

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

Cooperative helps member families with holidays

Generous members and donors made the holidays brighter for Independence Square families.

Again this year, the cooperative collected food and nonperishables to help members in need. The generosity of members and of Compel Church made it possible to help one Independence Square family at Thanksgiving and three families at Christmas.

The holiday giving is an annual tradition at Independence Square. Families are helped based on the quantity of donations brought to the office in November and December.

NEWSLETTER MINUTES

January 17, 2017

Board Meeting

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

Mike Gamble, secretary-treasurer, joined the meeting at 7:05 p.m.

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.; and Dudley Leonard, cooperative attorney

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

Minutes of the November 15, 2016, meeting were approved.

Open Session

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

Mike gave the maintenance superintendent's report.

Annual and furnace inspections have been completed. Asphalt and a section

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of fencing on the main playground have been removed. The area will be levelled and reseeded. Roofs on buildings #4 and #11 were repaired.

Replaced since November 15, 2016, were two refrigerators, one range, two garbage disposals, two kitchen faucets, one bath faucet, one kitchen floor, one bath floor and one bath sink.

There have been four move-ins and five move-outs since the last board meeting.

Of 116 work orders called in, 108 have been completed.

Alexis presented the office report.

Four memberships are for sale. There have been four move-ins and two scheduled move-ins with six intents to vacate and two evictions.

Annual vehicle and pet registrations are due by February 28. The office will be closed February 20, 2017, to observe Presidents Day.

Donations from members and from Compel Church allowed the cooperative to help one family at Thanksgiving and three families at Christmas.

Carmen presented the managing agent's report.

Three applications have been approved.

Linville Management processed \$119,759.72 in accounts payable for the month of November and \$101,636.25 for the month of December. Financial reports were mailed to the board on December 7, 2016, and on January 10, 2017.

Sheryl opened the floor to member comments.

Jessie Phillips won the door prize drawing.

Joan Haskell and Nichol Pollard earned referral bonuses of \$200 each for referring qualifying new members.

The open session ended at 6:15 p.m.



Ray Gamble, secretary-treasurer of the board of directors, awards the door prize drawing to Jessie Phillips during the open session of the January meeting.

Please register pets, vehicles

Pet and vehicle permits are now due.

If you have not registered these with the office, please do

so. The deadline is February 28.

Pet registration requires a copy of the certificate verifying vaccinations are current. The certificate also must indicate breed and weight. A photo of your pet must be provided to the office.

Proof of licensing with the City of Independence must be shown as well.

All vehicles owned by or in the possession of members or their family must be registered at the site manager's office. When a vehicle is replaced, it is the member's responsibility to file a new registration permit with the office within 10 days.

A limit of one vehicle per licensed driver per townhouse, with a limit of three vehicles per townhouse, will be permitted.

All vehicles must have a valid state license plate. Vehicles not properly licensed will be subject to towing at the owner's expense. Vehicles are subject to towing if parked anywhere other than in the member's numbered spot or a guest spot.

Failure to comply with registration and rules may place your Occupancy Agreement in jeopardy.

Precautions protect against winter's bite

When the beast of winter sharpens its fangs, health-care practitioners recommend several steps to protect yourself from winter's biting cold.

Special care to keep the head, mouth and nose covered will help keep you warm as will layering. When you reach into the closet to dress for a winter day, select clothes that are loose fitting. Then don several layers to trap and keep warm air close to the body.

Once you've warded off the bitter cold of winter's bite, the next defense against sickness is handwashing.

To cut down on the spread of infection, wash your hands often and cover your mouth when you sneeze or cough.

If you have the sniffles, use a tissue rather than a handkerchief and throw it away after each use.

At home, kill germs by using a fresh dish towel and dish rag every day. Disinfect countertops, cutting boards and sinks daily with an ounce of bleach for every gallon of water or with a commercial disinfectant.

Dehydration is a concern during winter weather.

When the air outside is dry and cold and the furnace is

running inside, drink lots of fluids. When individuals are dehydrated, their circulatory system is out of balance and nothing works right.

To quench your thirst, drink juices or water but avoid caffeine-laden beverages because caffeine dehydrates.

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.

Members receive \$200 referral bonuses

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

Joan Haskell and Nichol Pollard were recognized for referrals at the January board meeting. Each received \$200 referral checks.

We thank them and other referring 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.

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.

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.

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.

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

Complaints need to be submitted in writing

Annoyed by your neighbors?

Please remember that the board of directors cannot act on a complaint until you put it in writing.

Independence Square Townhouses, Inc., requires that all complaints must be set forth in writing, signed by the complaining member, listing the complaining member's address and filed with the office.

The board gives serious consideration at every board meeting to complaints filed by members.

Dates to Remember

February

Carrying charges due: February 1

Carrying charges delinquent: February 10

Presidents Day observed: February 20
Office closed

Board meeting: February 21
Open session at 6 p.m.

Delinquent accounts sent to attorney: February 21

March

Carrying charges due: March 1

Carrying charges delinquent: March 10

Daylight Saving Time begins: March 12

Board meeting: March 21
Open session at 6 p.m.

Delinquent accounts sent to attorney: March 20

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.

Daylight Saving Time Begins in March

It's that time of year again.

You'll lose an hour on Sunday, March 12.

That's when Daylight Saving Time kicks in. So, set your clocks ahead one hour.

For example, if you get up at 6 a.m. on Sunday, move the time up to 7 a.m.

You get your hour back in November.

Available at the office free to members

Yard waste bags

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

Pre-bagged ice melt

Stay safe this winter -- scatter some ice melt on sidewalks, stoops and steps.

Furnace filters

Change filters regularly to keep your furnace heating efficiently.

Smoke detector batteries

When you change your clocks on March 12, change your batteries, too.

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.

Light bulbs

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

