

# Around the Square

SEPTEMBER 2009

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

Independence Square Townhouses, Inc.  
August 18, 2009  
Board Meeting

## NEWSLETTER MINUTES

Marilyn Porter, president, called the meeting to order at 5:45 p.m. Other board members present were John Heaton, vice president; Bill Bailey and Jim Mitchell. Also attending were Mike Leach, maintenance superintendent; Alexis Martin, site manager; Veronica Blogin, assistant site manager; Dudley Leonard, cooperative attorney; Melva Linville, property manager, and Carmen Detherage of Linville Management Services, Inc.

Ray Gamble, secretary-treasurer, joined the meeting at 5:50 p.m.

The September annual meeting will be on the third Wednesday, the 16th.

The board reviewed and approved the minutes of July 21.

Alexis gave the manager's report.

Seven members brought resident cats to the Saturday cat clinic for photos.

Two new street lights will be installed: one in front of building #11 and one on the east end of building #19. It will cost an additional \$35 a month for both.

## Open Session

One member appeared for the open session at 6:30 p.m.

Mike gave the maintenance report. From July 21 through August 18, 94 of 105 work orders were completed. Replaced during this time were three bath faucets, one garbage disposal, one kitchen faucet, one kitchen floor, two bath floors, one hot water tank and two bath sinks.

The unit damaged by fire, 1219, should be completed in about two weeks. Maintenance has purchased a used Honda mini-truck and has put the 1987 Ford Ranger up for sale.

Alexis gave the office updates. There have been 28 statements of charges due, two attorney referrals, 20 defaults, one animal violation and seven vehicle violations. Nine recertification packets have been mailed.

Carmen reported on the refinancing. Three inspections were completed last week.

Marilyn opened the meeting to member comments. The board agreed to have a "Burn the Mortgage Barbecue" on Sept. 7. Hot dogs and hamburgers will be provided from funds in the activities budget. Members will be asked to bring a side dish.

The meeting was adjourned at 7:05 p.m.

## Board of Directors

Marilyn Porter,  
President

John Heaton,  
Vice president

Ray Gamble,  
Secretary-treasurer

Bill Bailey

Jim Mitchell



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

**Buyer-friendly sales  
bring bigger bucks to sellers**

Successful yard sales make buyers feel welcome and make it easy for customers to buy your goods.

Here are some tips to help you sell.

**1. Get the word out.**

Advertise by word of mouth: tell friends and neighbors.

**2. Get buyers out of their cars.**

Make your merchandise visible from the street. Pennants, streamers, balloons and even clothes for sale fluttering in the breeze help catch a buyer's eye.

**3. Get them to look at what you've got.**

Presentation is important. Organize your yard sale. Displays need to appear neat, clean and organized.

Group related items together, such as high chairs, cribs and other large baby furniture.

But remember, you want buyers to walk around the entire sale. So, in another area of your sale, group baby clothes, bottles and toys together.

**4. Get them to buy.**

Put price stickers on everything. Buyers don't want to guess or ask you what you want. Nor do they want to consult an elaborate chart with color-coded pricing on it to try to figure out how much you want for a particular item.

Prices should be realistic, negotiable and attached to the item.

Be prepared to barter. It's often better to come down a bit than to lose the sale. Odds are not in your favor that another size 9 who needs a worn-only-once prom dress will come along again during your sale.

These tips can help make yard sales fun and successful for both sellers and buyers.

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**Please clean up after your pet**



Complying with Independence Square pet waste rules is easy and inexpensive.

Pet waste is considered unsanitary and annoying to members of all ages who enjoy our grounds.

Dog waste has become especially bad in the west field behind units 1318 through 1336. It's been reported to the office that the area is so covered with excrement that children can no longer play there.

It need not be this way.

For about \$3, dog owners can obtain a handy pet-cleaning dispenser and 30 bags.

The dispenser containing the plastic bags attaches to a belt or to a leash. So, bags are readily available for you to use to clean up after your pet while you are out walking.

The pet waste bag dispenser is available at Wal-Mart in the pet section.

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**Yard Sale Slated  
for Sept. 18 and 19**



Look for bargains throughout Independence Square on Friday, Sept. 18, and Saturday, Sept. 19.

That's the date for the annual cooperative yard sale.

Hours are 8 a.m. to 5 p.m.

The rain dates are Sept. 25 and 26.

**Free fire safety day  
on September 12**

You can learn about fire safety in your home and enjoy free food at the same time.

Summit Grove Community of Christ is sponsoring a Home Fire and Safety Awareness Day on Sept. 12 at the church located at 411 S. Lee's Summit Road in Independence.

The event is free and open to the public. Firefighters from the Independence Fire Department and paramedics from American Medical Response will be on hand to answer questions.

Classes are free and cover cardiopulmonary resuscitation (CPR) taught by a certified instructor and fire safety classes and extinguisher demonstrations and inspections by Red Force Fire and Security.

Hot dogs, chips and bottled water will be provided.

For more information, contact John Marek at 816-833-0332.

**Home Fire & Safety Awareness  
9 a.m. to 3 p.m. on Sept. 12  
Summit Grove Community of Christ  
411 S. Lee's Summit Road  
Independence, MO**

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**Two positions open  
on board of directors**

Cooperative members will fill two three-year positions on the board of directors at the annual meeting on Wednesday, Sept. 16.

The meeting will be at the clubhouse. Sign-in begins at 6:30 p.m. and the meeting starts at 7 p.m.

Door prizes will be awarded.

Only members in good standing can vote. Any member with an unpaid balance of more than 30 days cannot vote. If you cannot attend, you may vote by proxy.

Members voting by proxy must appoint another member in good standing to vote on their behalf. No attending member may cast more than his or her vote plus one proxy vote.

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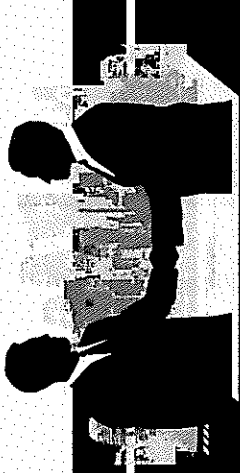
**Daily phone call  
service offered**

Do you live alone?  
Would you like a daily call to check on you?  
This would not be a visiting call but a call to see how you are to-day.  
If you are interested, please call Sandy Cline at 816-833-2596.

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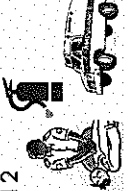

**Toys at night  
turn hazardous**

Parents, please help us keep sidewalks safe by bringing toys inside at the end of the day.  
Toys left on sidewalks are dangerous for people walking after dark who may not see them. Thank you.



# SEPTEMBER 2009

SUN MON TUE WED THU FRI SAT

SUN	MON	TUE	WED	THU	FRI	SAT
		1 Carrying charges due	2 Recycled paper pick-up	3	4	5
6	7	8	9	10 \$50.00 late Fee added	11	12 
13	14	15	16 Annual meeting and election Sign in at 6:30	17	18 	19 8 a.m. to 5 p.m. Fall Yard Sale
20	21 Delinquent accounts to attorney	22	23	24	25	26 Yard Sale Rain Dates
27	28	29	30			