

# Notices

## From Maintenance

Annual furnace maintenance begin in October. Filters and smoke detectors will be checked during housekeeping inspections.

You will receive a notice when work will begin in your building.

Maintenance continues to pick up recyclable papers on the first Wednesday of every month.

Please put your papers on the front porch and the maintenance crew will get them in the morning.

## From the Office

“Clear and Ready” meetings take place at 8:30 a.m. every other Wednesday.

If you call the office at this time, please leave a message and the office staff

If there is a maintenance emergency, call the office and press “0” and an operator will assist you.

# Dates to Remember

## October 2013

Carrying charges due: October 1

Recycled papers picked up: October 2

Carrying charges delinquent: October 10

Board Meeting: October 15  
Open session at 6 p.m.

Carrying charges sent to the attorney: October 21

## November 2013

Carrying charges due: November 1

Daylight Saving Time ends: November 3

Recycled papers picked up: November 6

Carrying charges delinquent: November 11

Board Meeting: November 19  
Open session at 6 p.m.

Carrying charges sent to the attorney: November 21

Thanksgiving observed: November 28 and 29  
Office closed

### Please note:

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

The September issue, for example, includes both September and October calendar dates as well as events.

The newsletter is published and delivered mid-month.

# By the Numbers: September of 2012 to September of 2013

## Office

36 applications processed

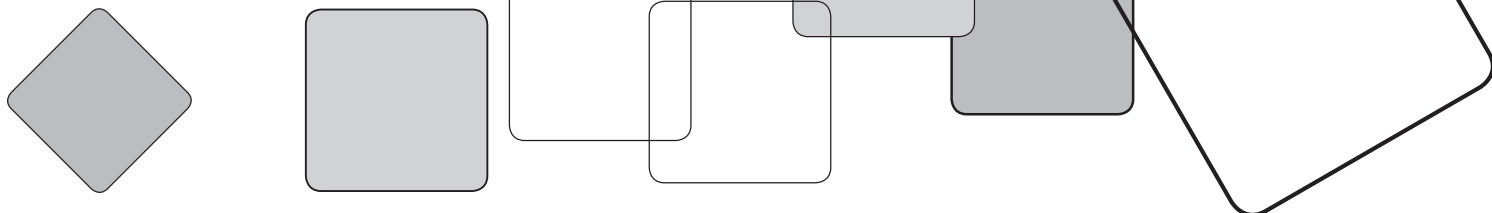
26 move-ins

## Maintenance

28 rehabs

Installed: 13 refrigerators, 10 water heaters, 8 stoves, 8 garbage disposals, 8 kitchen floors, 7 bathroom floors and 2 kitchen countertops

Replaced: 2 section of retaining walls



OCTOBER



2013

# NEWSLETTER MINUTES

## Board Meeting September 18, 2013

The board reconvened at 7 p.m. and joined Alexis Martin, on-site manager; Martha Ramcke, assistant manager; and Mike Leach, maintenance superintendent; for the annual meeting.

Marilyn confirmed with Alexis that a quorum was present and called the meeting to order at 7:10 p.m.

Ray read aloud the minutes of the Annual Meeting of September 2012. The minutes were approved.

Alexis gave the manager’s report. In the past year, the office has taken 36 applications resulting in 26 move-ins and the scheduling of three more. Currently, seven units are for sale.

Employees meet for a Clear and Ready meeting at 8:30 a.m. every other Wednesday morning.

The mailbox in front of the playground is being removed in October due to lack of use.

The new security company, Signal 88, started in May and has received favorable response from members.

The annual yard sale is September 27 and 28. Rain date is October 4 and 5.

Josefina Acosta was acknowledged with a referral bonus of \$200.

Ed moved to set aside the regular order of business and move directly to the election. The motion was seconded and carried.

Volunteering to serve as election inspectors were Bonnie Corbett, Abby Dolman and Judy Henthorn.

- BOARD OF DIRECTORS**
- Sheryl Frank  
*president*
  - Ed Korte  
*vice president*
  - Ray Gamble  
*secretary-treasurer*
  - Mike Gamble
  - Michael Benz
- HANDY PHONE NUMBERS**
- Independence Square Townhouses office  
816.252.0444
  - Signal 88 Security of Jackson County, Missouri  
816.868.4115
  - 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

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Marilyn said there was one position open on the board. She and Michael Benz were nominated from the floor.

Marilyn asked for other nominations. There were none and members voted to close the nominations.

The two candidates addressed the members. Members voted by ballot. Dudley Leonard and the election inspectors left to count ballots.

Door prizes were drawn: third place, Bea Parks, \$20; second place, Wendy Eaton, \$30; and first place, Mike Gamble, \$50.

Dudley and the inspectors returned with the election results at 7:25 p.m. Michael Benz will fill the position.

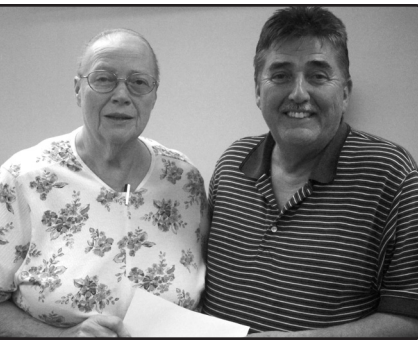
Mike Leach gave the maintenance report. In the past year, there have been 26 move-ins, 34 move-outs and 28 rehabs completed.

Installed have been eight stoves, 13 refrigerators, 10 water heaters, eight garbage disposals, two kitchen countertops, eight kitchen floors and seven bathroom floors. Several basement foundations have been repaired and two sections of retaining walls have been replaced.

Annual inspections and furnace maintenance will begin in October.

Melva gave the managing agent's report. She distributed a pie chart illustrating how carrying charges were spent and distributed printed copies to members. The cooperative's assets are \$7,566,254; reserves are \$363,182.

Marilyn read the Good Neighbor of the Month Honor Roll.



Door prizes were awarded at the annual meeting. From top, the winners were Bea Parks, third place of \$20; Wendy Eaton, second place of \$30; and Mike Gamble, first place of \$50.

### 2012

Helen McElfresh

### 2013

Deborah Stephens

Stephen Myers

Denice Bartley and Bob Hopkins

Josh and Felecia Rogers

Marilyn thanked members for attending and the annual meeting ended at 7:50 p.m.

## Independence Square members enjoy affordable advantages

At the annual meeting, Melva Linville, property manager with Linville Management Services, Inc., distributed information about cooperative living at Independence Square.

If individual members were required to pay the water bill for their unit, it would cost every household about \$35 a month.

Every member pays an average of only \$11 a month for all grounds maintenance such as mowing and snow removal and an average of only \$5 per month for security patrols.

If individual members were required to pay their own trash, it would cost every household about \$7 a month.

An increase of \$10 in carrying charges generates only \$22,560 in additional income to the property each year.

Every month, the Board of Directors holds an open session of the board meeting to allow members the opportunity to find out more about the operations of the cooperative.

Members can ask questions or voice their concerns to the board and to management. The open session is held at 6 p.m. on the third Tuesday of the month.

## Kudos to All Our Good Neighbors

With heartfelt appreciation, the Board of Directors for Independence Square Townhouses congratulates all members who have been named **Good Neighbor of the Month** since the award was started in April of 2010.

Our Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our

community a better place for all of us.

Good Neighbors are recognized at monthly board meetings and given a \$25 gift card.

## Good Neighbor of the Month Honor Roll

### 2010 - 2013

#### 2010

Linda Dykeman  
Chelle Marler  
Ed Korte  
Edwin and Jenifer Schapeler  
Marilyn Clark  
Bonnie Jones  
Mary Lou Hemmy  
Aurora Subang

#### 2011

Jessie Phillips  
Josefina Acosta  
Bruce Raney  
Josh Rogers  
John and Wanda Buckingham  
Michael Benz  
Bea Parks

#### 2012

Helen McElfresh

#### 2013

Deborah Stephens  
Stephen Myers  
Denice Bartley and Bob Hopkins  
Josh and Felecia Rogers

## Anti-theft tips for Vehicles

Thefts from motor vehicles generally occur when criminals drive or walk through areas looking for vehicles that are unlocked or have objects left in view, according to the National Crime Prevention Council.

It only takes a few seconds for a thief to break into your vehicle.

By taking a few simple precautions, you can take away the criminal's opportunity to make you a victim of this crime.

**Always lock your vehicle with the windows rolled up.**

The harder it is for a thief to get into your car, the more likely they will move on to the next car.

Almost half of the thefts from inside motor vehicles involve a vehicle that was left unlocked.

**Don't leave anything of value inside the vehicle in plain sight.**

This includes cell phones, radios, briefcases, purses, packages, compact disks and other valuables.

They should not be left in your car period. But if they are, they shouldn't be in view.

**Items that you can't take with you should be locked in the trunk.**

If you can't take your valuables with you when you leave your car, at least lock them in the trunk where they are more difficult to find and steal.

**Don't leave your vehicle unoccupied with the keys in it.**

Don't do this even for a moment. Why make it that easy for a criminal to drive off with your car?

This is especially true at convenience stores or with children in the car.

**If you have an anti-theft device for your vehicle . . . use it.**

If you have a car alarm, set it. If you have a steering wheel "club," lock it in place correctly.

**Make sure the license plates on your car are properly secured.**

Make it difficult to remove your license plate by securing it tightly.

When your year sticker is in place, run a razor blade across it several times to make it more difficult to remove in one piece.

**At night, park in well-lighted areas.**

Not only will this deter thieves from stealing your car but you also will be safer when you return your vehicle.

**Report all incidents as quickly as possible.**

If you don't report a crime, the police won't know there is a problem.

~ National Crime Prevention Council