

Moist, disinfecting or cleansing wipes eventually break down, but they can cause problems before they do. Disposable wipes do not dissolve like normal toilet paper. Flushing them can cause pipes to clog and could lead to a sewer back-up in your unit.

Products marketed as “flushable” may pass through your household plumbing but could contribute to clogging if a tree root or other obstruction is in the way. These can also cause problems in the city sewer mains.

Diapers, disposable toilet cleaner heads, feminine hygiene products, diapers and disposable wipes are just some of the products that can cause a back-up in your home plumbing.

Cleaning a sewer back-up can be messy, costly and inconvenient.

### Washing machine odors can be prevented, eliminated

Washer odors usually are caused by leaving the washer lid closed when not in use.

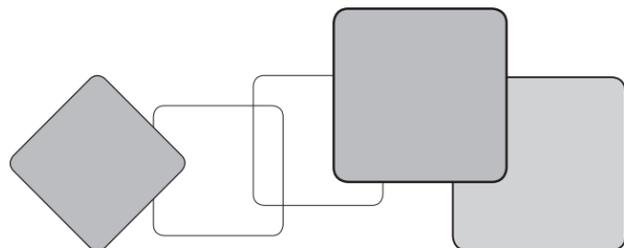
Leaving the lid closed does not allow air to circulate and dry out the moisture remaining in the tub area. The air and moisture mixture becomes stagnant and creates an odor.

When the washer is not in use, leaving the lid up for air circulation will help prevent odor.

Here are some steps to get rid of odors inside washing machines.

1. Fill the washer with hot water. Set at regular speed and the longest wash cycle.
2. Add 3/4 cup of a water softening additive which can be found in the laundry detergent aisle. Baking soda also can be used.
3. Allow washing machine to complete entire wash and rinse cycle.
4. If odor lingers, repeat the entire process.

To minimize the possibility of electric shock, unplug the washer from the power supply before attempting any maintenance or cleaning.



## Nominate a Neighbor

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.

### Good Neighbor Nomination

Your name: \_\_\_\_\_

Your address: \_\_\_\_\_

Your phone number: \_\_\_\_\_

I nominate \_\_\_\_\_  
(Please give full name of neighbor you are nominating.)

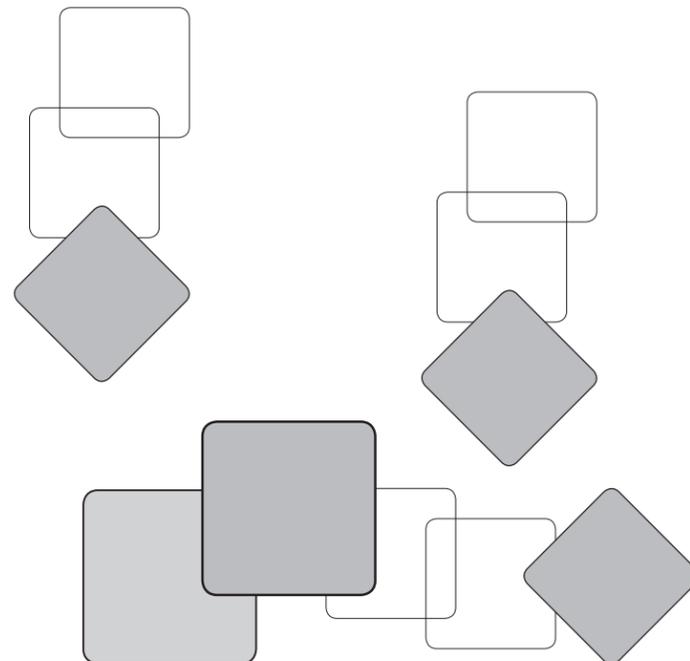
Neighbor's address: \_\_\_\_\_

Neighbor's phone number: \_\_\_\_\_

**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?

\_\_\_\_\_



MAY

Around  
the SQUARE

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## NEWSLETTER MINUTES

April 19, 2016

Board Meeting

**Board members present:** Sheryl Frank, president; Bill Bather, vice president; Mike Gamble, secretary-treasurer; Ed Korte and Ray Gamble  
**Staff present:** Alexis Martin, on-site manager; Martha Ramcke, assistant manager; and Mike Leach, maintenance superintendent  
**Also attending:** Melva Linville, property manager, and Carmen Detherage, comptroller, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney

Sheryl called the meeting to order at 5:45 p.m. Minutes of the March 3 and January 7 rules meetings were approved. Minutes of the March 15 board meeting and the April 15 budget meeting were approved.

### Open Session

Abigail Perez signed in for the open session. Sheryl welcomed her and called the session to order at 6:05 p.m.

Mike gave the maintenance superintendent's report.

Maintenance will finish the parking areas -- power washing, degreasing, striping and numbering -- in two weeks. A bed bug treatment was completed and reinspected with no infestations found.

Maintenance is working on the grounds.

Replaced since March 15 were three ranges, one refrigerator, two garbage disposals, two kitchen faucets, three bath faucets, one kitchen floor, three bath floors, three bath sinks, one water heater and one kitchen sink.

There have been three move-ins and two move-outs since the last meeting.

Of 103 work orders called in, 94 have been completed.

Alexis presented the office report.

Four memberships are for sale. Of these, one is not paying. There are no units available to take applications on. There have been two intents to vacate and two applications denied or cancelled.

### BOARD OF DIRECTORS

Sheryl Frank  
*president*

William Bather  
*vice president*

Mike Gamble  
*secretary-treasurer*

Ed Korte

Ray Gamble

### HANDY PHONE NUMBERS

Independence Square  
Townhouses office  
816.252.0444

Police (Non-emergency)  
816.325.7300

Police (Emergency)  
911

Signal 88 Security  
816.868.4115

Animal Shelter  
816.621.7722

Animal Control Dispatcher  
816.325.7205

Report Power Outage  
816.325.7550

Regional Animal Shelter  
21001 E. Highway 78  
Independence  
816.621.7722  
Hours:  
Noon to 8 p.m. Tues. – Fri.  
11 a.m. to 6 p.m. Sat. – Sun.

Citizens Information Center  
816.325.7000

Continued on next page.

The yard sale is scheduled for Friday, May 13, and Saturday, May 14. Rain dates are May 20 and 21.



Abigail Perez receives the door prize from board of directors vice president, Bill Bather, at the April 19 open session of the monthly board meeting.

Carmen presented the managing agent's report. Five applications were approved; one denied and one pending. Two final statements were completed.

Linville Management Services, Inc., processed \$103,561.14 in accounts payable for the month. Financials were mailed to board members on April 5.

Sheryl opened the floor to member comments.

Abigail Perez won the door prize drawing.

The open session ended at 6:30 p.m.

## Yard Sale Slated for May 13 and 14

Look for bargains throughout the cooperative on Friday, May 13, and Saturday, May 14.

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

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

Rain dates are May 20 and 21.

## Doggie waste disposal bags are not toys

Conscientious pet owners who clean up after their pets help keep the grounds neat and clean for everyone to enjoy.

Many pet owners use bags from the disposal stations on the property to remove the pet waste.

Unfortunately, children have been reported to be using the doggie disposal bags as toys.

The bags cost 23 cents a piece. They are provided as a courtesy to all members to help pet owners clean up after their dogs. Pet owners are encouraged to help keep the cooperative's costs down by using plastic shopping bags when they can.

The cooperative is spending more now to refill the disposal

stations on our property because children are taking the bags to play with.

When stations are left empty because the bags have been taken as toys, it costs the cooperative in replacement expenses.

## Dates to Remember May 2016

Carrying charges due: May 1

Recycled papers picked up: May 4

Carrying charges delinquent: May 10

Cooperative yard sale: May 13 and 14

Board meeting: May 17  
Open session at 6 P.m.

Delinquent accounts sent to attorney: May 20

Memorial Day observed: May 30  
Office closed

## June 2016

Carrying charges due: June 1

Recycled papers picked up: June 1

Carrying charges delinquent: June 10

Delinquent accounts sent to attorney: June 20

Board meeting: June 21  
Open session at 6 p.m.

### Please note:

*The Independence Square newsletter, "Around the Square," publishes two months of dates in every issue.*

*The newsletter is published and delivered mid-month.*

## Referral fee available for members

Members are reminded that a \$200 referral fee will be paid when a member of the cooperative refers a qualifying new member.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in to Independence Square Townhouses, Inc.

## Dumpsters for Trash of Cooperative Members Only

Evidence strongly suggests that some of the trash in Independence Square dumpsters comes from companies and individuals who are not members of the cooperative.

This is illegal.

If you believe a motorist who is throwing trash into a dumpster is not a member of Independence Square, please get a license tag number and turn the number into the office.

Illegal dumping makes extra work for our maintenance staff and fills up dumpster space intended for use by members.

## Parking allowed only in parking lots

Please let visitors know about the parking rules at Independence Square.

There have been many reports of people parking vehicles on the sidewalks and in the grass. These are violations of Independence Square Townhouses rules and regulations.

Vehicles are subject to towing if parked anywhere other than in the member's numbered spot or a guest spot.

As you know, members are responsible for the actions of their guests.

Thank you.

## Remember to Mow fenced back yards

Members are responsible for mowing fenced back yards.

Grass must be no higher than eight inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a fee will be charged.

If you leave for vacation, remember to make arrangements to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service.

## Cooperative living: Affordable housing

Housing cooperatives like Independence Square Townhouses, Inc., are home to young families with children, single parents, college students, empty-nesters, senior citizens and retirees.

The first thing you notice about housing cooperatives is their affordability.

"Housing co-ops were built to provide safe, economical housing for people of moderate incomes," said Melva Linville, who manages Independence Square and other co-ops in the Kansas City area.

People who live in Independence Square and other cooperatives are not renters, tenants or homeowners. They are members of a housing cooperative.

Housing cooperatives are corporations.

People who live in a co-op are members or shareholders in a corporation. They don't own the space they live in -- they own stock in the corporation.

They don't pay rent. They pay carrying charges every month.

Carrying charges cover the costs of carrying on the co-op's business: real estate and other taxes and expenses associated with administration, operation and maintenance of the property.

Bylaws require that the cooperative set aside funds in savings to cover emergencies as well as routine upkeep and replacements for roofs, furnaces and other major expenditures.

## Tips from the Toolshed Of Independence Square Maintenance Department

### Labels can be misleading

Think before you flush.

Products labeled "biodegradable" or "flushable" can still clog pipes and sewer lines.