

MARCH

Around
the SQUARE

2 0 1 7

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

NEWSLETTER MINUTES

February 21, 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 6 p.m.

Staff present: Alexis Martin, on-site manager; Martha Ramcke, assistant manager; and Ronnie Smith, assistant 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 January 17 meeting were approved. The next meeting is March 21.

Open Session

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

Ronnie gave the maintenance superintendent's report.

Replaced since January 17 were two garbage disposals, two kitchen faucets, two bath faucets, two kitchen floors, two bath floors and one bath sink.

There have been one move-in and two move-outs since the last board meeting.

Of 101 work orders called in, 94 have been completed.

Alexis presented the office report.

Four memberships are for sale. There have been three intents to vacate, one move-in and one move-in scheduled.

Annual vehicle and pet registrations are due by February 28.

Carmen presented the managing agent's report.

Three applications have been approved.

Continued on next page.

Linville Management processed \$120,422.16 in accounts payable for the month of January. Financial reports were mailed to the board on February 7, 2017.

Sheryl opened the floor to member comments.

Jessie Phillips won the door prize drawing.

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



Bill Bather, vice president of the board of directors, awards a \$25 gift card to Jessie Phillips at the February open session. Jessie won the door prize drawing.

The money is applied to the work order unless you are on a payment agreement plan.

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.

Dates to Remember

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

April

Carrying charges due: April 1

Carrying charges delinquent: April 10

Board meeting: April 18
Open session at 6 p.m.

Delinquent accounts sent to attorney: April 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.

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.

Tips from the Toolshed

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.

Guests can stay no longer than 30 days

There is a 30-day limit for visitors.

At the end of 30 days, the member is required to notify the site manager's office. A new household composition must be completed and the visitor must be in compliance with cooperative guidelines to qualify for occupancy.

A criminal background report is required for additions to the household composition and there is a charge for this report.

Failure to comply with the visitor policy will place the member in default.

Cooperative charged extra for bulky trash disposal

The waste disposal company that collects trash from the dumpsters also will haul away large items.

There is a charge, however, for large items the trash

collector picks up and hauls away. Costs range from \$3 to \$20 and include chairs, couches, television sets, microwaves, vacuums, tables, dressers, mattresses, bed frames, gas grill and other oversized items.

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.

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 fee will be charged.

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

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.

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.

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.

Continued on next page.

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 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.

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 your 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