

Around the Square

JULY 2009

Independence Square Townhouses, Inc. - 1360 Baker Drive - Independence, MO 64050 - 816-252-0444

Independence Square Townhouses, Inc.

June 16, 2009

Board Meeting

NEWSLETTER MINUTES

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

The next board meeting will be July 21.

The board reviewed and approved the minutes of May 19.

Alexis gave the manager's report. Fifteen units are for sale and 11 of them are vacant. Four applications are pending and two have been denied. There have been two intents to vacate, one eviction and two units have been sold.

There will be a pet clinic from 9 a.m. to noon on Saturday, June 27, and from 3 to 5 p.m. on June 29 in the office for pet owners to have their dogs photographed.

The board discussed denial and approval of applications for membership. Until the cooperative has paid off the flex-sub note, it must observe HUD guidelines.

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Board of Directors

Marilyn Porter, president

John Heaton, vice president

Ray Gamble, secretary-treasurer

Bill Bailey

Jim Mitchell



Independence Square office: 816-252-0444
Central Jackson County Patrol: 816-645-3001
City of Independence
Animal shelter: 816-325-7207
Animal control dispatcher: 816-325-7205

Handy Phone Numbers

Citizens Info. Center: 816-325-7000
Non-emergency police: 816-325-7300
Police emergency: 911
Power outage report: 816-325-7550

Open Session

One member attended the open session at 6:30 p.m.

Mike gave the maintenance report. From May 20 through June 16, 132 work orders were called in and 118 were completed. Replaced during this time were two kitchen floors, one refrigerator, one garbage disposal, one bath faucet, two bath floors, one tub, one water heater and one bath sink.

The unit that was damaged by fire has been released by the insurance company. The contractor will begin repairs next week.

Several basement foundations have been repaired to fix damage caused by water problems.

Alexis gave the office updates. There have been 16 statements of charges due, two attorney referrals, 31 defaults, one animal violation and two vehicle violations. Fourteen recertification packets have been mailed.

Lisa reported that the board will have another meeting with EVS.

Marilyn opened the meeting to member comments.

The meeting was adjourned at 7 p.m.

Fireworks prohibited

Fireworks are illegal by Independence Square Townhouses policy.

Possession and storage or usage on cooperative property places a member in default of the Occupancy Agreement.

Violation of the policy by members or their guests can result in the member's account being sent to the cooperative attorney for Termination of Right to Occupy; in other words, loss of membership.

Reminder from Maintenance

Members who leave for vacations need to make arrangements to have their yards mowed while they are gone.

If Maintenance has to mow, the member's account will be billed \$25 for the service.



Fall Garage Sale

Sept. 18 and 19
Friday and Saturday
at

Independence Square Townhouses, Inc.

If you have items you would like to list, call the office by Sept. 19 and we can include these in the newspaper ad.
816-252-0444

For Sale

Solid oak dining room table. 2 leaves and 6 chairs.

Excellent condition. \$300

Call 816-833-7959.

Free Clothing Exchange

9 a.m. to 3 p.m.

August 1

Summit Grove Community of Christ

411 S. Lee's Summit Road

For all ages: infants through adults.

Bring your outgrown, clean clothing, shoes and coats in good condition.

Take home clothing your family can wear.

Washing machine odors can be prevented, eliminated

Washer odors usually are caused by leaving the washer lid closed when not in use.

Leaving the lid closed does not allow air to circulate and dry out the moisture remaining in the tub area. The air and moisture mixture becomes stagnant and creates an odor.

When the washer is not in use, leaving the lid up for air circulation will help prevent odor.

Here are some steps to get rid of odors inside washing machines.

1. Fill the washer with hot water. Set at regular speed and the longest wash cycle.
2. Add 3/4 cup of a water softening additive which can be found in the laundry detergent aisle. Baking soda also can be used.
3. Allow washing machine to complete entire wash and rinse cycle.
4. If odor lingers, repeat the entire process.

To minimize the possibility of electric shock, unplug the washer from the power supply before attempting any maintenance or cleaning.



JULY 2009

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Carrying Charges due. Recycled Paper Pick-Up.	2	3	4
5	6 Office Closed	7	8	9	10	11
12	13 \$50 Late Fee Added	14	15	16	17	18
19	20	21 Board Meeting Open Session at 6:30	22	23 Delinquent Accounts to Attorney	24	25
26	27	28	29	30	31	