

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 you 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 Phone numbers will not be published in the newsletter.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**

Best Wishes for a
Joyous Holiday Season
and a Happy New Year
from your
Board of Directors and Staff
at
Independence Square Townhouses, Inc.

DECEMBER

Around
the SQUARE

2 0 1 4

BOARD OF DIRECTORS

Ed Korte
president

Sheryl Frank
vice president

Mike Gamble
secretary-treasurer

William Bather

Debbie Malone

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

Regional Animal Shelter
21001 E. Highway 78
Independence
816.621.7722
Hours:

Noon to 8 p.m. Tues. – Fri.
11 a.m. to 6 p.m. Sat. – Sun.

Citizens Information Center
816.325.7000

NEWSLETTER MINUTES

November 18, 2014
Board Meeting

Ed Korte, president, called the meeting to order at 5:45 p.m. Also present were Sheryl Frank, vice president; board members, William Bather and Debbie Malone; Alexis Martin, on-site manager; Martha Ramcke, assistant manager; Mike Leach, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Carmen Detherage, comptroller with Linville Management Services, Inc.

The board will not meet in December. The next meeting is January 20, 2015.

Minutes of the September 17, 2014, closed session were approved.

Open Session

Eight members signed in: Jessie Phillips, Judy Henthorn, Bea Parks, Jean Hudgens, Barbara Wood, Cora Little, Andria Knapp and Abigail Perez.

Mike gave the maintenance superintendent's report for October.

Three basement foundations have been repaired and tree trimming was completed at the end of October.

Furnace maintenance has been finished in Section 1. Furnaces in Section 2 will be inspected within the next two weeks. Members will receive a notice when their unit is scheduled.

Replaced were two refrigerators, two ranges, one garbage disposal, one kitchen floor, one bath floor and two water heaters.

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

Of 110 work orders called in, 98 have been completed.

Alexis gave the office report.

Ten units are for sale; five of these are not paying carrying charges. One move-in is scheduled, one application is in process; and one application appointment has been made.

Marketing material was sent to 29 area colleges and ads have been running on Craigslist.

There have been 20 statements of charges due, two attorney referrals, 29 letters of default and one vehicle violation.

Sheryl asked for volunteers to help with a holiday potluck dinner on December 13. Abigail Perez volunteered. The office will maintain a list of reservations and the side dishes. The cooperative will provide a honey-baked ham.

Bea Parks won the door prize drawing.

Ed read aloud the Board Member Code of Ethics. The code is signed by all board members and posted in the office.

The open session ended at 6:35 p.m.

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.

Rules for Holiday Lights and Decorations

Only small bulbs outside. Fused, rated string lights may be installed.

String lights must have no more than three strings attached together; and where plugged together, they must be taped

with electrical tape to keep moisture out.

Holiday lights are to be installed with plastic gutter hangers only.

Christmas lights must not be installed prior to Thanksgiving and must be removed by February 1; or maintenance will remove the lights at the member's expense with no responsibility for condition of the lights after removal.

Holiday lights will be plugged in with a socket/plug adapter screwed into the porch light only. Each member will control his or her own lights as to when they are on or off.

Independence Square Townhouses will allow you to install wreaths, Christmas ornaments and battery-operated Christmas lights on the front door. These items can only be installed with an "over the top of the door" wreath hanger, suction cup hooks or adhesive-mounted light clips.

Other holiday lighting can be installed three (3) days prior to the holiday and removed no later than three (3) days after the holiday. Yard rules are to be observed at all times.

Dumpsters for Trash of Cooperative Members Only

Evidence strongly suggests that some of the trash in Independence Square dumpsters comes from companies and individuals who are not members of the cooperative.

This is illegal.

If you believe a motorist who is throwing trash into a dumpster is not a member of Independence Square, please get a license tag number and turn the number into the office.

Illegal dumping makes extra work for our maintenance staff and fills up dumpster space intended for use by members.

Donations accepted to help members

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.

Dates to Remember

December 2014

Carrying charges due: December 1

Recycled papers picked up: December 3

Carrying charges delinquent: December 10

Carrying charges sent to attorney: December 22

Christmas observed: December 24 and 25
Office closed

January 2015

Carrying charges due: January 1

New Year's Day observed: January 1
Office closed

Recycled papers picked up: January 7

Carrying charges delinquent: January 12

Martin Luther King Day observed: January 19
Office closed

Board meeting: January 20
Open session at 6 p.m.

Carrying charges sent to attorney: January 22

Please note:

The Independence Square newsletter, "Around the Square," publishes two months of dates in every issue.

The November issue, for example, includes both December and January calendar dates as well as events.

The newsletter is published and delivered mid-month.

Tips to Secure Your Unit

Signal 88 Security, the firm that patrols Independence Square Townhouses, offers these suggestions for protecting yourself and your property.

1. Obtain insurance to protect the value of your material possessions.
2. Consider using a bar to secure your sliding glass door.

3. Never prop your door open while you are gone, even when making short trips to visit a neighbor.

4. Pull the blinds shut so that would-be criminals cannot case your unit.

5. Be aware of people posing as door-to-door sellers. They may be checking to see who is not home. Do not open your door to someone you don't know.

6. Always confirm identification of maintenance technicians or outside service providers, such as the phone company.

7. Keep your car doors locked at all times. Do not leave your vehicle unlocked or running. Do not leave belongings in your vehicle in plain view.

8. If you see unusual activity in a vacant unit, report this to the office. After hours, call 816.868.4115.

For Sale

7 men's XXL long-sleeved shirts
Like new condition, \$3 each

Gooseberries \$4 a pound.
Great for pies and cobblers.

Call Jessie at 816.254.4540.

Reminder

There is no board meeting in December.

The next board meeting is January 20, 2015.

Keep surfaces slip-free with ice melt granules

Members are reminded that bags of ice melt are available free from the office for use on townhouse sidewalks, steps, stoops and other surfaces.

Furnace filters also are available at the office.

Please remember that the maintenance staff does not shovel snow between vehicles in the parking lot.