



NEWSLETTER

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

Board of Directors

Marilyn Porter
President

Sheryl Frank
Vice President

Ray Gamble
Secretary-Treasurer

Bill Bailey

Ed Korte

Handy Phone Numbers

Indep. Square Office
816-252-0444

Central Jackson County
Patrol
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

Good Neighbor Winner Gets \$25 Gift Card

Linda Dykeman is our first Good Neighbor of the Month.

Linda was nominated by her neighbor, Laura Jenkins. They've lived next door to each other in Independence Square Townhouses for more than 20 years.

"She's always there for me," Laura said.

Being there means Linda is available for favors such as picking up Laura's mail, offering her rides and helping out whenever she is asked.

When Laura's children were small, Linda watched them for her when the regular sitter wasn't available. At times, they would stay with Linda or she would watch them before they boarded the school bus. Later, when Laura's grandson was hospitalized, Linda called her every week to find out how he was.

"It comforts me to know she cares and is there to help," Laura said.

Laura describes Linda as being "neighborly and supportive" and yet respecting her privacy.

The board of directors will recognize Linda at 6 p.m. during the open session of the April 20 board meeting. As a recipient of the Good Neighbor of the Month award, Linda will receive a \$25 gift card.

BOARD MEETING, March 16, 2010

NEWSLETTER MINUTES

Marilyn Porter, president, called the meeting to order at 5:45 p.m. Other board members present were Sheryl Frank, vice president; Ray Gamble, secretary-treasurer; Bill Bailey and Ed Korte. Also attending were Alexis Martin, on-site manager; Veronica Blogin, assistant site manager; Mike Leach, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The next meeting will be April 20. The board reviewed and voted unanimously to approve the minutes of February 16 and 23.

Alexis gave the manager's report. Seventeen units are for sale; 11 of these are vacant. There has been one transfer move-in, six intents to vacate, one application pending and one application appointment.

Continued on page 2

NEWSLETTER MINUTES CONTINUED

The garden members asked to move the garden area to the west field in order to avoid flooding problems like the ones they encountered last year. The board discussed the location and because it is a popular play area for cooperative youth and because flooding occurs there, too, the board voted unanimously to deny the request. The gardeners can use the area they had last summer or they can move to another section on the east side of the cooperative. Veronica has gotten about 95 percent of the car and pet permits completed and turned in to the office.

The board observed the open session scheduled for 6 p.m. but no members appeared. Ed gave a report on the Good Neighbor recognition award, which was announced in the March newsletter. One member has been nominated. Lisa said renovations are scheduled to start on April 5 and notices will go out to members next week.

Mike gave the maintenance report. From February 16 through March 16, 95 of 103 work orders were completed. Replaced during this time were two bath faucets, one refrigerator, one garbage disposal, one kitchen faucet, one kitchen floor, two bath floors, and two bath sinks. Yards are being inspected currently and several have been tagged. Dave Lawrence will be treating grounds with spring fertilizer next week. Maintenance is also conducting special inspections to ensure that housekeeping standards are in place.

Alexis asked that a notice be placed in the newsletter soliciting good news from members: graduations, births, school awards and honors, civic and community recognition.

The meeting was adjourned at 6:35 p.m.

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 car 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 # _____

I nominate _____ *(please give full name of neighbor you are nominating)*

Neighbor's Address _____ Neighbor's Phone # _____

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? _____

Wanted: Good News

Good news deserves to be shared. So, please take time to let the Independence Square Townhouses community be part of your joy and success. Tell us about a new baby in your family, a recent high school or college graduation, any civic or professional honors you've received, a promotion at work or a new job, for example. If you've got students doing well in academics, athletics or activities, let us know about them.

Just call the office at 252-0444 with answers ready to these questions and we'll make sure everyone hears about the good things going on in the lives of our cooperative residents. Here's what we'll need to know.

Your name: _____ Your news involves: _____

Who? _____ Doing what? _____

When? _____ Where? _____

What Else? _____

SOFT WORDS, MUSIC MAKE SUMMERS BETTER FOR ALL

Warm weather brings a welcome relief from the bitter cold of a brutal winter. With more and more residents of all ages outside enjoying the pleasant temperatures, parents are asked to remind their teenagers about being respectful in the language they use. Children tend to repeat what they hear. With summer coming on, there will be a lot of activity. Please respect your neighbors and tone down the language and tune down the noise. Thank you.

Yards to be Inspected for Compliance with Rules

Maintenance has begun spring yard inspections. The goal of the inspections is to make sure grounds are attractive and enhance the appearance of Independence Square and to keep yards safe for members, guests and construction crews working to renovate and upgrade buildings. Here are some of the rules members have agreed to follow when they signed their occupancy agreements.

Decks and Patios: Approved installation/alteration permit is required before any work begins.

Decks: Must not be attached to the townhouse nor obstruct utility meters or wiring. They can be no larger than 12 feet by 12 feet square and are allowed only in the backyard. Members must understand that if emergency repairs by utility companies and/or maintenance are required, the members are responsible for any costs incurred in removing and/or replacing the deck.

Patios: Are confined to backyards and must be sloped away from the townhouse to allow drainage. No poured concrete and/or asphalt patios will be allowed. Brick, stone or patio blocks may be used because they are removable in case utility companies and/or maintenance need to make emergency repairs.

Pools/Slip-N-Slides: No swimming or wading pools shall be allowed except plastic wading pools no larger than eight (8) feet in diameter and no more than 12 inches in depth. Slip-N-Slides are not allowed.

Water Usage: Water is provided for normal use. Summer water usage is limited to filling a wading pool not more than twelve (12) inches deep and watering grass, shrubs and flowers. Wading pools can be set up only in a fenced backyard and cannot be left in place long enough to kill the grass. Running a sprinkler for children to play in is prohibited. If water is allowed to run unattended or allowed to run into the street, the member will be charged \$10 for excessive usage. Washing motor vehicles on cooperative property is prohibited.



APRIL 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Carrying Charges Due	2	3
4	5	6	7 Recycled Papers Picked Up	8	9	10
11	12 Late Fees Applied	13	14	15	16	17
18	19	20 Board Meeting Open Session 6:00 PM	21	22 Attorney Referrals	23	24
25	26	27	28	29	30	