

JUNE

Around
the SQUARE

2017

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

Metro Public Safety
816.436.0401

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

NEWSLETTER MINUTES

May 16, 2017

Board Meeting

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

Board member absent: Mike Gamble, secretary-treasurer

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 April 18 meeting were approved. The next meeting is June 20.

Open Session

Six members signed in. Sheryl welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report.

The insurance claim adjuster has investigated the property for hail damage. Several basement foundations, cracks and window well problems have been repaired. Flowers have been planted at both entrances.

Replaced since May 16 were one bath faucet and one garbage disposal.

There have been two move-ins and two move-outs.

Of 91 work orders called in, 83 have been completed.

Alexis presented the office report.

Six memberships are for sale. Three are available. There have been two intents to vacate filed.

May 19 is the last day of school. Members are reminded to be cautious when driving in the complex for children at play.

Metro Public Safety & Investigations began patrolling the property on May 14. A representative will be attending open sessions starting in June to answer questions.

Carmen presented the managing agent's report.

One application has been approved. One final statement was completed.

Linville Management processed \$102,082.38 in accounts payable for the month of April. Financial reports were mailed to the board on May 11, 2017.

Continued on next page.

Sheryl opened the floor to member comments.

Kathleen Paxton discussed her intent to circulate petitions requesting a walk light push-button for a crosswalk on Truman Road and for routing the bus through the cooperative again.

Kathleen Paxton won the door prize drawing.

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



Board president Sheryl Frank awards the door prize to Kathleen Paxton at the May board meeting. All members who attend the open session are eligible to win the prize, a \$25 gift card.

Dates to Remember

June

Carrying charges due: June 1

Carrying charges delinquent: June 12

Board meeting: June 20

Open session at 6 p.m.

Delinquent accounts sent to attorney: June 22

July

Carrying charges due: July 1

Independence Day observed: July 4

Office closed

Carrying charges delinquent: July 10

Board meeting: July 18

Open session at 6 p.m.

Delinquent accounts sent to attorney: July 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.

Tips from the Toolshed Labels can be misleading

Think before you flush.

Independence Square's maintenance staff recommends disposing of wipes and anything else that's not toilet paper in the trash can.

Products labeled "biodegradable" or "flushable" can still clog pipes and sewer lines.

Moist, disinfecting or cleansing wipes eventually break down, but they can cause problems before they do. Disposable wipes do not dissolve like normal toilet paper. Flushing them can cause pipes to clog and could lead to a sewer back-up in your unit.

Products marketed as "flushable" may pass through your household plumbing but could contribute to clogging if a tree root or other obstruction is in the way. These can also cause problems in the city sewer mains.

Diapers, disposable toilet cleaner heads, feminine hygiene products, diapers and disposable wipes are just some of the products that can cause a back-up in your home plumbing.

Cleaning a sewer back-up can be messy, costly and inconvenient.

Please do not use drain cleaner in clogged sinks

Call in a work order. Chemicals used in drain cleaners could harm our maintenance men when they work on your sink.

Grounds Rules Keep Property Looking Good

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 and back yards shall be planted next to the buildings. They shall not extend beyond the stoop approximately fifty-six 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 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 inches tall.

If you receive notice from Maintenance to mow your yard, you will have forty-eight hours to do so. If not done in this time period, Maintenance will mow your yard and a charge will be assessed.

If a member gets three notices for mowing violations during mowing season, the fence will be removed.

Thrown rocks damage vehicles

- Rock throwing on the property is prohibited.
- Rocks belong on the ground and are to be left there.
- Picking rocks up, moving or throwing them anywhere on the property is not allowed.

- There have been reports of children throwing rocks from the playground area and damaging the cars parked there.

School's out Summer safety's in session

Summer is in the air
and Independence Square members are everywhere.
Some drive Fords
and some ride boards.

Some grab bikes and pedal away.
Others head outside to hang out or play.
As we all enjoy the warmer weather
a few simple courtesies will make life better.

Motorists, please drive slow
and look out for little ones wherever you go.
Parents, please keep track of children and toys.
And show our youth how to be polite and poised.

Skateboarders, please take your ramps down when you are
done and remember that sidewalks and streets belong to
everyone.

Whether you're young or old, we can all agree,
Let's keep Independence Square as safe as can be.

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

Units Treated to Eliminate Bed Bugs

To effectively treat and thoroughly eliminate bed bugs from our property, we rely on members to report suspected bed bug activity in their units.

The best way to report is to call the office at **816.252.0444** or to email Alexis at alexismartin@comcast.net or Martha at martha.ramcke@comcast.net.

Please do not come into the office to report bed bugs.

If you need a bed bug monitor, please call the office with your request. A member of the maintenance staff will deliver the monitor to you.

We are making every effort to eradicate bed bugs and to keep them from spreading and we need your cooperation to protect all of us.

Bed Bug Eradication Policy

Independence Square Townhouses, Inc., has adopted a zero-tolerance policy for bed bug infestations.

Member Responsibilities

- Report any suspicion of the presence of bed bugs immediately to the on-site office.
- Fully cooperate with inspectors, management and pest management professionals during the entire process of eliminating the pests.
- Continue to help the cooperative by monitoring your unit for bed bugs after treatment has been made.

Cooperative Responsibilities

- We will take your bed bug problem seriously and will schedule a qualified inspection as soon as possible.
- We will schedule inspections for adjacent units to assess the extent of the infestation and will treat all units found to be affected by the infestation.
- We will pre-inspect the day before treatment is scheduled to make sure your unit is properly prepared. We will let you know if anything is not ready.
- We will assist the pest management professionals in gaining proper access to all areas to be treated.
- We will make any structural repairs recommended by the pest management professional necessary to eliminate bed bug hiding places. We will caulk and seal any cracks and crevices in the unit.
- We will schedule follow-up treatments for your unit as necessary and recommended by the pest management professional.
- We will commit to using the most effective treatment recommended for the infestation. In most cases, heat treatment when available will be used when available.

Treatment will be provided at no cost to the member as long as full cooperation is given. However, should a member fail to cooperate or to follow the instructions for eliminating the pest or should the member have repeated infestation issues in the unit, the member may be subject to charges

for the treatment.

A member's failure to report suspected infestation and/or failure to comply with the necessary procedures for eliminating the pest will result in a violation of the Occupancy Agreement and possible termination of occupancy.

Metro Public Safety patrolling property

Effective May 14, a new security company will be patrolling the property and responding to calls from members.

Metro Public Safety officers will be driving patrol cars equipped with lightbars and answering calls to 816.436.0401.

Standing water breeds mosquitoes

Members with wading pools for children are reminded to empty their pools daily.

Pet owners who leave bowls of drinking water outdoors for their dogs are also asked to provide fresh water daily.

Standing water becomes a breeding ground for mosquitoes and the diseases they can spread.

Fireworks prohibited

- Please remember that fireworks are not allowed at Independence Square Townhouses.
- Possession and storage or usage on cooperative property place 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.

Available at the office free to members

- Leaf bags
- Furnace filters
- Porch light bulbs
- Appliance light bulbs
- Smoke detector batteries
- Bed bug monitors

