

affordable and enjoyable place to live. I feel that we need representation from various age groups to get different points of view and new ideas so that the board can work together as a whole to meet the needs of our members.

I am a candidate for the board of directors of Independence Square Townhouses. I would like the opportunity to continue to serve on the board for the next three years. I would like to be a part of making our community the best that it can be. If given the chance, I will not disappoint you. I will serve you well.

I would greatly appreciate your support in the upcoming election in September.

Thank you very much,

Sheryl Frank

Reminder

School has started.

Please watch for children getting on and off the buses.

Got a good neighbor? Tell us who . . .

Independence Square is full of unsung heroes.

They may be the neighbor who brings you a meal when you're sick or who gives you a ride to the grocery store when your car is in the shop or who takes care of your cat when you're away.

They may be the neighbor who volunteers to serve on committees or who organizes activities. You may have seen a neighbor picking up litter in your neighborhood.

Whatever the act of kindness, Independence Square is a better place to live because of these unsung heroes.

And now, we want you to help us recognize them with the Independence Square Good Neighbor honor.

Please tell us about your neighbor by filling in the form and turning it in to the office.

The kindness can be a one-time act or it can be something done on a regular basis.

The act of kindness can benefit just one person, a neighborhood or the entire cooperative.

One Good Neighbor will be recognized every month and will receive a \$25 gift card.

Nominees must be members in good standing.

All information will be verified. The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.

Good Neighbor Nomination

Your name: _____

Your address: _____

Your phone number: _____

I nominate _____
(Please give full name of neighbor your 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 Phone numbers will not be published in the newsletter.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?

Tell us about your neighbor:
Why does or did your neighbor do this?

In what way does this act of kindness help you or others?

How long has he or she lived in Independence Square?

Optional:
Other members of the household?

Occupation?

Any other information you'd like share?

For Office Use Only
Is the nominee a member in good standing?
____ Yes ____ No

SEPTEMBER

Around
the SQUARE

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Annual meeting to be held September 21

Members of Independence Square will vote to fill four positions on the board of directors at this year's annual meeting.

The meeting will be at the clubhouse. Sign-in begins at 6:30 p.m. and the meeting starts at 7 p.m. on the third Wednesday in September, the 21st.

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.

Members receive \$200 referral bonuses

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

Cheryl Conaway was recognized with a \$200 referral bonus at the August meeting.

We thank our 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.

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

Great Plains SPCA
21001 E. Highway 78
Independence
913.808.3372
Hours:
Noon to 7 p.m. Tues. – Fri.
11 a.m. to 6 p.m. Sat. – Sun.

Citizens Information Center
816.325.7000

NEWSLETTER MINUTES

August 16, 2016
Board Meeting

Board members present: Sheryl Frank, president; Bill Bather, vice president; and Ray Gamble. Mike Gamble, secretary-treasurer, joined the meeting at 6:45 p.m.
Board member absent: Ed Korte
Staff present: Alexis Martin, on-site manager; Martha Ramcke, assistant manager; and Mike Leach, maintenance superintendent
Also attending: Dudley Leonard, cooperative attorney; Melva Linville, property manager, and Carmen Detherage, comptroller, with Linville Management Services, Inc.

Sheryl called the meeting to order at 5:45 p.m. Minutes of the July 19 board meeting were approved.

Open Session

Three members signed in for open session: Andria Knapp, Jessie Phillips and Cheryl Conaway. Sheryl welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report.

The sump pump drainage system has been installed in unit 1263. Concrete replacement for walkways at 1385, 1387 and the office driveway will begin in two weeks.

Replaced since July 19 have been two garbage disposals, one refrigerator, one range, two kitchen floors and two bath floors.

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

Of 107 work orders called in, 97 have been finished.

Alexis presented the office report.

Martha took an application today on the one unit that is available.

Four positions are open on the board of directors. The annual meeting will begin with registration at 6:30 p.m. on September 21. Members unable to attend are encouraged to give their proxy to another member. Additional door prizes will be awarded this year.

Members have not indicated an interest in a fall yard sale. A flier will be distributed asking those who are interested to call the office.

Carmen presented the managing agent's report.

Three applications were approved. One was denied.

Linville Management processed \$116,928.62 in accounts payable for the month of July. Financials were mailed to the board on August 5. Rules books have been revised and are available at the office. So far, 76 books have been distributed.

Cheryl Conaway was awarded a \$200 referral bonus. She referred a qualifying new member to Independence Square Townhouses.

Sheryl opened the floor to member comments.

Jessie Phillips won the door prize drawing.

The open session ended at 6:25 p.m.

Closed Session

The board approved bids of \$13,125 for concrete projects and \$1,975 for tree removal.

The board approved upgrading the alarm system in the maintenance garage by Action Alarm: \$125 for installation of a cell line and \$8 a month for cell service.

The board discussed the four positions opened on the board. The candidate getting the most votes will win a three-year term; the least votes, a one-year term. There will be one three-year term, two two-year terms and one one-year term.

The board voted to affirm a vote taken at the September 16, 2015, board meeting to award a month's free carrying charges as first door prize. Second place will be \$50 and third place, \$25. These will be given away only if a quorum is present.

The meeting was adjourned at 7:30 p.m.

How Payments Are Applied

When you make a payment to Independence Square, the money is applied to your account in this order: attorney fees are paid first, filing fees next, then late charges, work orders and finally, carrying charges.

The money is applied to the work order unless you are on a payment agreement plan.

Running for re-election

My name is Ray Gamble and I am running for a seat on the Board of Directors here at Independence Square Townhouses.

I served on the board from 2004 until September of 2014 and have been filling a vacancy on the board for about six

months now. I would like to serve another term with your help.

I have lived here in the townhouses since 1985 and want to keep this a decent and affordable place to live.

For those of you who are new and/or don't know about me, I worked as a night auditor for Holiday Inns for about 15 years, for the IRS for eight years and in a local casino for 12 years. I am now semi-retired.

I hope each and every one of you will put forth the effort to be at the annual meeting and cast your vote. We all need to work together on this and the board needs all the input and support from the members it can get if we are to continue improving the cooperative.

Thank you all for your involvement and hopefully your vote,

Ray Gamble

Dates to Remember

September 2016

Carrying charges due: September 1

Labor Day observed: September 5
Office closed

Recycled papers picked up: September 7

Carrying charges delinquent: September 10

Delinquent accounts sent to attorney: September 20

Annual meeting: September 21
Sign-in at 6:30 p.m.

October 2016

Carrying charges due: October 1

Recycled papers picked up: October 5

Carrying charges delinquent: October 10

Board meeting: October 18
Open session at 6 p.m.

Delinquent accounts sent to attorney: October 20

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.

Running for the board

My name is Judy Henthorn and I'm hoping to have your support in running for a seat on the board here at Independence Square Townhouses. You may have seen me walking my white dog, Pete, all around the property almost any time of day.

Prior to retirement in 2007, I worked for more than 20 years in the material handling industry. Starting as a support representative, then inside sales, sales supervisor and ultimately general manager at Arrow Forklift in Kansas City.

Currently I volunteer weekly at Centerpoint Hospital and serve as a supervising judge for Eastern Jackson County during elections.

My husband and I moved here in June of 2013. He was in the final stage of terminal cancer and after much looking, we felt Independence Square Townhouses was the ideal place for us. Everyone here from maintenance, management and neighbors proved this was the right decision.

Now I feel it's time to give back and help keep Independence Square Townhouses a beautiful, affordable and secure place to live. I will appreciate your vote in September.

Thank you,

Judith Henthorn

Running for re-election

Hello, my name is Sheryl Frank.

I have lived at Independence Square Townhouses for more than 28 years and wouldn't change a thing. I love living here. Most of you have probably seen me walking my little black-and-white dogs, Cassy and Angel, around the townhouses every day.

I have 38 years of experience in public relations and I have owned my own vending business in the past. I have been volunteering at Great Plains SPCA for the past four years. I am retired; so, I will have plenty of time to devote to Independence Square Townhouses.

For the past seven years, I have been a board member of Independence Square Townhouses and am currently serving as the president of the board of directors. I have chaired and served on various committees in the past 19 years. During this time, I have taken several training courses from the Midwest Association of Housing Cooperatives (MAHC). I am also classified as a Certified Cooperative Director.

I do care about the community I live in and I will work hard to keep Independence Square Townhouses an

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