



# NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO  
www.independencesquaretownhouses.com

## 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

## AURORA SUBANG NAMED GOOD NEIGHBOR OF THE MONTH FOR DECEMBER

Consistent kindness toward her neighbors has earned Aurora Subang the title of Good Neighbor of the Month for December.

Aurora was nominated by Virginia Morrison. "Aurora helped me for three days to get ready for the renovation," Virginia said.

Without the help of her neighbor, Virginia said she wouldn't have accomplished what needed to be done by the deadline for construction to begin in her unit.

Aurora and Virginia have been neighbors for about 13 years. In years past, Aurora has helped Virginia with meals, too.

The Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.

The board of directors will recognize Aurora at 6 p.m. during the open session of the December 21 board meeting. As a recipient of the Good Neighbor of the Month award, Aurora will receive a \$25 gift card.

## BOARD MEETING, November 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, site manager; Beth Webb, assistant site manager; Mike Leach, maintenance superintendent; and Dudley Leonard, cooperative attorney. Present from Linville Management Services, Inc., were Melva Linville, property manager; Carmen Detherage, comptroller; and Suzanne Miles, human relations coordinator.

The board voted to meet in December on the 21st. Minutes of the October 19 meeting were approved unanimously.

### Open Session

The board reconvened downstairs for the open session of the board meeting. Billy Still of Still Construction joined the meeting. Marilyn called the meeting to order at 6 p.m. Approximately five members were in attendance.

Mike gave the maintenance report. From October 19 to November 16, 134 work orders were called in and 119 completed. Since the October meeting, there have been two move-ins and one move-out. Replaced during this time was one refrigerator.

# NEWSLETTER MINUTES CONTINUED

Construction on the interiors is 90 percent complete. Targeted completion is the second week in December. Construction on exterior shingles and guttering is done, leaving only the office work. Concrete work and mud jacking will be completed next week. Furnace maintenance and new shutters have been completed. Asphalt work, parking lots, will begin next week. As part of the renovations, the new drainage system currently being installed is needing 70 more feet of pipe and will cost \$1,000.

Alexis gave the office updates. Nineteen units are for sale; eight of these are vacant. There have been five intents to vacate. There have been 15 statements of charges due, three attorney referrals, 23 defaults and one animal violation.

Three boys were recognized for writing winning essays and their essays were read aloud. They were all given \$10 McDonald's gift cards. Mary Lou Hemmy was announced as the Good Neighbor of the Month for October.

Plans for the playground were discussed. Still said old equipment will be removed and new equipment installed. Asphalt and sand will be removed and the basketball court will be overlaid.

The board read and reviewed a member's proposal to waive carrying charges for members based on their length of ownership of their units. The board discussed the financial impact of the proposal on the budget and on the carrying charges. To fund this proposal would require an increase in carrying charges for all members. The board agreed that the proposal was not feasible or fiscally responsible. The floor was open to member comments. The session ended at 7 p.m.

## Closed Session

Billy Still asked the board to consider improvements to the clubhouse. The board reviewed a financial agreement plan for members who want to make installment payments on work orders. The board voted to accept the agreement plan with a maximum allowable amount of \$200. The plan cannot be used for improvements. The board agreed to table discussion of purchase and occupancy agreements until the December meeting. Melva said National Cooperative Bank will be doing a drive-through inspection of the property on Wednesday. The meeting was adjourned at 9 p.m.

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## Got a Good Neighbor? Tell Us Who...

Kindness counts. 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. 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.

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## 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? \_\_\_\_\_

## Board Meetings

Here are the 2011  
board meeting dates.

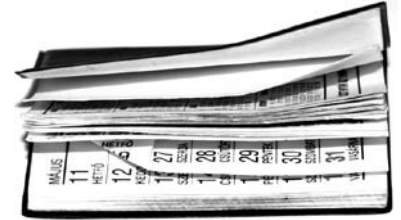
Jan. 18  
Feb. 15  
March 15  
April 19  
May 17  
June 21  
July 19  
Aug. 16  
Sept. 21  
Oct. 18  
Nov. 15

The open session is at 6 p.m.  
Please join us.

## Holidays Observed in 2011

Throughout the year, Independence Square Townhouses, Inc., will close to observe holidays. The office will not be open on these dates in 2011.

Martin Luther King Day: Jan. 17  
Presidents Day: Feb. 21  
Memorial Day: May 30  
Independence Day: July 4  
Labor Day: Sept. 5  
Thanksgiving: Nov. 24 and 25



## Donations Accepted

The office is collecting food and cash donations for Independence Square families in need during the holidays. To donate, please stop by the cooperative office. Thank you.

## YOUNG ESSAYISTS RECEIVE RECOGNITION, GIFT CARDS AT BOARD MEETING

Three Independence Square youth were recognized for writing winning essays. Seventh-graders Kendall and Joshua tied for first place in the 11 through 18 years of age category. Aidan won first place in the 5 and younger category.

The topic of the essay contest was "What I like best about living in Independence Square." The first-place winners received \$10 McDonald's gift cards and were acknowledged by the board of directors during the open session of the November board meeting.

Here's what the winning writers had to say about our cooperative.

### From Kendall:

"I like living in Independence Square because there is a lot of kids to play with. If you need help, you can just ask anybody around you and you don't got to be shy about it. There is always something to do because there is a lot of people who want to play or need help. That's why I love living in the Independence Square Townhouses."

### From Joshua:

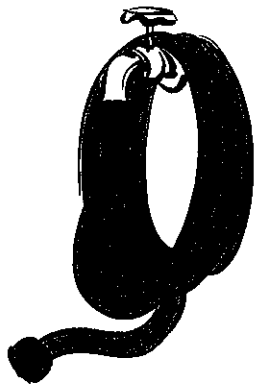
"I like living in Independence Square because of the people. They're kind and caring. Also, the workers are always willing to help. It's a good neighborhood with no crime and that's the way all neighborhoods should be. All neighborhoods should be like Independence Square Townhouses."

### From Aidan:

"I like living in Independence Square because it's a safe place with lots of other kids for me to play with and fun parks."

# DECEMBER 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Carrying Charges Due Recycled Papers Picked Up	2	3	4
5	6	7	8	9	10 \$50 Late Fee Added	11
12	13	14	15	16	17	18
19	20 Delinquent Accounts to Attorney	21 Board Meeting Open Session at 6 pm	22	23 Office Closed	24 Office Closed	25
26	27	28	29	30	31 Office Closed	

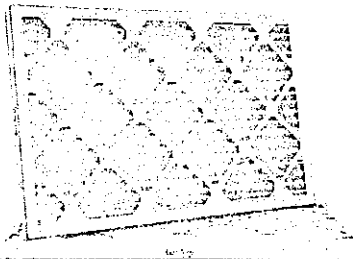
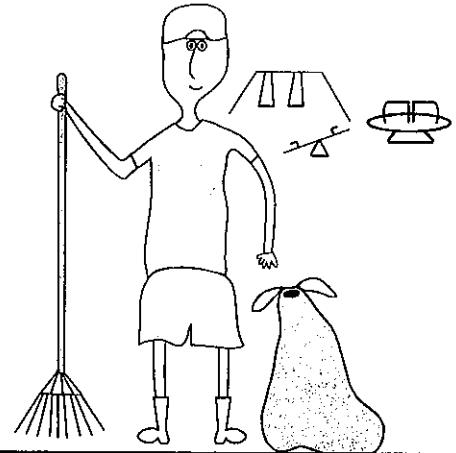


# UNHOOK YOUR HOSES!

It's getting cold—please unscrew your hose from the faucet at the side of the building so the pipes don't freeze!

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If you clean your yard of leaves, please bag them and take them to a dumpster.



Please use pleated furnace filters in your heating/cooling systems.

Filters are available at the ISTI office!

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**OUR  
FOOD  
DRIVE  
CONTINUES!**

Two families thank you for supporting them this Thanksgiving!!

**Bring Christmas donations to the ISTI office.** *please*

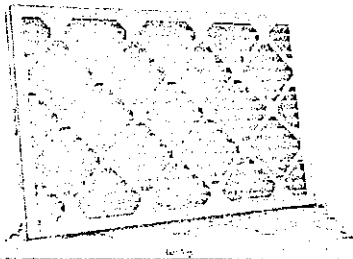
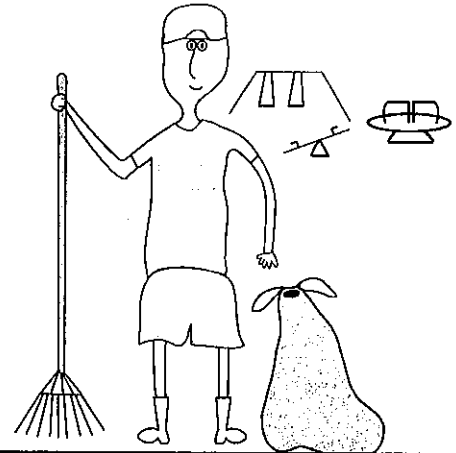


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