



# NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO  
[www.independencesquaretownhouses.com](http://www.independencesquaretownhouses.com)

## Board of Directors

Marilyn Porter  
*President*

Sheryl Frank  
*Vice President*

Ray Gamble  
*Secretary-Treasurer*

Bill Bailey

Ed Korte

## Handy Phone Numbers

Indep. Square Office  
 816-252-0444

Central Jackson County  
 Patrol  
 816-645-3001

Animal Shelter  
 816-325-7207

Animal Control Dispatcher  
 816-325-7205

Citizens Info Center  
 816-325-7000

Police (Non-Emergency)  
 816-325-7300

Police (Emergency)  
 911

Report Power Outage  
 816-325-7550

## Independence Square Townhouses BOARD MEETING, February, 2011

### NEWSLETTER MINUTES

Marilyn Porter, president, called the meeting to order at 5:45 p.m. Other board members present were Sheryl Frank, vice president; Ray Gamble, secretary-treasurer; and Ed Korte.

Also attending were Alexis Martin, site manager; Beth Webb, assistant site manager; Mike Leach, maintenance superintendent; Melva Linville, property manager, and Suzanne Miles, human relations coordinator, of Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Minutes of the December 21 board meeting were approved unanimously.

Storage of cars on cooperative property was discussed. Currently there are three vehicles which are not registered. Security has tagged them.

### OPEN SESSION

Appearing for the open session at 6 p.m. were seven members.

Mike gave the maintenance report. From December 17 of 2010 through February 15 of 2011, 166 work orders were called in and 148 were completed. Three water heaters were replaced.

Renovation work on the downstairs of the clubhouse will be completed on February 16 and work on the playground will resume. Renovations to the offices will begin later this week. Meter boxes for the exteriors of the building will begin within the next two weeks. Asphalt work will start in March.

Adding two extra dumpsters will cost \$600. Mike will check with Billy Still about doing an additional concrete pad.

Dave Lawrence submitted a bid for 2011 for mowing, trimming and fertilizer treatments. The board reviewed the bid and voted unanimously to accept it.

Alexis gave the office updates. Twenty-one units are for sale; 11 of these are

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vacant. Two applications are pending; one application was denied; and two application appointments have been made. There have been one intent to vacate and two move-ins.

There have been 21 statements of charges due, one attorney referral, 26 defaults and three vehicle violations.

Marilyn presented the Good Neighbor of the Month Award to Jessie Phillips.

Marilyn opened the floor to member comments. Electrical meters, new equipment for the playground, non-compliant parking and illegal dumping were discussed. If cooperative members see non-members dumping trash into Independence Square dumpsters, they need to report the license plate numbers to the office.

Marilyn thanked members for attending. The open session ended at 6:40 p.m.

**CLOSED SESSION**

The board approved the removal of a swing set outside the fence on the east side of the main playground.

The board agreed to review the revised purchase and occupancy agreements when the renovations have been completed.

The March 15 board meeting will be confirmed the week before the meeting. The status of the renovations on the clubhouse will determine whether the meeting can be held.

The meeting was adjourned at 7:15 p.m.

**March 2011 Calendar Dates**

- March 1      Carrying Charges Due
- March 2      Recycled Papers Picked Up
- March 10     \$50 Late Fee Added
- March 15     Board Meeting
- Open Session at 6 p.m.
- March 20     Delinquent Accounts to Attorney

**FOR SALE**

Kenmore Elite 2006 Oasis HE Canyon capacity washer and dryer for \$400. Call 816-461-0454



*Marilyn Porter, board president, presents a \$25 gift card to Jessie Phillips who was recognized as the Good Neighbor of the Month at the February board meeting.*

**CHECKS CASHED WHEN RECEIVED**

The checks you write to Independence Square Townhouses are being deposited the day they are received.

A new accounts receivable program allows the checks to be cashed immediately.

When you write a check to pay the cooperative, you need to make sure that funds are in your account at that time.

Dark blue or black ink is best when writing checks. The remote deposit machines do not always read inks of other colors.

You can deposit your check in the drop box now located downstairs on the north wall -- and please, don't rumple the checks.



## *Dumpsters for Trash of Cooperative Members Only*

Evidence strongly suggests that some of the trash in Independence Square dumpsters comes from companies and individuals who are not members of the cooperative.

This is illegal.

If you believe a motorist who is throwing trash into a dumpster is not a member of Independence Square, please get a license tag number and turn the number into the office.

Illegal dumping makes extra work for our maintenance staff and fills up dumpster space intended for use by members.



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## **Offices Moved While Renovations Are Under Way**

The Independence Square office staff has temporarily relocated.

Alexis and Beth have moved downstairs while their offices upstairs are being renovated.

The drop box has moved, too. It is now downstairs on the north wall.

Renovations on the downstairs of the clubhouse were completed in February and Beth reports that the setting is now ``bright and cheerful.”

## **March Meeting Tentatively Scheduled**

Due to renovations being made on the clubhouse, this month’s board meeting is tentatively scheduled for March 15.

If you are interested in attending the meeting, please call the office to confirm that the meeting will take place as planned: 816-252-0444.

## **Personal Property Insurance Can Protect Cooperative Members**

Can members of Independence Square afford to be without insurance?

Property insurance offers protection and coverage in such unfortunate situations as a fire, water damage and other disasters that can occur unexpectedly and inconveniently, said Tom Quick, vice president of Cretcher Heartland Incorporated, an insurance agency.

Quick cites four reasons cooperative members should consider personal property coverage for belongings in their units.

1. Based on limits and coverages, insurance for your personal property can be purchased for as low as \$160 a year.

2. Insurance coverage is available to pay you for the improvements and betterments you have made to your unit.

3. Insurance coverage is available to pay your living expenses if you are displaced from your unit by fire or other covered peril.

4. Insurance coverage is available for your defense and settlement for the property damage or bodily injury you or any member of your household are liable for.

Please contact your insurance agent for additional information and premiums to meet your needs and budget.



# *Josefina Acosta Named Good Neighbor for March*

The blizzard of February 1 kept most members snug inside their units.

But not Josefina Acosta.

Even while snow was swirling and piling up around her feet, Josefina was out with snow shovel in hand clearing the sidewalks, porches and steps of her neighbors.

“Whenever snow has fallen this winter, Josefina has been out there shoveling.” said her next-door neighbor, Sheryl Frank.

Sheryl nominated Josefina as the Good Neighbor of

the Month for March.

Josefina has been removing snow for her neighbors since she moved in to Independence Square Townhouses in 2008. She often is assisted by her four children and her husband.

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 Josefina at 6 p.m. during the open session of the March 15 board meeting. As a recipient of the Good Neighbor of the Month award, Josefina will receive a \$25 gift card.

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## **Got a good neighbor? Tell us who...**

Independence Square is full of unsung heroes.

They may be the neighbor who brings you a meal when you're sick or who gives you a ride to the grocery store when your car is in the shop or who takes care of your cat when you're away.

They may be the neighbor who volunteers to serve on committees or who organizes activities. You may have seen a neighbor picking up litter in your neighborhood.

Whatever the act of kindness, Independence Square is a better place to live because of these unsung heroes.

And now, we want you to help us recognize them with the Independence Square Good Neighbor honor.

Please tell us about your neighbor by filling in the form and turning it in to the office.

The kindness can be a one-time act or it can be something done on a regular basis.

The act of kindness can benefit just one person, a neighborhood or the entire cooperative.

One Good Neighbor will be recognized every month and will receive a \$25 gift card.

Nominees must be members in good standing.

All information will be verified.

The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.



# Good Neighbor Nomination Form

Your name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

I nominate: \_\_\_\_\_ *(Please give full name of neighbor you are nominating.)*

Neighbor's Address: \_\_\_\_\_ Neighbor's Phone#: \_\_\_\_\_

*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?

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Tell us about your neighbor:

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Why does or did your neighbor do this?

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In what way does this act of kindness help you or others?

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How long has he or she lived in Independence Square? \_\_\_\_\_

***Optional:***

Other members of the household? \_\_\_\_\_

Occupation? \_\_\_\_\_

Any other information you'd like share? \_\_\_\_\_

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