

APRIL

Around  
the SQUARE

2 0 1 7

**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

**NEWSLETTER MINUTES**

March 21, 2017  
Board Meeting

**Board members present:** Sheryl Frank, president; Bill Bather, vice president; Mike Gamble, secretary-treasurer; Ray Gamble and Judy Henthorn  
**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.

Sheryl called the meeting to order at 5:45 p.m.

Minutes of the February 21 meeting were approved. The next meeting is April 18.

Mike presented a bid of \$3,760 for playground dirt and grade work. The board reviewed the bid and voted unanimously to accept it.

**Open Session**

Three members signed in: Phyllis Cannon, Jessie Phillips and Kathleen Paxton. Sheryl welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report. Replaced since February 21 were one range, two garbage disposals, one bath faucet, two kitchen floors and one bath floor. There have been one move-in and one move-out since the last board meeting. Of 105 work orders called in, 92 have been completed.

Alexis presented the office report. Three units are available to accept applications. There have been three intents to vacate, one move-in and two move-ins scheduled. The yard sale is scheduled for May 12 and 13; rain dates are 19 and 20. Abigail Perez won a \$200 referral bonus.

Carmen presented the managing agent's report. One application has been denied. Linville Management processed \$87,983.23 in accounts payable for the month of February. Financial reports were mailed to the board on



*Kathleen Paxton holds the winning ticket for the door prize drawing during the open session of the March board meeting. Alexis Martin, office manager, congratulates her.*

*Continued on next page.*

March 6, 2017.

Sheryl opened the floor to member comments.

Kathleen Paxton won the door prize drawing.

The open session ended at 6:20 p.m.

## Dates to Remember

### April

Carrying charges due: April 1

Carrying charges delinquent: April 10

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

Delinquent accounts sent to attorney: April 20

### May

Carrying charges due: May 1

Carrying charges delinquent: May 10

Cooperative yard sale: May 12 and 13  
Rain dates: May 19 and 20

Board meeting: May 16  
Open session at 6 p.m.

Delinquent accounts sent to attorney: May 22

Memorial Day observed: May 29  
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.*

## 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.

## 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.

## Charges apply for bulky trash disposal

The waste disposal company that collects trash from the dumpsters also will haul away large items.

There is a charge, however, for large items the trash collector picks up and hauls away. Costs range from \$3 to \$20 and include chairs, couches, television sets, microwaves, vacuums, tables, dressers, mattresses, bed frames, gas grill and other oversized items.

Please call the office to find out what the fee is.

## Barking dogs bother neighbors

Dogs barking continually in backyards can make life miserable for neighbors who must endure the noise.

Dog owners are asked to please be considerate of other members of the cooperative.

Allowing pets to create disturbances is a violation of

Independence Square rules and regulations and places a member in default of the Occupancy Agreement.

Violation of these rules can result in a member's account being sent to the cooperative attorney for Termination of Right to Occupy; in other words, loss of membership.

Independence Square requires that all pets be registered with the office. Pet registration includes a copy of a certificate verifying that vaccinations are current. The certificate also must indicate breed and weight. A photo of your pet must be provided to the office as well.

## Grounds Rules Keep Property Looking Good

Independence Square rules and regulations are designed to improve the appearance of the property and the safety and quality of life of all of us who live here.

Please help keep our community clutter-free and attractive. Here are some of the rules members have agreed to follow when they signed their occupancy agreements.

**Planting:** Planting that could cause structural problems or mowing problems will not be approved.

**Vines:** Vines will not be allowed on the buildings.

**Flower beds:** Flower beds in front and back yards shall be planted next to the buildings. They shall not extend beyond the stoop approximately fifty-six inches.

They will be sloped away from the building to allow for drainage. Raised flower beds are not allowed.

Any type of edging used must allow for drainage and may not be taller than six inches.

**Yard ornaments:** Yard ornaments are to be confined to the flower bed.

**Fenced back yards:** The member is responsible for fenced back yards. They are to be mowed and kept free of clutter.

Grass should not be more than six inches tall.

If you receive notice from Maintenance to mow your yard, you will have forty-eight hours to do so. If not done in this time period, Maintenance will mow your yard and a fee will be charged.

If a member gets three notices for mowing violations during mowing season, the fence will be removed.

## Referral bonus available for members

Members are reminded that a \$200 referral bonus is paid when a member of the cooperative refers a qualifying new member.

Abigail Perez was recognized at the March board meeting for referring a new member to Independence Square Townhouses, Inc.

The referral should be mentioned at the time of application.

The referring member receives \$200 after the applicant moves in.

## 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.

If you suspect you have bed bugs, call the office. Please do not come in to make a report.

We can deliver the bed bug monitors to you.

### Furnace filters

**Ice melt**  
Pre-bagged.

### Light bulbs

Exterior light bulbs are provided for front and back porch light fixtures in an effort to encourage members to leave these lights on at night for security purposes.

Appliance light bulbs also are available.

### Smoke detector batteries

### Yard waste bags

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

## Yard Sale Slated for May 12 and 13

Look for bargains throughout the cooperative on Friday, May 12, and Saturday, May 13.

*Continued on next page.*

Those are the dates for the spring cooperative yard sale.

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

Rain dates are May 19 and 20.

Please contact the office if you have items to be listed in the newspaper ad promoting the sale.

# 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

