

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.

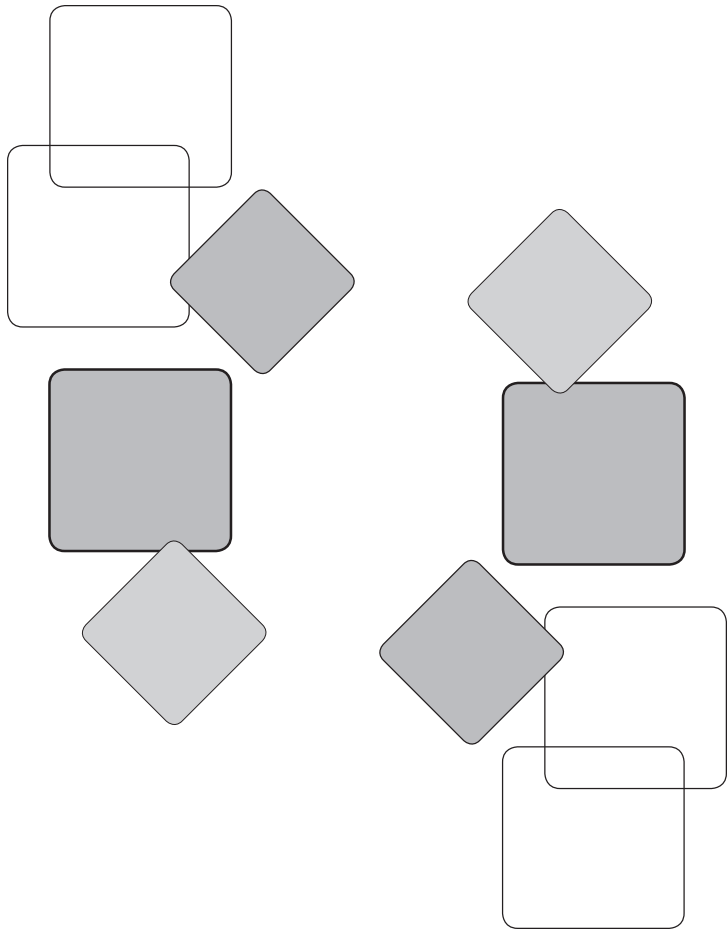
If you are interested in hearing the complete discussion of an open session, you are encouraged to attend the session.

Referral bonus 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 should be mentioned at the time of application.

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



Dates to Remember

November 2014

Carrying charges due: November 1

Recycled papers picked up: November 5

Carrying charges delinquent: November 10

Board meeting: November 18

Carrying charges sent to attorney: November 20

Thanksgiving Observed: November 27 and 28
Office closed

December 2014

Carrying charges due: December 1

Recycled papers picked up: December 3

Carrying charges delinquent: December 10

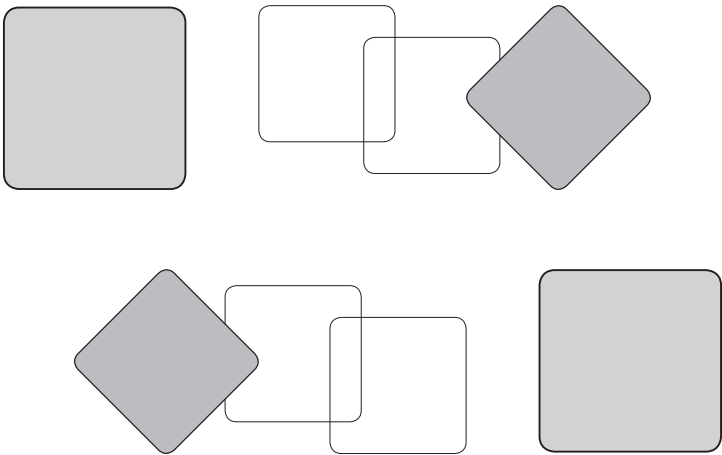
Christmas observed: December 24 and 25
Office closed

Please note:

The Independence Square newsletter, "Around the Square," publishes two months of dates in every issue.

The November issue, for example, includes both November and December calendar dates as well as events.

The newsletter is published and delivered mid-month.



NOVEMBER

2 0 1 4

Around
the SQUARE

BOARD OF DIRECTORS

Ed Korte
president

Sheryl Frank
vice president

Mike Gamble
secretary-treasurer

William Bather

Debbie Malone

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

Regional Animal Shelter
21001 E. Highway 78
Independence
816.621.7722

Hours:
Noon to 8 p.m. Tues. – Fri.
11 a.m. to 6 p.m. Sat. – Sun.

Citizens Information Center
816.325.7000

Mini-conference puts Independence Square in the spotlight

Independence Square's new clubhouse landscaping and unit renovations were showcased October 24 and 25.

Boards of directors and staffs from four housing cooperatives participated in training sessions at the clubhouse where Linville Management's Silver Anniversary Mini-Conference was held.

Nearly 40 participants attended from cooperatives managed by Linville Management: Highleah, Independence Square, North Brighton and River Park.

Dudley Leonard, cooperative attorney, led "Co-op Court," where cases were discussed that cooperatives frequently face -- revoking an intent to vacate, requesting an emotional support dog, fair treatment of all applicants and equal treatment for all members, subletting and other situations.

Maintenance superintendents and assistants participated in a session designed to make the work environment safer and healthier. The session covered how to comply with Occupational Health and Safety Administration standards by learning how to prevent injuries, avoid hazards and observe appropriate levels of protection on the job.

Later, the maintenance staffs shared with each other "Tips from the Toolshed," recommendations of products, services, practices or vendors they have found to be reliable, to perform quality workmanship and to bid competitively. Mike Leach led a tour of a newly renovated unit, allowing members of other cooperatives to see first-hand the improvements made to Independence Square units.

Board members and office staffs learned about applying parliamentary procedure to meetings and conducting the business of the cooperative with thoughtful consideration of the issues, discussions that respect all opinions and in a manner that uses board members' time most efficiently.

The conference ended with cooperative boards and staffs working together to determine “Sterling Standards” for a board president, a board member, a maintenance technician, an office manager and an assistant office manager.

Standards were established for all positions, posted on the walls and shared with all.

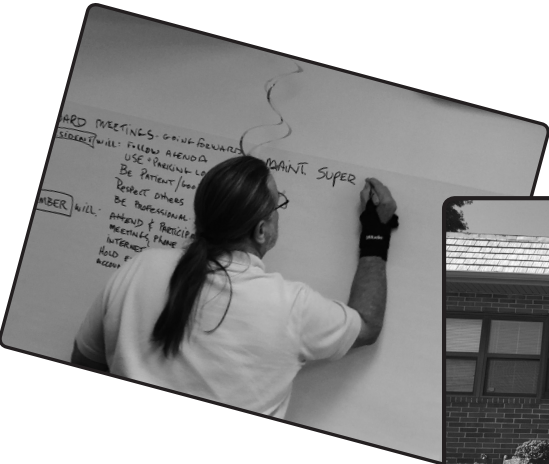
Melva Linville, property manager, for Linville Management was recognized for 25 years of successful property

management with an over-sized custom-designed card congratulating her and signed by staffs, boards and Melva’s office staff, Carmen Detherage and Betsy Kilker.

A photo on the hillside near the clubhouse shows Melva with her card, surrounded by Independence Square, Highleah, North Brighton and River Park members and friends.



Scenes from the Mini-Conference



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

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

Continued on next page.