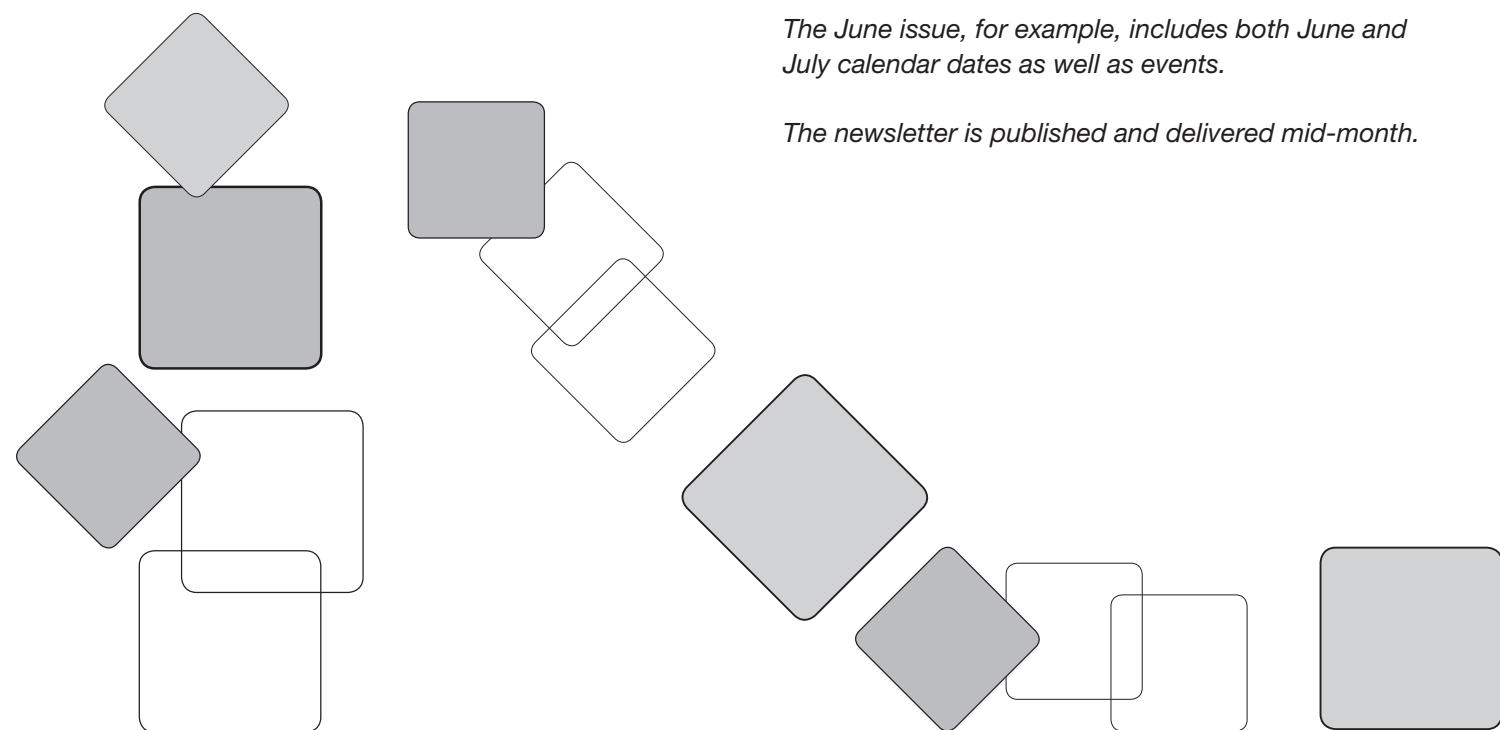
Carrying charges sent to attorney: July 21

### Please note:

*The Independence Square newsletter, "Around the Square," publishes two months of dates in every issue.*

*The June issue, for example, includes both June and July calendar dates as well as events.*

*The newsletter is published and delivered mid-month.*



JUNE

Around  
the SQUARE

2014

### BOARD OF DIRECTORS

Sheryl Frank  
*president*

Ed Korte  
*vice president*

Ray Gamble  
*secretary-treasurer*

Mike Gamble

Marilyn Porter

### HANDY PHONE NUMBERS

Independence Square  
Townhouses office  
816.252.0444

Police (Non-emergency)  
816.325.7300

Police (Emergency)  
911

Signal 88 Security  
816.868.4115

Animal Shelter  
816.621.7722

Animal Control Dispatcher  
816.325.7205

Report Power Outage  
816.325.7550

Regional Animal Shelter  
21001 E. Highway 78  
Independence  
816.621.7722

Hours:  
Noon to 8 p.m. Tues. – Fri.  
11 a.m. to 6 p.m. Sat. – Sun.

Citizens Information Center  
816.325.7000

## NEWSLETTER MINUTES

May 20, 2014  
Board Meeting

Sheryl Frank, president, called the meeting to order at 5:45 p.m. Other board members present were Ed Korte, vice president, and Mike Gamble.

Also attending were Alexis Martin, on-site manager; Martha Ramcke, assistant manager; Mike Leach, maintenance superintendent; Melva Linville, property manager, and Carmen Detherage, comptroller, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The next meeting is June 17.

Minutes of the April 15 meeting were approved.

### Open Session

Nine members signed in: Judy Henthorn, Cora Little, Barbara Wood, Jean Hudgens, Bea Parks, Jessie Phillips, Phyllis Cannon, Abigail Perez and Joyce Laydon.

Sheryl welcomed them and called the meeting to order at 6 p.m.

Mike gave the maintenance report. Two diseased trees behind 1409 and 1397 were removed. Repairs have been made to cracks in basements and in foundations.

There has been one move-in since the last meeting and 95 work orders have been completed of 108 called in.

Replaced were two refrigerators, two ranges, two garbage disposals, two bath faucets, one kitchen floor, one bath floor, one water heater and two bath sinks.

Alexis gave the office updates. Four units are for sale. There have been three intents to vacate, 15 statements of charges due,



*Board member Mike Gamble awards a \$25 gift card to Barb Wood, the winner of the door prize drawing during the May 20 open session.*

four attorney referrals, 14 letters of default, two animal violations and four vehicle violations.

The City of Independence has put counters on Baker Drive to determine if speed bumps are necessary.

Aubrey Smith was recognized for referring a new member and will be given a referral bonus of \$200.

Sheryl opened the floor to member comments.

Barb Wood won the door prize drawing of a \$25 gift card.

The open session ended at 6:25 p.m.

## Parking rules apply to guests, too

Please let visitors know about the parking rules at Independence Square. There have been many reports of people parking in any vacant space they can find -- whether that space is another member's or a vacant unit's spot. As you know, members are responsible for the actions of their guests. Thank you.

## Ed Korte Named Good Neighbor of the Month for June

Neighbors have come to depend on Ed Korte.

"I asked him for help and he didn't hesitate," said Virginia Morrison, who nominated Ed as the Good Neighbor of the Month for June.

Virginia said Ed has carried heavy things for her and always responds when she and others need assistance.

Whether out with his dog or at cooperative events, Ed is known for his willingness to help. He previously was nominated as Good Neighbor of the Month in April of 2010.

Ed has served on the board of directors since 2009 and is chairman and photographer for the "Around the Square" monthly newsletter.

The Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.

The board of directors will recognize Ed at 6 p.m. during the open session of the June 17 meeting. As a recipient of the Good Neighbor award, Ed will receive a \$25 gift card.

## Warm weather reminder from the Board of Directors

*Spring is now here.*

With the coming of the warmer weather, we must remember that the streets of Independence Square are not play areas. The streets are for vehicles.

Members have reported to the office concerns about little children riding bikes in streets behind cars in parking lots.

Children on bicycles and those playing games in the street are subject to dangerous and serious consequences. Oncoming vehicles and drivers backing out of a parking space may be unable to see the little ones.

Please keep our children safe and out of the streets off the grass with their bicycles.

Encourage them to use designated play areas located throughout the property. By doing so, we help keep our younger residents safe and we maintain the appearance of our grounds, which can be damaged by bicyclists.

Thank you.

## Yards to be Inspected for Compliance with Rules

Every spring, our maintenance crew inspects all yards in the cooperative.

The goal of the inspections is to make sure grounds are attractive and to enhance the appearance of Independence Square and to keep yards safe for members, guests and other visitors.

Here are some of the rules members have agreed to follow when they signed their Occupancy Agreements.

**Planting:** Planting that could cause structural problems or mowing problems will not be approved.

**Vines:** Vines will not be allowed on the buildings.

**Flower beds:** Flower beds in front or back yards shall be planted next to the buildings. They shall not extend beyond the stoop approximately fifty-six (56) inches.

They will be sloped away from the building to allow for drainage. Raised flower beds are not allowed.

Any type of edging used must allow for drainage and may not be taller than six (6) inches.

**Yard ornaments:** Yard ornaments are to be confined to the flower bed.

**Fenced back yards:** The member is responsible for fenced back yards. They are to be mowed and kept free of clutter.

Grass should not be more than six (6) inches tall.

If you receive notice from Maintenance to mow your yard, you will have forty-eight (48) hours to do so. If not done in this time period, Maintenance will mow your yard and a fee will be charged.

**Bicycle, tricycles, Big Wheels and toys:** When not in use, bicycles, tricycles, Big Wheels and such must be kept inside your unit or in the back yard next to the building.

Toys are to be stored inside the unit when not in use.

**Clothes drying:** Clotheslines may be installed in the basement.

You may install a rotary clothes-drying post in back yards only. No other type of outdoor clothesline is authorized.

When not in use, the rotary post must be stored in the unit.

**Decks and Patios:** Approved installation/alteration permit is required before any work begins.

**Decks:** Must not be attached to the townhouse nor obstruct utility meters or wiring. They can be no larger than 12 feet by 12 feet square and are allowed only in the backyard.

Members must understand that if emergency repairs by utility companies and/or maintenance are required, the members are responsible for any costs incurred in removing and/or replacing the deck.

**Patios:** Are confined to backyards and must be sloped away from the townhouse to allow drainage. No poured concrete and/or asphalt patios will be allowed.

Brick, stone or patio blocks may be used because they are removable in case utility companies and/or maintenance need to make emergency repairs.

**Pools/Slip-N-Slides:** No swimming or wading pools shall be allowed except plastic wading pools no larger than eight (8) feet in diameter and no more than 12 inches in depth.

Slip-N-Slides are not allowed.

**Water Usage:** Water is provided for normal use.

Summer water usage is limited to filling a wading pool not more than twelve (12) inches deep and watering grass, shrubs and flowers.

Wading pools can be set up only in a fenced backyard and cannot be left in place long enough to kill the grass.

Running a sprinkler for children to play in is prohibited. If water is allowed to run unattended or allowed to run into the street, the member will be charged \$10 for excessive usage.

Washing motor vehicles on cooperative property is prohibited.

## New Policy in Place To Eradicate Bed Bugs

Independence Square Townhouses, Inc., has adopted a zero-tolerance policy for bed bug infestations.

At the May 20 board meeting, the board approved a Bed Bug Policy effective immediately.

### Member Responsibilities

Report any suspicion of the presence of bed bugs immediately to the on-site office.

Fully cooperate with inspectors, management and pest management professionals during the entire process of eliminating the pests.

Continue to help the cooperative by monitoring your unit for bed bugs after treatment has been made.

### Cooperative Responsibilities

We will take your bed bug problem seriously and will schedule a qualified inspection as soon as possible.

*Continued on next page.*