

# Around the Square

November 2009

Independence Square Townhouses, Inc. -  
1360 Baker Drive - Independence, MO

Independence Square Townhouses, Inc.  
October 20, 2009  
Board Meeting

## 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 Mike Leach, maintenance superintendent; Alexis Martin, site manager; Veronica Blogin, assistant site manager; Dudley Leonard, cooperative attorney; and Lisa Gamble, controller for Linville Management Services, Inc.

The next board meeting will be Nov. 17.

The board reviewed and approved the minutes of August 18, September 16 and October 6.

### Open Session

Three members appeared for the open session at 6:30 p.m. Marilyn welcomed them.

Mike gave the maintenance report. From September 16 through October 20, 108 of 118 work orders were completed. Replaced during this time were one refrigerator, one kitchen faucet, one bath faucet, one kitchen floor, one bath floor, one water heater and one bath sink.

Tree trimming throughout the property has been completed. Maintenance will finish furnace inspections on all units next week. Fall fertilizer will be put down on all the grounds next week.

Alexis gave the manager's report. Twelve units are for sale. Seven of those are vacant. There have been 28 statements of charges due, three attorney referrals, 26 defaults, one animal violation and two vehicle violations. Eleven recertification packets have been mailed.

Lisa reported that the loan closed today. The loan is for 3.4 million at an interest rate of 5.99 percent. It will pay for the flexible subsidy note of nearly \$700,000 and renovations. Unit-by-unit inspections are next.

Marilyn opened the floor to member comments. Holiday decorations were discussed and members asked about allowing them to be put up earlier.

Marilyn thanked members for attending.

### Closed Session

The board voted to change the holiday decorations rule to allow members a 30-day grace period before the holiday to put decorations up and 30 days after the holiday to take the decorations down. Veronica will prepare and distribute a flier to inform members of the change.

The board agreed to make the Nov. 17 meeting a celebration of the loan closing. Pizza and soft drinks will be served. It will be at 6 p.m. downstairs. The board will convene at 5:30 p.m.

The meeting was adjourned at 8:30 p.m.

## Board of Directors

Marilyn Porter, president

Sheryl Frank, vice president

Ray Gamble, secretary-treasurer

Bill Bailey

Ed Korte



Independence Square office: 816-252-0444  
Central Jackson County Patrol: 816-645-3001  
**City of Independence**  
Animal shelter: 816-325-7207  
Animal control dispatcher: 816-325-7205

## Handy Phone Numbers

Citizens Info. Center: 816-325-7000  
Non-emergency police: 816-325-7300  
Police emergency: 911  
Power outage report: 816-325-7550

## Precautions protect against winter's bite

When the beast of winter sharpens its fangs, you can take steps to protect yourself from its biting cold.

Special care to keep the head, mouth and nose covered will help keep you warm as will layering. When you reach into the closet to dress for a winter day, select clothes that are loose fitting. Then don several layers to trap and keep warm air close to the body.

Once you've warded off the bitter cold of winter's bite, the next defense against sickness is handwashing.

To cut down on the spread of infection, wash your hands often and cover your mouth when you sneeze or cough.

If you have the sniffles, use a tissue rather than a handkerchief and throw it away after each use.

At home, kill germs by using a fresh dish towel and dish rag every day. Disinfect countertops, cutting boards and sinks daily with an ounce of bleach for every gallon of water or with a commercial disinfectant.

Dehydration is a concern during winter weather.

When the air outside is dry and cold and the furnace is running inside, drink lots of fluids. When individuals are dehydrated, their circulatory system is out of balance and nothing works right.

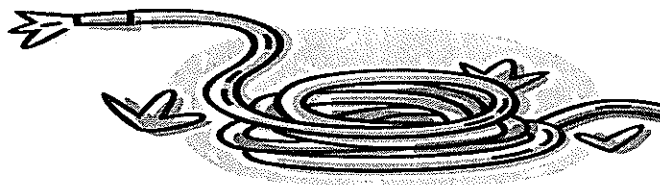
To quench your thirst, drink juices or water but avoid caffeine-laden beverages because caffeine dehydrates.

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## Reminders

Now that cold weather is setting in, members are reminded to take their water hoses inside.

Please observe the speed limit throughout the property. On Baker Drive, the speed limit is 20 miles per hour. On the cul-de-sac, it is 5 miles per hour.



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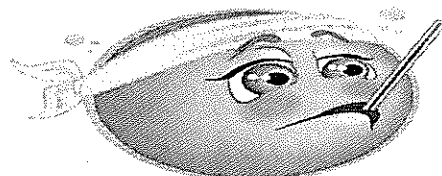
## Calling in sick . . . please

Kindly consider the health of the office and maintenance staffs.

If you are sick and have an open work order or if you know maintenance is coming to your unit, please contact the office and postpone the work until you are well.

If you need to talk with the office staff when you are ill, please do so by phone rather than in person.

Thank you.



## **Board meetings for 2010**

Here are the 2010 board meeting dates.

Jan. 19, 2010

Feb. 16

March 16

April 20

May 18

June 15

July 20

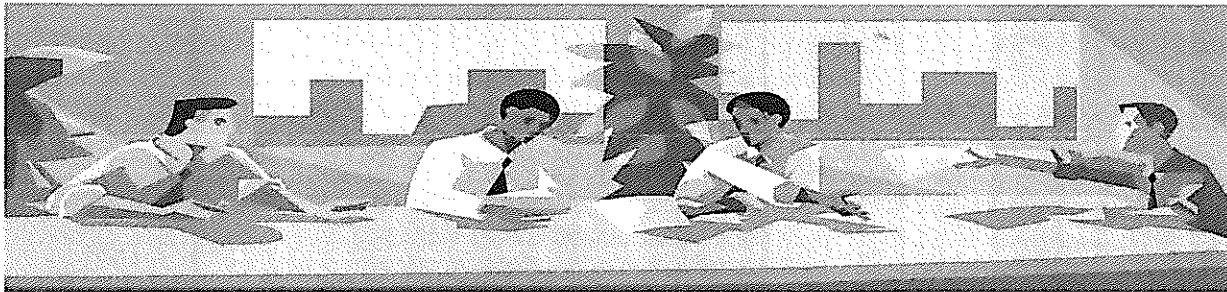
Aug. 17

Sept. 15

Oct. 19

Nov. 16

The open session is at 6:30 p.m. Please join us.



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### **Donations accepted**

The office is collecting food and cash donations for Independence Square families in need at Christmastime.

To donate, please stop by the cooperative office. Thank you.

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### **Members can be notified by email**

From time to time, the cooperative needs to notify members about changes or developments that affect all who live in Independence Square.

If you would like to receive such notices by email, please provide the office with your email address.

Thank you.

# November 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Carrying charges due	2	3	4 Recycled paper pick-up	5	6	7
8	9	10	11 \$50.00 late Fee added	12	13	14
15	16	17 Board Meeting	18	19	20	21
22	23 Delinquent accounts to attorney	24	25	26	27	28
29	30					