

# Around the Square

MAY 2009

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

**Independence Square Townhouses, Inc.  
April 21, 2009  
Board Meeting**

**NEWSLETTER MINUTES**

Marilyn Porter, president, called the meeting to order at 5:50 p.m. Other board members present were John Heaton, vice president; Ray Gamble, secretary-treasurer; 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 May 19.

The board reviewed and approved the minutes of March 17.

**Open Session**

Appearing at 6:30 p.m. for the open portion of the meeting were three members.

Mike gave the maintenance report. From March 17 through April 21, 108 work orders were called in and 98 were completed. Replaced during this time were one refrigerator, one garbage disposal, one countertop, one kitchen faucet, two bath faucets, three kitchen floors, two bath floors, two bath sinks and one kitchen sink.

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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  
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

Alexis gave the office updates. Currently, 11 units are for sale and eight are vacant. One application is pending. There have been one move-in, one unit sold and one intent to vacate filed. There have been 13 statements of charges due, three attorney referrals, 21 defaults, one animal violation and four vehicle violations. Nineteen recertification packets have been mailed.

Lisa told members that U.S. Bank is in the process of reviewing the loan package.

Marilyn opened the floor to member comments and concerns.

The community garden was discussed. Five families have signed up for the garden. The board voted to allow \$75 to \$80 from the Activities budget to purchase a reel for the hose.

Mike will work with the gardeners in constructing a box for the compost pile and in helping them relocate the strawberry patch.

Marilyn thanked members for attending and the open session ended.

### Closed Session

Current pet rules limit a dog's height to 15 inches at the shoulder. The board discussed revising the rule and decided to ask for members' input at the May meeting.

The meeting was adjourned at 8:20 p.m.

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## Yard Sale Slated for May 15 and 16

Look for bargains throughout the cooperative on Friday, May 15, and Saturday, May 16.

That's the annual cooperative yard sale.  
Hours are 8 a.m. to 5 p.m.

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## Pet rules to be discussed at May board meeting

Pet rules and regulations will be discussed during the open session of the May 19 board meeting.

Members are encouraged to attend and voice opinions and concerns on current restrictions on pet ownership, such as the 15-inch height limitation on dogs.

Cooperative rules affect all who live here. Pet owners and those without pets are welcome.

The open session begins at 6:30 p.m.

## Buyer-friendly sales bring bigger bucks to sellers

Successful yard sales make buyers feel welcome and make it easy for customers to buy your goods.

Here are some tips to help you sell.

### 1. Get the word out.

Advertise by word of mouth: tell friends and neighbors.

### 2. Get buyers out of their cars.

Make your 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. Organize your yard sale. 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 your 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.



