



# NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO  
[www.independencesquaretownhouses.com](http://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

## BOARD MEETING, June 21, 2011

### 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; Melva Linville, property manager, and Suzanne Miles, human relations coordinator, of Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The next board meeting is July 19.

Minutes of the April 19 meeting were approved.

### Open Session

Appearing for the open session at 6 p.m. were Averi Hernandez, Josh Rogers, Cheryl Cooper, Helen McElfresh, Frank Scheuring, Jessie Phillips, Bea Parks and John Heaton.

Mike gave the maintenance report. From April 19 to May 21, 130 work orders were called in and 110 were completed. Three refrigerators and three water heaters were replaced.

There have been eight move-ins and four move-outs. The asphalt work and meter boxes for the exteriors of buildings have been completed. The renovation project is nearly completed as well.

Maintenance currently is painting the existing playground.

Alexis gave the office updates. There have been 25 statements of charges due, three attorney referrals, 25 defaults, one animal violation and one vehicle violation.

Twenty-one units are for sale; 11 of these are vacant. Three move-ins are scheduled and one application is pending.

Marilyn presented the Good Neighbor Award to Josh Rogers.

Marilyn opened the floor to member concerns. Trash on the grounds, dark areas of the property and cluttered, unclean backyards were discussed.

The open session ended at 6:25 p.m.

## Closed Session

The board reconvened in the clubroom.

Marilyn, Ray and Sheryl signed authorization documents for the Missouri Department of Revenue and Marilyn, for Darel D. Kyle's audit.

The meeting was adjourned at 8:50 p.m.

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## John and Wanda Buckingham Receive Good Neighbor Award

Ideal neighbors.

That's how Edwin and Jenifer Schapeler describe John and Wanda Buckingham.

"They always take time to stop and say hello," Jenifer Schapeler said. "Anyone would be grateful or lucky to have neighbors like John and Wanda."

Over the years, the Buckinghams have shown consistent kindness to the Shapelers with Christmas cards, unexpected goodies and an ice-melt treatment on the Shapelers' porch and parking area when it snows.

In addition to the Buckinghams' neighborliness and positive attitudes, the Shapelers said they appreciate the Buckinghams because they "never complain, cause any drama" or make any noise.

The Buckinghams have lived in the same unit in Independence Square for nearly 35 years.

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 John and Wanda Buckingham at 6 p.m. during the open session of the July 19 board meeting. As a recipient of the Good Neighbor of the Month award, the Buckinghams will receive a \$25 gift card.

## Vandals Attack Newly Painted Swings

Vandals have twice scratched off new paint on the playground swings.

Damage to Independence Square property is a violation of the occupancy agreement. Children responsible for these acts place their parents' occupancy agreement in default. Their destructive behavior could result in eviction.

Please respect the property so all of us can enjoy living here. If you know who is vandalizing the swings, kindly submit a complaint form to the office.

Repairing such acts of vandalism is expensive in terms of supplies and the time of the Maintenance staff.

## Wanted to Hire

Part-time housekeeper for older member.  
Please call 816.833.7959

## Four-Footed Enjoy Tail-Wagging Good Time

Every dog has his day.

And some even have their own Doggie Play Day.

Angel, Cassy, Hailey, Lola, Princess I, Princess II and Sasha all enjoyed the cooperative's canine social hour in June at the Independence Square Main Playground. The dogs frolicked off leash under owner supervision.

Sheryl Frank, organizer of the event, hopes cooler weather will bring even more four-footed friends out in the future.



# Grounds Rules: Keep Property Looking Good

Our buildings and streets are looking great, thanks to the renovations.

Now it's time to concentrate on the grounds.

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 or back yards shall be planted next to the buildings. They shall not extend beyond the stoop approximately fifty-six (56) 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 (6) 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 (6) inches tall.

If you receive notice from Maintenance to mow your yard, you will have forty-eight (48) hours to do so. If not done in this time period, Maintenance will mow your yard and a \$25 fee will be charged.

**Bicycle, tricycles, Big Wheels and toys:** When not in use, bicycles, tricycles, Big Wheels and such must be kept inside your unit or in the back yard next to the building.

Toys are to be stored inside the unit when not in use.

**Clothes drying:** Clotheslines may be installed in the basement.

You may install a rotary clothes-drying post in back yards only. No other type of outdoor clothesline is authorized.

When not in use, the rotary post must be stored in the unit.

**Decks and Patios:** Approved installation/alteration permit is required before any work begins.

**Decks:** Must not be attached to the townhouse nor obstruct utility meters or wiring. They can be no larger than 12 feet by 12 feet square and are allowed only in the backyard.

Members must understand that if emergency repairs by utility companies and/or maintenance are required, the members are responsible for any costs incurred in removing and/or replacing the deck.

**Patios:** Are confined to backyards and must be sloped away from the townhouse to allow drainage. No poured concrete and/or asphalt patios will be allowed.

Brick, stone or patio blocks may be used because they are removable in case utility companies and/or maintenance need to make emergency repairs.

**Pools/Slip-N-Slides:** No swimming or wading pools shall be allowed except plastic wading pools no larger than eight (8) feet in diameter and no more than 12 inches in depth.

Slip-N-Slides are not allowed.

**Water Usage:** Water is provided for normal use.

Summer water usage is limited to filling a wading pool not more than twelve (12) inches deep and watering grass, shrubs and flowers.

Wading pools can be set up only in a fenced backyard and cannot be left in place long enough to kill the grass.

Running a sprinkler for children to play in is prohibited. If water is allowed to run unattended or allowed to run into the street, the member will be charged \$10 for excessive usage.

Washing motor vehicles on cooperative property is prohibited.

JULY 2011						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 <i>Carrying Charges Due</i>	2
3	4 <i>Office Closed for Independence Day</i>	5	6 <i>Recycling Papers Picked Up</i>	7	8	9
10	11 <i>Late Fees Applied</i>	12	13	14	15	16
17	18	19 <i>Board Meeting Open Session at 6pm</i>	20	21 <i>Attorney Referrals</i>	22	23
24/31	25	26	27	28	29	30

## Recycle Bin Relocated

Recycling is now as close as the maintenance garage.

The bin has been moved to the northwest edge of the property. It is west of Baker Drive and on the Truman Road side of the cooperative.

The Abitibi Paper Retriever bin has been set up for recycling of newspapers, magazines and other paper products. Members are encouraged to deposit their used papers. Participation is voluntary.

There is no charge to the cooperative for the service. Abitibi pays nonprofits for their recycled papers. With enough participation from cooperative members, recycling could generate some income for Independence Square.

## Phone Call Program May be Started

The cooperative is considering starting a Neighbor-to-Neighbor phone call program.

The purpose is to check on the safety of those members who may be housebound, live alone or are not often seen outside.

If you want to have a volunteer call you, please notify the office.

If you want to volunteer to make phone calls, please notify the office. Call 816.252.0444



*Sheryl Frank, Board Vice President, recognizes Josh Rogers as a Good Neighbor of the Month. He received a \$25 gift card.*