

**Year in Review:  
September of 2011 to September of 2012**

**Office**

47 applications processed  
32 move-ins

**Maintenance**

32 rehabs  
Installed in the past year:  
15 stoves  
12 refrigerators  
15 water heaters  
10 garbage disposals  
2 kitchen countertops

**Dates to Remember**

**October**

Carrying charges due: October 1  
Recycled papers picked up: October 3  
Carrying charges delinquent: October 10  
Board Meeting: October 16  
Open session at 6 p.m.  
Accounts sent to attorney: October 22

**November**

Carrying charges due: November 1  
Recycled papers picked up: November 7  
Carrying charges delinquent: November 12  
Board Meeting: November 20  
Open session at 6 p.m.  
Accounts sent to attorney: November 21  
Thanksgiving observed: November 22 and 23  
Office closed

OCTOBER

*Around*  
the SQUARE

2012

**BOARD OF DIRECTORS**

Marilyn Porter  
*president*

Sheryl Frank  
*vice president*

Ray Gamble  
*secretary-treasurer*

Ed Korte

Mike Gamble

**HANDY  
PHONE NUMBERS**

Independence Square  
Townhouses office  
816.252.0444

Central Jackson  
County Patrol  
9 p.m. to 4 a.m.  
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,  
HIGHLEAH PROMOTE  
COOPERATIVE HOUSING  
IN HALLOWEEN PARADE**

Come to the 64th Annual Halloween Parade in Independence and see some familiar faces as you've never seen them before.

Independence Square Townhouses, Inc., and Highleah Townhouses, Inc. are proudly promoting cooperative living with a float entry. Staff and board members will be in costume and walking alongside the float, handing out candy.

The parade is at 3 p.m. on Saturday, October 27, on the historic Independence Square. The parade begins on Walnut and ends at McCoy Park on Bess Truman Parkway.

All judged entries in the parade are eligible for a first or second place trophy.

Trick-or-treating will take place on the square before the parade from 1 to 3 p.m. Merchants giving away treats will be marked by balloons.

The parade is presented by the Independence Chamber of Commerce.

**NEWSLETTER  
MINUTES**

**September 19, 2012  
Annual Meeting**

Marilyn Porter, president, confirmed with Alexis Martin, on-site manager, that a quorum was present in person or by proxy and called the meeting to order at 7:15 p.m. Other board members present were Sheryl Frank, vice president; Ray Gamble, secretary-treasurer; Ed Korte and Mike Gamble.

Also attending were Martha Ramcke, assistant manager; Mike Leach, maintenance superintendent; and Melva Linville, property manager, and

**Social Hour for Doggies**

**Wednesday, Oct. 10**

Dogs weighing less than 20 pounds: 6 to 7 p.m.



At the Independence Square Main Playground

Pet owners are responsible for cleaning up after their dogs.

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



Suzanne Miles, human relations coordinator, with Linville Management Services, Inc.

Marilyn welcomed members and thanked them for attending. She introduced the front table and referred to the official notice of the Annual Membership Meeting mailed to all members as proof of notice of the meeting.

Ray read aloud the minutes of the Annual Meeting of September 2011. The minutes were approved.

Sheryl moved to set aside the regular order of business and move directly to the election. The motion was seconded and carried.

Marilyn said there were four positions open on the board. The four current board members have filed for re-election: Sheryl Frank, Mike Gamble, Ray Gamble and Ed Korte. Their names appear on the ballot.

She asked for nominations from the floor. There were none and members voted to close the nominations.

Because there were four positions open and four candidates, the members chose to vote by acclamation and Sheryl, Mike, Ray and Ed were re-elected.

Reports were given by committees. Sheryl reported that two new pet waste clean-up reminder signs have been posted on the property with disposal bags. The next Doggie Play Day for small dogs will be Wednesday, October 10. Another date may be announced for larger dogs.

Cheryl Cooper reported that she is publishing a notice in the newsletter asking members who are interested in an Adult Play Day for activities such as sewing, cards and bingo to notify the office.

Abby Dolman said she was still interested in a Neighborhood Watch and asked about security cameras on buildings.

A Welcoming Committee was suggested and several members volunteered to serve on the committee.

Alexis gave the manager's report. In the past year, 47 applications have been taken, resulting in 32 move-ins and five scheduled for October. Currently, 10 units are for sale and applications are pending on three. The remaining seven units are still paying carrying charges.

Martha Ramcke is the new assistant manager. She was hired in February.

The fall yard sale is scheduled for September 28 and 29. The rain dates are October 5 and 6.

Mike gave the maintenance superintendent's report. There have been 32 move-outs and 32 move-ins with rehabs done on all move-outs. Furnace maintenance will begin in late October.

Installed in the past year have been 15 stoves, 12 refrigerators, 15 water heaters, 10 garbage disposals and two kitchen countertops. The chain link fenced that was vandalized has been repaired.

Melva gave the managing agent's report. She prepared a pie chart illustrating how carrying charges were spent and distributed printed copies to members. The cooperative's assets are \$7,542,104. Reserves are \$421,391.

Marilyn read the Good Neighbor of the Month Honor Roll.

### 2011

October 2011: Frank Scheuring

### 2012

February 2012: Jean Hudgens  
August 2012: J.P. Corbett

Marilyn recognized Michael Benz for helping police catch a criminal on the property. Michael was given a \$25 gift card donated by Bea Parks.



*Sheryl Frank, board vice president, presented Michael Benz with a certificate of appreciation for helping police catch a thief on the property.*

*Bea Parks donated a \$25 gift card to Michael as well.*

Door prizes were drawn. Cheryl Cooper won \$20; Crystal Sumner, \$30; and Gloria Isles, \$50.

Stephanie Dilley was recognized for earning a \$200 referral bonus.

Marilyn thanked members for attending and the annual meeting was adjourned at 7:52 p.m.

## Closed Session

The board and staff reconvened for a closed session at 8 p.m.

The board agreed to retain their current offices.

The meeting was adjourned at 8:35 p.m.

**Independence Square members  
enjoy affordable advantages**

At the annual meeting, Melva Linville, property manager for Linville Management Services, Inc., distributed information

about cooperative living at Independence Square.

Every member of Independence Square Townhouses pays an average cost of only \$18 a month for mowing, snow removal and all grounds maintenance.

Every member of Independence Square Townhouses pays an average cost of only \$4 a month for security patrols.

If individual members were required to pay the water bill for their unit, it would cost every household about \$27 a month; monthly trash would be \$7.

Every month, the Board of Directors holds an open session of the board meeting to allow members the opportunity to find out more about the operations of the cooperative.

Members can ask questions or voice their concerns to the board and to management. The open session is held at 6 p.m. on the third Tuesday of the month.

**Doggie waste disposal  
bags now available on site**

New pet waste clean-up reminder signs and stations with disposal bags have been posted on the property.

We hope to encourage all members to clean up after their pets and keep the grounds neat and clean for everyone to enjoy.

Whether rain, snow, sleet or hail, pet owners are expected to clean up after their pets in all weather. Those who fail to do so are sent a notice and given 24 hours to comply.

Observing Independence Square pet waste rules is easy now with the readily available bags. Not complying, however, can get expensive.

If pet owners don't comply, maintenance then is dispatched to clean up and members are charged \$25.

**Members receive \$200  
referral bonuses**

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

Stephanie Dilley was recognized for a referral at the September 19 annual meeting.

We thank Stephanie 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.

**Grown-ups want  
to have fun**

Do you want to meet your neighbors and have fun?

If enough members are interested, an "Adult Play Date" will be scheduled at the clubhouse.

Please call Martha at 816.252.0444 or email her at martha.ramcke@comcast.net.

Please indicate

1. what time of day is best for you
  2. how often you'd like to get together
- and
3. the kind of activity that appeals to you such as playing cards, quilting, learning a craft, book discussions, helping a neighbor.

Results will be published in the newsletter.

