

## Nominate a Neighbor

Nominate a member who exemplifies the Independence Square spirit of cooperation through his or her thoughtful acts to help others.

One Good Neighbor is recognized every month and receives a \$25 gift card.

### 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 Phone numbers will not be published in the newsletter.***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?

\_\_\_\_\_

Why does or did your neighbor do this?

\_\_\_\_\_

In what way does this act of kindness help you or others?

\_\_\_\_\_

How long has the good neighbor lived in Independence Square?

\_\_\_\_\_

**Nominees must be members in good standing.  
All information will be verified.**

M A Y

Around  
the SQUARE

2 0 1 2

### BOARD OF DIRECTORS

Marilyn Porter  
*president*

Sheryl Frank  
*vice president*

Ray Gamble  
*secretary-treasurer*

Ed Korte

Mike Gamble

### HANDY PHONE NUMBERS

Independence Square  
Townhouses office  
816.252.0444

Central Jackson  
County Patrol  
9 p.m. to 4 a.m.  
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

## YARD SALE SLATED FOR MAY 18 AND 19

Look for bargains throughout the cooperative on Friday, May 18, and Saturday, May 19.

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

To promote your garage sale, visit the Web site, <http://kcdonationpickup.org/>, to find out about a free garage sale kit. The kits contain directional signs, pricing stickers, jewelry pricing tags, tips, checklists and more.

To donate what's left after your garage sale, contact one of three Kansas City area nonprofits listed on the Web site.

The nonprofits help children and families in the Kansas City area. They will make arrangements for a truck to pick up your donation: Ozanam, the Sherwood Center and Catholic Charities. You can donate what didn't sell and get a tax receipt in return.

The rain dates are May 25 and 26.



*Mike Gamble, board member, presents a \$25 gift card to Abby Dolman for winning the door prize drawing during the open session of the April meeting.*

## DOOR PRIZE WINNER RECEIVES GIFT CARD

Abby Dolman won the drawing for a \$25 gift card at the open session of the April board meeting.

All members who attend the open session will be eligible for the door prize drawing.

The winning member's ticket will be drawn at the end of the open session -- and you must be present to win.

All open sessions start at 6 p.m.

## DATES TO REMEMBER

### MAY

**Carrying charges due:**  
May 1

**Recycled papers picked up:**  
May 2

**Carrying charges delinquent:**  
May 10

**Board meeting:**  
May 15  
Closed for budget review

**Cooperative yard sale:**  
May 18 and 19  
8 a.m. to 5 p.m.

**Accounts sent to attorney:**  
May 21

**Office closed:**  
May 28, Memorial Day

### JUNE

**Carrying charges due:**  
June 1

**Recycled papers picked up:**  
June 6

**Carrying charges delinquent:**  
June 11

**Board meeting:**  
June 19  
Open session at 6 a.m.

**Accounts sent to attorney:**  
June 21

## NEWSLETTER MINUTES

### Board Meeting April 17, 2012

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; Ed Korte and Mike Gamble.

Also attending were Alexis Martin, on-site manager; Martha Ramcke, assistant manager; Mike Leach, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Suzanne Miles, human relations coordinator, with Linville Management Services, Inc.

Minutes of the March 20 board meeting were approved.

Alexis discussed the office manager's report. Thirteen units are for sale; two of the 13 are not paying carrying charges. An application is pending on one of the two units.

There have been four move-ins, three intents to vacate and one scheduled move-in.

### Open Session

Eight members signed in for the open session at 6 p.m. They were Phyllis Cannon, Cheryl Cooper, Joy Layton, Chelle Marler, Jean Hudgens, Bonnie Corbett, Shawn Stevens and Abby Dolman.

Marilyn welcomed them and called the meeting to order.

Mike presented the maintenance report. From March 20 through April 17, 115 work orders were called in and 98 completed. Replaced were two refrigerators, two ranges, two garbage disposals, one bath faucet, four water heaters and two bath sinks.

Maintenance is conducting yard inspections and working on grounds clean-up this month. The grounds have been treated for dandelions.

Mike is in the process of getting bids for the privacy fence.

Alexis discussed the office updates. There have been 32 statements of charges due, one attorney referral, 14 defaults and one vehicle violation.

Thirteen units are for sale; only two of these are not paying carrying charges. There are 186 units that are paying carrying charges.

Marilyn announced the recipient of the \$200 referral bonus: Doug Lauck.

Marilyn opened the floor to member comments. Abby Dolman said she was still interested in the teen night and the Neighborhood Watch and expected to be able to start the watch in June.

Abby Dolman won the door prize drawing of a \$25 gift card.

Marilyn thanked members for attending and the open session ended at 6:20 p.m.

### Closed Session

Dudley reviewed the attorney status report.

Ray Gamble was awarded belatedly a \$25 gift card for winning the logo design contest.

The meeting was adjourned at 6:30 p.m.

## May Meeting Closed

The May 15 board meeting will be closed.

Board members will be reviewing and approving the budget for the cooperative's fiscal year, from July 1 of 2012 through June 30 of 2013.

## Wanted To Hire

Part-time, light housekeeping for older member

Please call 816.833.7959.



## LINVILLE MANAGEMENT COMPANY Gladstone, MO

Melva Linville, owner of Linville Management Services, Inc., was interviewed in 2011 about the property management company she founded in 1989.

Linville Management is the managing agent for Independence Square Townhouses, Inc.

Based on the interview, a story about Linville Management appeared in the February 2012 issue of the "MAHC Messenger," a newsletter published by the Midwest Association of Housing Cooperatives.

Here are the questions Melva was asked.

### **What exactly do you do?**

Linville Management Services, Inc., is a full-service professional management firm with more than 30 years of experience in cooperative housing.

We work for the governing body of a cooperative -- the board of directors -- and are responsible for the upkeep and maintenance of the property, the job performance of on-site staff, occupancy and marketability of the cooperative and the handling of all accounting, real estate and legal matters associated with the administration, operation and maintenance of the cooperative.

### **Who are your clients?**

Our clients are housing cooperatives throughout the Kansas City, Mo., area ranging from 200 to 378 units on 30 to 80 acres.

### **Management philosophy:**

Our mission is to provide safe, affordable housing for people of moderate incomes. We are committed to the dignity that comes from living in decent homes in stable neighborhoods.

### **What's your advice for cooperative members?**

You have a vote and a voice in the operations of the cooperative.

As a member of a housing cooperative, you are a shareholder in a corporation. Your housing cooperative is member-owned and member-governed.

Your voice counts at monthly board meetings. Your vote counts at annual elections. You can make a huge difference in your cooperative by becoming involved.

### **How did you personally and as a company get started working with cooperatives?**

I found out what a housing cooperative was in 1969 when my family moved into North Brighton Townhouses. Moving into North Brighton gave us a home, a community and a future.

It also gave me a job as the on-site manager. What a wonderful job it was to help families find decent, safe housing at an affordable price.

Housing cooperatives became my passion. In 1989, I formed Linville Management Services and by the end of the year I was managing one cooperative in Independence, Mo., and two in Kansas City, Mo.

### **What do you think is the biggest value for members who live in a co-op rather than a rental?**

Living in a cooperative is a better investment than renting. In fact, it's a lot like owning a home without the hassle.

Co-op members pay a lot less for the space they live in than tenants do in rentals. Our members pay carrying charges of at least \$300 less than rent on comparable townhouses.

If they move from the co-op, members recoup their investment because they sell their membership. They often are able to sell for more than their original investment if they've made improvements to their units while they lived there.

To read the entire story, visit the Web site -- [www.mahc.coop/](http://www.mahc.coop/) -- of the Midwest Association of Housing Cooperatives and click on "newsletters" on the upper left-hand side.