



# 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*

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

## BOARD MEETING, April 19, 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; Bill Bailey 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.

The board voted to cancel the May 17 meeting. The budget workshop will be at 10 a.m. on Friday, May 6.

Minutes of the February 15 board meeting were approved.

### Open Session

Cheryl Cooper appeared for the open session at 6 p.m. John Heaton joined the meeting at 6:20 p.m.

Mike gave the maintenance report. From February 15 to April 19, 132 work orders were called in and 118 completed. Three water heaters were replaced.

The renovations will be completed next month. Asphalt work is scheduled to begin on May 2. Meter boxes for the exteriors of the buildings will be completed this week. Maintenance will paint the existing playground in May.

Two extra dumpsters have been installed.

Alexis gave the office updates. There have been 18 statements of charges due, 26 defaults, one animal violation and one vehicle violation.

Twenty-three units are for sale; 10 of these are vacant. There have been four move-ins and eight intents to vacate.

In the managing agent's report, Melva said advertising will be considered during the budget planning meeting. Promotional efforts could include colorful banners after the asphalt work is done and a Saturday open house.

Marilyn opened the floor to member comments. Trash stacked around dumpsters, the playgrounds, the cooperative yard sale, newsletter content and a Doggie Social Hour were discussed.

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

## Closed Session

Mike discussed the asphalt work. Members will be notified again in the newsletter and by door-to-door fliers. Parked cars that remain will be moved by a towing company. The dumpsters will have to be moved onto the grass.

The board reviewed community garden rules and regulations. The board voted to adopt the rules and publish them in the newsletter.

The board reviewed three members nominated for the Good Neighbor of the Month award and voted to award them for April, May and June according to the dates they were received in the office.

The board agreed to approve the new Occupancy Agreement and the Membership Purchase Agreement at the special meeting that will be called to approve the budget.

The meeting was adjourned at 8:05 p.m.

## Asphalt Work Affects Activities, Parking

All cooperative activities this month depend on whether asphalt work is under way.

During the asphalt work, the dumpsters will be moved onto the grass and cars must be moved from the areas involved in the pavement improvements.

Members will be notified in advance to remove all cars from the areas where asphalt work is being done.

If cars remain parked on the property, they will be removed from the premises.

Events scheduled for the cooperative may be cancelled or postponed during this time.

## No Board Meeting in May

The board will not meet in May.  
The next board meeting is June 21.  
Please join us at 6 p.m. for the open session then.

## East Independence Church of Christ FOOD PANTRY

We are open from 5:30 until 8:30 p.m. every Wednesday.

We can help provide emergency food security for your family if you meet income guidelines.

For example, we provide assistance to families that qualify for reduced-price school lunches and to a family of four with an annual income of \$41,348 or a single person with an annual income of \$20,147. The qualifying income varies according to the number of people in your household.

We also are able to help if you have had unexpected emergency circumstances. Call us to find out more information: 816.461.0266.

The food pantry is located at the East Independence Church of Christ, 2020 S. Missouri 291 highway.



## Play Day for Doggies

Tuesday, May 10

6 to 7 p.m.

for dogs weighing less than 25 pounds  
At the Independence Square Main Playground

No aggressive dogs, please. All dogs must have current rabies vaccinations.

Pet owners are responsible for cleaning up after their dogs.

Please Note: This event is pending the completion of asphalt work. If Doggie Play Day cannot be held in May, it will be moved to June.



# Independence Square Townhouses

## Community Garden

### General Rules and Regulations

Garden Hours: Sunrise to Sunset

#### I WILL

\_Be aware of and abide by the rules and regulations of the Garden.

\_Read, understand and sign the rules as will all adult household members and guests who will be present at the Garden site.

\_Maintain my parcel through my own efforts or those of the members of my household.

I understand the Garden is not responsible for the upkeep of my parcel.

\_Observe good conduct and civil behavior at all times.

\_Directly supervise and be responsible for any children in my care while in the Garden and keep them with me at all times.

\_Be responsible for my guests' observance of the rules and regulations of the Garden and for their actions.

I understand that no disruptive behavior will be tolerated.

\_Notify the Garden Manager if I am unable to maintain my parcel.

\_Arrange for someone to take care of my parcel if I am ill or on vacation and notify the Garden Manager.

\_Clean and return Garden-owned tools to their proper place when I am done with them.

\_Sign the Community Garden General Rules and Regulations and agree to abide by them.

\_Keep any pet I bring into the Garden on a leash at all times, either tethered by my parcel or in close proximity to me.

I understand it is my sole and mandatory responsibility to clean up after the animal. Only pets

that are "socialized" will be allowed. The individual owner's privilege to bring a particular animal onto the premises may be revoked after consideration by the Board of Directors if a complaint is lodged.

#### I WILL NOT

\_Bring contractors into the Garden.

\_Drink alcoholic beverages or use illegal drugs in the Garden.

\_Deface or destroy any property, buildings, fences or signs in the Garden.

\_Leave any personal furniture at the Garden when I am not present.

\_Skateboard, bicycle or roller skate in the Garden or engage in an activity that would be considered illegal or inherently dangerous.

\_Threaten or harass any other Garden member or his or her guest.

\_Remove anything but my own produce and flowers from my own assigned parcel.

#### Community Service

\_Every parcel will require up to two hours per work as needed to the maintenance of common Garden areas. This work will be performed by the gardeners themselves or by members of their household or by other members who volunteer to donate community service hours to them.

The work performed will be recorded on the "Work Log" and will include the time spent and tasks performed.

It is the responsibility of the head-of-parcel gardener to make sure that the required community service is completed for a shared parcel.

# MAY 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 <i>Carrying Charges Due</i>	2	3	4 <i>Recycling Papers Picked Up</i>	5	6	7
8	9	10 <i>Late Fees Applied</i>	11	12	13	14
15	16	17 <i>NO Board Meeting</i>	18	19	20 <i>Attorney Referrals</i>	21
22	23	24	25	26	27	28
29	30 <i>Office Closed: Memorial Day</i>	31				

## Bruce Raney Named Good Neighbor of the Month for April

Bruce Raney is the Good Neighbor of the Month for April.

Bruce was nominated by Alice Young and Lila Edgar for taking the time to scrape snow off their cars throughout the winter. Lila also acknowledged Bruce's kindness in jump-starting her car for her.

Bruce and his wife have lived in Independence Square Townhouses, Inc., for five years. Bruce said he enjoys living here and helping out when he can.

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 Bruce at 6 p.m. during the open session of the June 21 board meeting. As a recipient of the Good Neighbor of the Month award, Bruce will receive a \$25 gift card.

## Spring Cleaning? Please Bag Your Trash

If warm weather gives you an urge to purge, please remember the grounds of Independence Square in your spring cleaning efforts.

Litter and garbage scattered throughout the complex are unsightly, unsanitary -- and unnecessary.

We can keep litter from ruining the appearance of our community simply by bagging trash before placing it in the dumpster.

Members who empty their trash cans directly into the bin are creating a mess for everyone who lives here and extra work for the maintenance staff.

The bags must be placed inside the dumpster, not piled up around the dumpsters. Dumpster lids have two doors. If one side is full, open the other door.

If you're throwing out large, bulky items, such as furniture, please bring them to the maintenance shop.

As a reminder to smokers, please dispose of cigarette butts in the trash -- your lawn is not an ashtray.