

basements, carpeting, fencing, adding vanities in bathrooms, installing central air conditioning and other such changes to the structure or the appearance of the unit.

At the March 17, 2015, meeting, the board approved an addition to the House and Grounds rules. The new rule requires members who want to install a patio or deck to have a fenced backyard.

Dates to Remember

June 2015

Carrying charges due: June 1

Recycled papers picked up: June 3

Carrying charges delinquent: June 10

Board meeting: June 16
Open session at 6 p.m.

Carrying charges sent to attorney: June 22

July 2015

Carrying charges due: July 1

Recycled papers picked up: July 1

Independence Day observed: July 3
Office closed

Carrying charges delinquent: July 10

Board meeting: July 21
Open session at 6 p.m.

Carrying charges sent to attorney: July 20

Please note:

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

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

The newsletter is published and delivered mid-month.

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.

Nominate a Neighbor

Nominate a member who exemplifies the Independence Square spirit of cooperation through his or her thoughtful acts to help others.

One Good Neighbor is recognized every month and receives a \$25 gift card.

Good Neighbor Nomination

Your name: _____

Your address: _____

Your phone number: _____

I nominate _____
(Please give full name of neighbor you are nominating.)

Neighbor's address: _____

Neighbor's phone number: _____

Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.

Explain why you are nominating this person.
What has she or he done to be a good neighbor?

Why does or did your neighbor do this?

JUNE

Around
the SQUARE

2015

BOARD OF DIRECTORS

Ed Korte
president

Sheryl Frank
vice president

Mike Gamble
secretary-treasurer

William Bather

Debbie Malone

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 19, 2015
Board Meeting

Ed Korte, president, called the meeting to order at 5:50 p.m. Also present were Sheryl Frank, vice president; Mike Gamble, secretary-treasurer; Debbie Malone and Bill Bather.

Others attending were Alexis Martin, on-site manager; Mike Leach, maintenance superintendent; Dudley Leonard, cooperative attorney; and Betsy Kilker, administrative assistant with Linville Management Services, Inc.

Dudley reviewed the attorney status report.

The minutes of the April 21 meeting were approved.

Alexis discussed the office report. Twelve units are for sale and three of these are not paying carrying charges. There have been six move-ins since the last board meeting and four intents to vacate have been filed. Two move-ins are scheduled; four applications are pending; and one application appointment has been made.

Ads are being run on Craigslist.

Open Session

Five members signed in. Ed welcomed them and called the meeting to order at 6 p.m.

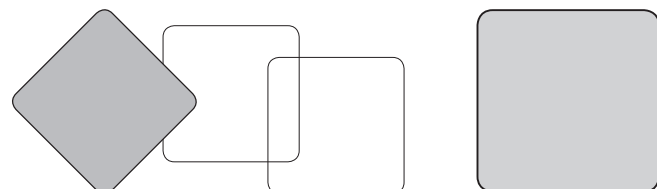
The next meeting is June 16.

Mike gave the maintenance superintendent's report.

Annual inspections are continuing. Several foundation repairs need to be made due to basement leaks.

Water meter boxes throughout the property are being cleaned out so readings can be taken.

Replacements from April 21 through May 19 were two bath floors, one refrigerator, one range, one garbage disposal, one kitchen faucet, one kitchen floor and one water heater.



There have been six move-ins and one move-out since the last meeting.

Of 110 work orders called in, 98 have been completed.

Alexis gave the office updates.

There have been 11 statements of charges due, one attorney referral, 22 letters of default and two vehicle violations.

Jamie Capps was recognized for a referral and received a \$200 check.

Ed opened the floor to member comments.

Cora Little won the door prize drawing, \$25 in cash.

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

Members receive \$200 referral bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they recommend becomes a member.

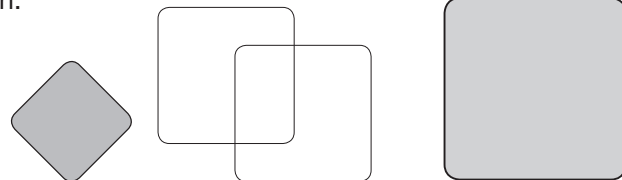
Jamie Capps was recognized for a referral at the May 19 board meeting.

We thank Jamie and other referring members for their vote of confidence in our cooperative and for helping us attract qualifying new members.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Independence Square for their new home, it means that you enjoy living here and that you know someone else who would be a good neighbor for us.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in.



Aurora Subang accepts a check for \$200 referral bonus from board president, Ed Korte.



Cora Little is awarded the door prize from the drawing during the open session of the May meeting. Cora also won the door prize in April.

Please use water wisely

Water is provided for normal use.

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

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

Running a sprinkler for children to play in is not allowed.

If a member allows water no run into the street, the member will be charged for excessive usage.

Washing motor vehicles on cooperative property is prohibited.

Dear Members of Independence Square Townhouses,

To effectively treat and thoroughly eliminate bed bugs from our property, we rely on members to report suspected bed bug activity in their units.

The best way to report is to call the office at **816.252.0444** or to email Alexis at alexismartin@comcast.net or Martha at martha.ramcke@comcast.net.

Please do not come into the office to report bed bugs.

We are making every effort to eradicate bed bugs and to keep them from spreading and we need your cooperation to protect all of us.

Thank you.

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.

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.

Soft words, music make summers better for all

Warm weather brings a welcome relief from the bitter cold of winter.

With more and more residents of all ages outside enjoying the pleasant temperatures, parents are asked to remind their

teenagers about being respectful in the language they use. Children tend to repeat what they hear.

With summer coming on, there will be a lot of activity. Please respect your neighbors and tone down the language and tune down the noise.

Noisy neighbors and dogs barking continually in backyards can make life miserable for members who leave their windows open now that spring is here.

Please be considerate of other members of the cooperative.

Creating disturbances is a violation of Independence Square rules and regulations and places a member in default of the Occupancy Agreement.

Violation of these rules can result in a member's account being sent to the cooperative attorney for Termination of Right to Occupy; in other words, loss of membership.

Reminder from Maintenance

Members are responsible for mowing fenced back yards.

Grass must be no higher than six inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a \$50 fee will be charged.

If you leave for vacation, remember to make arrangements to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service.

Changes to units require approval, permit

Improvements or physical changes to the exterior or interior of a townhouse must be pre-approved.

An Installation/Alteration Permit must be completed, submitted to the office and approved before any work begins.

When approved alterations are completed, the work must be inspected by the maintenance superintendent.

An improvement is defined as any permanently affixed addition or enhancement made to a unit which was not originally in the unit. This includes paneling, finishing