

Dates to Remember

November 2016

Carrying charges due: November 1

Carrying charges delinquent: November 10

Board meeting: November 15
Open session at 6 p.m.

Delinquent accounts sent to attorney: November 22

Thanksgiving observed: November 24 and 25
Office closed

December 2016

Carrying charges due: December 1

Carrying charges delinquent: December 12

No Board Meeting

Christmas observed: December 23, 24, 25 and 26
Office closed

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.

Reminder

The last board meeting of the year is
Tuesday, November 15.

There will be no board meeting in December.

The first board meeting in 2017 is January 17.

Holiday Dinner

5 p.m. on Sunday, Dec. 11

in the clubhouse

Ham will be served.

Please bring a potluck dish to share.

Deadline to sign up: Dec. 7

Please call the office for reservations.

BOARD OF DIRECTORS

Sheryl Frank
president

William Bather
vice president

Mike Gamble
secretary-treasurer

Ray Gamble

Judy Henthorn

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

*Around
the SQUARE*

NOVEMBER

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Donations accepted for holiday food baskets

The office is collecting food for Independence Square families in need during the holidays.

Please consider contributing canned goods or other nonperishables. If every household gave just one can of food, the cooperative would have 188 cans to use for gift baskets to our members who are struggling to make ends meet during the holidays.

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

NEWSLETTER MINUTES

October 18, 2016
Board Meeting

Board members present: Sheryl Frank, president; Bill Bather, vice president; and Judy Henthorn

Board member absent: Mike Gamble, secretary-treasurer, and Ray Gamble
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 August 16 board meeting, August 24 grievance hearing and September 21 annual meeting were approved.

Carmen distributed copies of the audit conducted by Darel D. Kyle, CPA. The audit was clean; there were no findings.

Carmen distributed copies of the board member code of ethics for board members to sign.

Open Session

Two members signed in for the open session: Phyllis Cannon and Jessie Phillips. Sheryl welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report.

Annual inspections and smoke alarm inspections will begin October 24. Tree removal and trimming will be on the east property line next week. Concrete replacement for walkways at 1385 and 1387 and the driveway at the office will begin in a week.

Replaced from August 16 to October 18 were two water heaters, one kitchen faucet, one garbage disposal, one range and one refrigerator.

Since the last meeting, there have been two move-ins and one move-out.

Of 102 work orders called in, 94 have been completed.

Alexis presented the office report.

One membership is for sale. There have been one move-in, two scheduled move-ins and no intents to vacate.

The November board meeting will be on the 15th and will be the last meeting of the year. The office will close for Thanksgiving on November 24 and 25.

Carmen presented the managing agent's report. Two applications were approved. Three final statements were completed.

Linville Management processed \$105,134.85 in accounts payable for the month of September. Financial reports were mailed to the board on October 5.

Phyllis Cannon won the door prize drawing.

The open session ended at 6:10 p.m.



In Halloween-themed headgear, Judy Henthorn awards Phyllis Cannon the door prize from the drawing at the October open session.

Members receive \$200 referral bonuses

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

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.

Food by dumpsters attracts rodents, raccoons

The Trash Fairy doesn't live here. But raccoons do.

If you leave garbage piled around the dumpsters, it won't magically disappear.

Those steak bones, candy wrappers, soft drink cans, coffee grounds and banana peels will end scattered all over the grounds by critters scavenging for food. These critters not only spread trash -- they also spread disease, such as roundworms.

Members have reported seeing raccoons by the dumpsters.

Please remember to put your trash in bags and to place it inside, not next to, the dumpster.

Members who empty their trash cans directly into the bin are creating a mess for the maintenance staff. When the dumpster is picked up, loose trash is blown all over the grounds. Litter and garbage strewn throughout the complex are unsightly and unsanitary.

On the other hand, people sometimes think they are helping out furred and feathered creatures when they throw scraps of food out for them.

In actuality this is not the case.

When there is a steady, free food supply for these animals, there is no need for wildlife to look elsewhere for food and a place to live.

Raccoons and rodents of every type are drawn to garbage in dumpsters, seeds spilled from neglected bird feeders and other food left outside.

The damage and unsanitary conditions that result from feeding the animals birds cost Independence Square a significant amount of dollars every year.

Please help us keep Independence Square looking as good as it does by not feeding the wild animals.

Rules for Holiday Lights and Decorations

1. Only small bulb, exterior, fused, UL-approved holiday lights may be installed.
2. Holiday lights may be attached on the lower eave with clips approved by the maintenance department. Do not attach to shingles or other areas.
3. Outside lights must have no more than three 100-bulb strings attached together and where plugged together, they must be taped with electrical tape to keep out moisture.
4. Holiday lights and yard decorations can be installed 30 days before a holiday and must be removed within two weeks after the holiday.
5. Holiday lights must be plugged into the outdoor porch light fixture.
6. Members are prohibited from climbing onto roofs.

'Tis the season for thievery

We regret to inform the membership that a vehicle was broken into in October and belongings were stolen.

The office has notified our security officers about this. Here are some tips to keep your vehicle safe.

Tips to prevent car break-ins

1. Always lock your vehicle doors. Close windows and sunroofs.
2. Keep personal items out of view such as keys, phone adapters, chargers and compact discs.
3. Keep or hide shopping bags. Don't leave them in your vehicle. Place shopping bags in your trunk and then bring them inside as soon as you get home.
4. If your vehicle has an alarm, make sure you set it when locking your car.
5. If your vehicle stereo is removable, take it inside with you when you are home.

Please keep your eyes open for any strangers in the area. Who is that? I haven't seen that person before. Why are they walking around the vehicle? Observing and reporting such activities any time of the day or night can help keep your community safe.

If you see someone who looks suspicious, call the police and then call Signal 88 Security at 816.868.4115 in the evening. During the day, call the police and then notify the office.

Members welcome at all open sessions of board meetings

Open sessions of monthly board meetings begin at 6 p.m. on the third Tuesday of the month.

The sessions involve the board of directors, the on-site manager, the maintenance superintendent, property manager, cooperative attorney and other corporation advisers.

The sessions are open to all members of Independence Square.

Minutes of open, closed and executive sessions are a record of what is done or decided during a board meeting. Minutes are not a record of what is said.

If you are interested in hearing the complete discussion of an open session, you are encouraged to attend the session.

Available at the office free to members

Bed bug monitors

These early-detection devices are designed to be placed under mattresses and other bed bug spots. The bugs are trapped in adhesive and easily detected through a clear window.

Furnace filters

Ice melt

Bring your own container.

Yard waste bags

Trash bags only for leaf clean-ups are provided to members.