

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

Metro Public Safety
816.436.0401

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

Good Neighbors honored at April board meeting

Laura Mease and Tim Underhill were recognized as the Good Neighbor of the Month at the April board meeting.

They were nominated by their neighbor, Dale Vaughn, who said, "They are nice people and always willing to help."

Dale said that Tim and Laura take his trash to the dumpster for him and carry groceries and other things from his car.

"I walk with a cane and they come out to help me," he said.

The Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes Independence Square Townhouses, Inc., a better place for all of us.

Recipients of the Good Neighbor award receive a \$25 gift card. Names of all recipients are placed on the Good Neighbor Honor Roll and read aloud during the annual meeting.



Tim Underhill and Laura Mease were named as the Good Neighbor of the Month for April. They were recognized at the April open session and received a \$25 gift card.

NEWSLETTER MINUTES

April 18, 2017
Board Meeting

Board members present: Sheryl Frank, president; Bill Bather, vice president; Ray Gamble and Judy Henthorn

Board member absent: Mike Gamble, secretary-treasurer

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

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Sheryl called the meeting to order at 5:45 p.m.

Minutes of the March 21 meeting and the April 6 budget meeting were approved. The next meeting is May 16.

The board discussed motorcycle anchors in parking spots. The board voted to approve the installation of motorcycle anchors with the stipulation that members sign an agreement that they will buy the anchor, pay for the installation of the anchor and pay for repairs to the parking spot later when they move.

Open Session

Four members signed in: Phyllis Cannon, Jessie Phillips, Doraee Reed and Tim Underhill. Sheryl welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report. Roofs were repaired on 1332 and 1412 and a new sump pump system was installed in 1373. Replaced since March 21 were one garbage disposal, two kitchen floors and one bath floor. There have been four move-ins and two move-outs since the last board meeting. Of 104 work orders called in, 95 have been completed.

Alexis presented the office report.

Five memberships are for sale. There have been three move-ins scheduled, two intents to vacate filed and one eviction processed.

The yard sale is scheduled for May 12 and 13; rain dates are 19 and 20.

Cesar Dominguez earned a \$200 referral bonus.

Carmen presented the managing agent's report.

Six applications have been approved. One application was denied.

Linville Management processed \$87,540.33 in accounts payable for the month of March. Financial reports were mailed to the board on April 7, 2017.

Sheryl opened the floor to member comments.

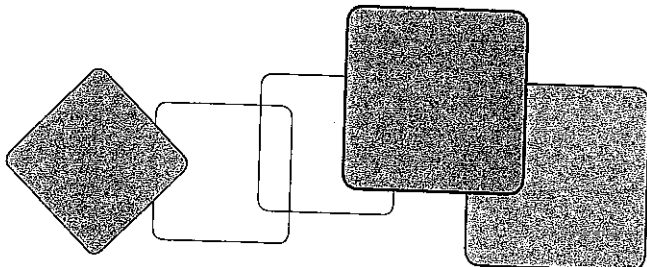
Tim Underhill and Laura Mease were recognized as the Good Neighbor of the Month.

Jessie Phillips won the door prize drawing.

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



Jessie Phillips won the door prize drawing at the April board meeting. She received \$25 gift card.



Metro Public Safety patrolling property

Effective May 14, a new security company will be patrolling the property and responding to calls from members.

Metro Public Safety officers will be driving patrol cars equipped with lightbars and answering calls to 816.436.0401.

Members receive \$200 referral bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they recommend becomes a member.

Cesar Dominguez earned a bonus for a referral in April.

We thank our members for their vote of confidence in our cooperative and for helping us attract qualifying new members.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Independence Square for their new home, it means that you enjoy living here and that you know someone else who would be a good neighbor for us.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in.

Members welcome at all open sessions of board meetings

Open sessions of monthly board meetings begin at 6 p.m. on the third Tuesday of the month.

The sessions involve the board of directors, the on-site manager, the maintenance superintendent, property manager, cooperative attorney and other corporation advisers.

The sessions are open to all members of Independence Square.

Minutes of open, closed and executive sessions are a record of what is done or decided during a board meeting.

Minutes are not a record of what is said.

If you are interested in hearing the complete discussion of an open session, you are encouraged to attend the session.

Dates to Remember

May

Carrying charges due: May 1

Carrying charges delinquent: May 10

Cooperative yard sale: May 12 and 13
Rain dates: May 19 and 20

Board meeting: May 16
Open session at 6 p.m.

Delinquent accounts sent to attorney: May 22

Memorial Day observed: May 29
Office closed

June

Carrying charges due: June 1

Carrying charges delinquent: June 12

Board meeting: June 20
Open session at 6 p.m.

Delinquent accounts sent to attorney: June 22

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.

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.

Charges apply 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.

Please call the office to find out what the fee is.

Available at the office free to members

Bed bug monitors

These early-detection devices are designed to be placed under mattresses and other bed bug spots. The bugs are trapped in adhesive and easily detected through a clear window.

Continued on next page.

If you suspect you have bed bugs, call the office. Please do not come in to make a report.

We can deliver the bed bug monitors to you.

Furnace filters

Ice melt

Pre-bagged.

Light bulbs

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.

Appliance light bulbs also are available.

Smoke detector batteries

Yard waste bags

Trash bags only for leaf clean-ups are provided to members.

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.

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.

