

Beth Webb Says Good-bye

I believe in Independence Square Townhouses and cooperative living!

I think that this campus has a lot to offer and most of you know that I love the llamas.

Also, I enjoyed each of you and my co-workers. You all have a great team of people working for you, especially Alexis!

However, it was time for me to return to my first love: Long Term Care. So I will be moving my office stuff to John Knox Village's Care Center where I will market their facility.

Know that I enjoyed working here and really think that you have a great thing to offer. I believe in you and will continue to refer good people to Independence Square Townhouses, Inc.



Tax Returns Prepared

My name is Bobbie Wensell and I work for H&R Block. I prepare small business and personal tax returns.

I can do your Missouri Property Tax Credit, MO-PTC, (rent rebate) at my office for just \$33.

I can pick up your information or you may drop it off at my home, 1455 Baker Drive, or the Independence Square office.

Please leave a phone number where I can reach you. I can do other taxes also.

My cell phone number is 816.805.4588. The number for the office I work in is 816.795.3083.

MARCH 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 <i>Carrying Charges Due</i>	2	3
4	5	6	7 <i>Recycled Papers Picked Up</i>	8	9	10
11	12 <i>Late Fees Applied</i>	13	14	15	16	17
18	19	20 <i>Board Meeting Open Session at 6pm</i>	21	22 <i>Delinquent Accounts Sent to Attorney</i>	23	24
25	26	27	28	29	30	31



NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO
www.independencesquaretownhouses.com

Board of Directors

Marilyn Porter
President

Sheryl Frank
Vice President

Ray Gamble
Secretary-Treasurer

Ed Korte

Mike Gamble

BOARD MEETING, February 21, 2012

NEWSLETTER MINUTES

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

Also attending were Alexis Martin, on-site manager; Martha Ramcke, assistant manager; Mike Leach, maintenance superintendent; Dudley Leonard, cooperative attorney; Suzanne Miles, human relations coordinator, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

Minutes of the January 17 board meeting were approved.

Open Session

Eight members signed in for the open session at 6 p.m. They were Bobbie Wensell, Bea Parks, Jessie Phillips, Cheryl Cooper, Mary Dolman, Chelle Marler, Jean Hudgens and Jana Nevins.

Sheryl welcomed them and introduced Martha as the new assistant manager.

Mike gave the maintenance report. From January 17 through February 21, 104 work orders were called in and 92 completed.

Replaced were two ranges, one refrigerator, one garbage disposal and one water heater.

There have been three move-ins and one move-out since the last meeting. Spring clean-up of the grounds will begin on March 1.

Alexis gave the office updates. There have been 21 statements of charges due, three attorney referrals, 19 defaults, three animal violations, three intents to vacate and two vehicle violations.

Eleven units are for sale. Only one of those units is not paying carrying charges. Three move-ins and two application appointments are scheduled and one application is in process.

Sheryl recognized Jean Hudgens as the Good Neighbor of the Month for February. She was nominated by Chelle Marler.

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

Martha recognized Sheryl for a referral bonus of \$200.

Sheryl opened the floor to member comments.

Jean Hudgens won the door prize drawing of a \$25 gift card.

Sheryl thanked members for attending and the open session ended at 6:25 p.m.

Closed Session

Sheryl signed the Independence Square tax return.

Alexis, Martha and Mike were allowed to leave at 7:45 p.m.

The board convened for executive session at 7:50 p.m. The meeting was adjourned at 8:10 p.m.



Members Receive \$200 Referral Bonuses

Members of Independence Square Townhouses continue to receive \$200 checks as referral bonuses.

At the February board meeting, Sheryl Frank was recognized for referring a new member to the cooperative.

We thank members like Sheryl 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.

Good Neighbor Nomination Form

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. Nominees must be members in good standing. All information will be verified.

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?

Tell us about your neighbor:

Why does or did your neighbor do this?

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

How long has he or she lived in Independence Square? _____

Optional:

Other members of the household? _____

Occupation? _____

Any other information you'd like share? _____

Babysitter Needed

Babysitter needed. Buscando un babysitter. 816.359.1766.

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.



Sheryl Frank, board vice president, recognized Jean Hudgens as the Good Neighbor for February. Jean was nominated by Chelle Marler.

Jean received a \$25 gift card at the board meeting.



Martha Ramcke, assistant on-site manager, recognizes Sheryl Frank at the February board meeting. Sheryl referred a new member to Independence Square and received a referral bonus of \$200.