

Dear Members of Independence Square Townhouses,

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.

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.

Thank you.

New Policy in Place To Eradicate Bed Bugs

Independence Square Townhouses, Inc., has adopted a zero-tolerance policy for bed bug infestations. Earlier this year, the board approved a Bed Bug Policy effective immediately.

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.

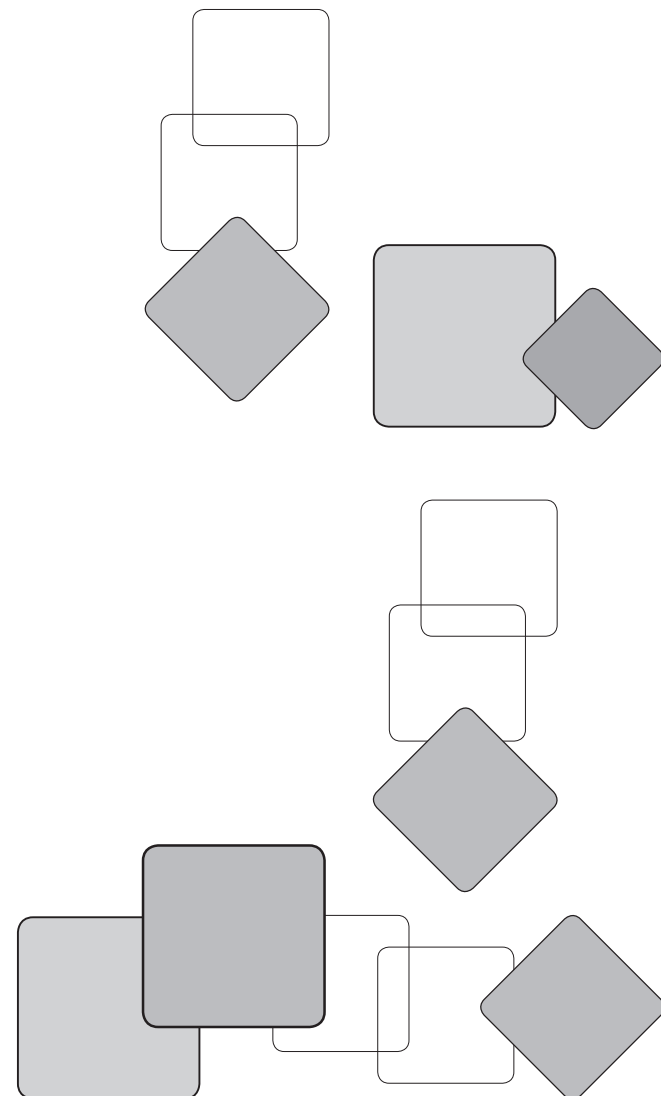
We will make any structural repairs recommended by the pest management professional necessary to eliminate bed bug hiding places. We will caulk and seal any cracks and crevices in the unit.

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.



MARCH

Around
the SQUARE

2 0 1 6

BOARD OF DIRECTORS

Sheryl Frank
president

William Bather
vice president

Mike Gamble
secretary-treasurer

Ed Korte

Ray Gamble

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

February 16, 2016

Board Meeting

Board members present: Sheryl Frank, president; Bill Bather, vice president; Mike Gamble, secretary-treasurer; and Ed Korte

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.

The next rules meeting will be at 6 p.m. on Thursday, March 3.

Open Session

Nine members signed in for the open session: Emily Smith, Ephraim and Aurora Subang, Judy Henthorn, Ray Gamble, Frank Scheuring, Abigail Perez, Jessie Phillips and Phyllis Cannon. Sheryl welcomed them and called the session to order at 6:05 p.m.

Mike gave the maintenance superintendent's report.

Roof repairs were completed on Building 9.

Replaced since January 27 were two bath floors, one refrigerator, one kitchen faucet, one bath faucet, one kitchen floor and one water heater.

There have been one move-in and one move-out since the last meeting.

Of 93 work orders called in, 86 have been completed.

Alexis presented the office report.

Nine memberships are for sale. Of these, one unit is not paying carrying charges. Six intents to vacate have been filed. One move-in is scheduled.

The semiannual yard sale is scheduled for Friday, May 13, and Saturday, May 14. Rain dates are May 20 and 21.

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Ed Korte presents a \$200 referral bonus to Aurora Subang for referring a qualified new member to Independence Square Townhouses, Inc.



Sheryl Frank presents the Good Neighbor of the Month award to Judith Henthorn.



Bill Bather awards the door prize gift card to Jessie Phillips.

Sheryl opened the floor to member comments.

Aurora Subang was presented a \$200 referral bonus. Marcheeta Sneed received a referral bonus by mail.

Judy Henthorn was presented the Good Neighbor Award for January. She was nominated by Abigail Perez.

Jessie Phillips won the door prize drawing.

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

Ray Gamble to serve on board

Ray Gamble has been appointed to fill the vacancy on the board of directors.

Ray submitted an application in response to the notice in the February newsletter.

He previously served on the board from 2004 to 2014. Ray has lived in Independence Square Townhouses since 1985.

He will serve until the annual election in September.

Logan Rogers Named Good Neighbor Of the Month for March

Ten-year-old Logan Rogers is our youngest Good Neighbor of the Month.

Logan was nominated by Francine McGowan who said that he "cleans snow off the porch, carries in my groceries and watches out for me."

Logan is the son of Josh and Felecia Rogers, who are previous recipients of the Good Neighbor of the Month award.

Felecia said Logan always makes sure Francine has a helping hand whenever he sees her.

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 Logan at 6 p.m. during the open session of the March 15 board meeting. As a recipient of the Good Neighbor of the Month award, Logan will receive a \$25 gift card.

Dates to Remember March 2016

Carrying charges due: March 1

Recycled papers picked up: March 2

Carrying charges delinquent: March 10

Board meeting: March 15
Open session at 6 p.m.

Delinquent accounts sent to attorney: March 21

April 2016

Carrying charges due: April 1

Recycled papers picked up: April 6

Carrying charges delinquent: April 11

Board meeting: April 19
Open session at 6 p.m.

Delinquent accounts sent to attorney: April 21

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.

Light bulbs free to members

Exterior light bulbs are provided for front and back porch light fixtures in an effort to encourage members to leave

these lights on at night for security purposes.

They are available from the office.

Tax Preparation

My name is Bobbie Wensell and I do taxes for H & R Block. I am a Tax Advisor III and have been with H & R Block for 13 years.

I do personal taxes as well as Property Tax Credit/Rent Rebate taxes. The cost for the rent rebate is just \$29. I can pick up your information from your residence or you may drop by the office where I work or call me at the office or on my cell phone.

You also may contact me by email: bobbie.wensell@tax.hrblock.com.

The cost of the personal tax returns varies according to what is required to legally file your return. I will get you the maximum refund allowed or the least possible balance due payment.

I look forward to hearing from you.

Thank you in advance for allowing me to be your tax pro.

Bobbie Wensell
Tax Advisor III
Arrowhead office
816.796.6060
816.805.4588 (cell)
Please leave a message for me to return your call.

Yard Sale Slated for May 13 and 14

Look for bargains throughout the cooperative on Friday, May 13, and Saturday, May 14.

Those are the dates for the spring cooperative yard sale.

Hours are 8 a.m. to 5 p.m.

Rain dates are May 20 and 21.

Daylight Saving Time Begins in March

It's that time of year again.

You'll lose an hour on Sunday, March 13.

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 on November 6.

Buyer-friendly sales bring bigger bucks to sellers

Successful yard sales make buyers feel welcome.

Here are some tips to boost sales.

- 1. Get the word out.**
Advertise by word of mouth: tell friends and neighbors.
- 2. Get buyers out of their cars.**
Make merchandise visible from the street. Pennants, streamers, balloons and even clothes for sale fluttering in the breeze help catch a buyer's eye.
- 3. Get them to look at what you've got.**
Presentation is important. Displays need to appear neat, clean and organized.

Group related items together, such as high chairs, cribs and other large baby furniture.

But remember, you want buyers to walk around the entire sale. So, in another area of the sale, group baby clothes, bottles and toys together.

- 4. Get them to buy.**
Put price stickers on everything. Buyers don't want to guess or ask you what you want. Nor do they want to consult an elaborate chart with color-coded pricing on it to try to figure out how much you want for a particular item.

Prices should be realistic, negotiable and attached to the item.

Be prepared to barter. It's often better to come down a bit than to lose the sale. Odds are not in your favor that another size 9 who needs a worn-only-once prom dress will come along again during your sale.

These tips can help make yard sales fun and successful for both sellers and buyers.