



NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO

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

Second Good Neighbor Winner To Receive \$25 Gift Card

For two months, Jean Hudgens struggled with pain as her knee healed from a staph infection and injury caused by a fall in August.

The pain was so severe that Jean spent most of her recovery confined to her recliner.

During that time, her neighbor came over every day and fixed lunch for her and gave Jean her medication.

“She was just like a nurse’s aide,” Jean said.

Even better -- she was a neighbor.

This month’s Good Neighbor award goes to Chelle Marler, who was nominated by Jean.

Chelle’s kindness isn’t occasional -- it’s continual: “She is always there when you need help,” Jean said.

The board of directors will recognize Chelle at 6 p.m. during the open session of the May 18 meeting. As a recipient of the Good Neighbor award, Chelle will receive a \$25 gift card.

BOARD MEETING, April 20, 2010 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 Veronica Blogin, assistant site manager; Mike Leach, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The next board meeting will be May 18.

The board approved unanimously the minutes of the March 16 meeting.

The board observed the open session scheduled for 6 p.m. but no members appeared.

Lisa said 14 units currently are being renovated.

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NEWSLETTER MINUTES CONTINUED

Mike gave the maintenance report. From March 16 through April 20, 105 of 120 work orders were completed. Replaced during this time were two refrigerators, two ranges, one garbage disposal, one kitchen faucet, one bathroom floor, one water heater and one bath sink. There have been five move-outs and two move-ins. Yards are being inspected and several have been tagged. Reinspections and rehabs have begun.

Veronica gave the manager's report. Twenty units are for sale; of those, 15 are vacant. Four applications are pending. The garden members have decided to use the original area for the community garden because power lines were located in other areas being considered.

Three nominations have been received for the Good Neighbor Award. The board approved holding the cooperative-wide yard sale in the fall instead of the spring this year due to construction under way now. Ed gave a report on the Good Neighbor recognition award. Lisa said the cooperative's fiscal year ends on June 30. The board needs to hold a planning session before the June 15 meeting. The meeting was adjourned at 7:20 p.m.

OPEN SESSION AT 6PM

Since March, the open session of the monthly board meeting has started at 6 p.m. All members are encouraged to attend the session to learn what's new in the cooperative and to express their concerns or observations. The May meeting is on Tuesday the 18th.

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 # _____

I nominate _____ *(please give full name of neighbor you are nominating)*

Neighbor's Address _____ Neighbor's Phone # _____

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? _____

Loose Trash Attracts Pests, Identity Thieves

The Trash Fairy doesn't live here.

If you leave garbage piled around the dumpsters, it won't magically disappear. Those steak bones, candy wrappers, soft drink cans, coffee grounds and banana peels will end up scattered all over the grounds by critters scavenging for food. Recently a member reported finding credit and employment applications with personal information on them, mail and other trash littering the area around a dumpster.

Please remember to put your trash in bags and to place it inside, not next to, the dumpster. Members who empty their trash cans directly into the bin are creating a mess for the maintenance staff. When the dumpster is picked up, loose trash is blown all over the grounds. Litter and garbage strewn throughout the complex are unsightly and unsanitary.



Referral Fee Available for Members

Members are reminded that a \$200 referral fee will be paid when a member of the cooperative refers a qualifying new member. The referral must be mentioned at the time of application. Currently, Independence Square has one-, two-, three- and four-bedroom units available. Some of these have reduced equity.

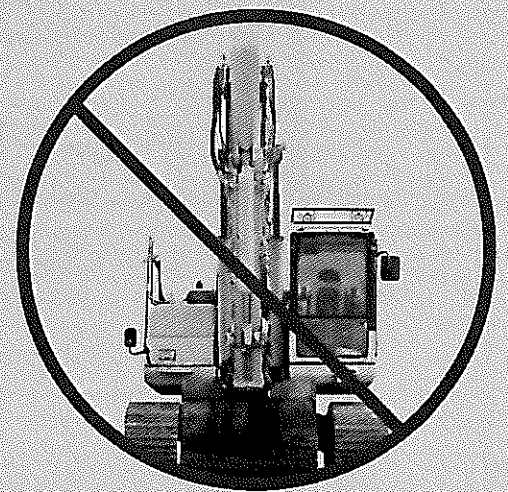
CELEBRATE MEMORIAL DAY AT COOPERATIVE'S FAMILY PICNIC

Memorial Day traditionally ushers in the fun-filled season of summer. And Independence Square is welcoming the warm weather with a family picnic from 5 to 8 p.m. on Monday, May 31. The cooperative is providing hot dogs, hamburgers, buns and paper plates, napkins and tableware. Members are encouraged to bring a side dish to share. Please plan to join your neighbors and friends in celebrating the holiday. For more information, call Katie Branson at 816-518-7846.

Parents, Please Keep Children From Playing On Construction Equipment

Renovations and improvements to units and grounds at Independence Square are now under way. Members have been courteous and cooperative with the Independence Square staff and the contractors during the beginning stages of the renovations. When work is done for the day, however, the contractors must leave their equipment on the property and this seems to tempt some of the cooperative youth.

In the evenings and on weekends, young people have been observed playing on the storage bins, in the portable toilets and on the trailers. Some have been seen untying the yellow rope the contractor put up to keep the curious out and prevent injuries to people and damage to property. Parents are asked to remind children to confine their playing to playgrounds and common areas designed for that purpose. Youth need to be told to please respect the construction equipment used by the contractors to do their job.



If you have questions concerning the renovations, you may contact the on-site office or Linville Management's office or you may come to the monthly Board meetings. We are happy to provide you with any information available to assist you in following the progress of this project.

MAY 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Carrying Charges Due
2	3	4	5 Recycled Papers Picked Up	6	7	8
9	10 Late Fees Applied	11	12	13	14	15
16	17	18 Board Meeting Open Session 6:00 pm	19	20 Attorney Referrals	21	22
23	24	25	26	27	28	29
30	31 Office Closed Memorial Day Cooperative Picnic 5 to 8 pm					