

# By the Numbers: September of 2013 to September of 2014

## Office

38 applications processed

29 move-ins

## Maintenance

29 rehabs

Installed: 9 new stoves, 11 refrigerators,  
8 water heaters and 7 garbage disposals

Replaced: 1 furnace, 7 kitchen floors, 5 bath floors,  
8 cast iron sewer lines and a retaining wall  
behind building #21

Repaired: 8 foundations

# Dates to Remember

## October 2014

Carrying charges due: October 1

Recycled papers picked up: October 1

Carrying charges delinquent: October 10

Board meeting: October 21  
Open session at 6 p.m.

Carrying charges sent to attorney: October 20

## 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

### Please note:

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

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

*The newsletter is published and delivered mid-month.*

OCTOBER

Around  
the SQUARE

2014

### 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

## NEWSLETTER MINUTES

September 17, 2014

### Annual Meeting

Sheryl Frank, president, confirmed with Alexis Martin, on-site manager, that a quorum was present and called the meeting to order at 7 p.m. Other board members present were Ed Korte, vice president; Ray Gamble, secretary-treasurer; and Mike Gamble.

Also attending were Martha Ramcke, assistant manager; Mike Leach, maintenance superintendent; Melva Linville, property manager, and Carmen Detherage, comptroller, with Linville Management, Inc., and Dudley Leonard, cooperative attorney.

Ray read aloud the minutes of the Annual Meeting of September 2013. The minutes were approved.

Alexis gave the manager's report. In the past year, the office has taken 38 applications resulting in 29 move-ins and the scheduling of two more. Currently, 12 units are for sale.

The annual yard sale is September 26 and 27. Rain date is October 3 and 4.

Mike presented the annual maintenance report. The cooperative completed 29 rehabs and has scheduled two more. Installed were nine new stoves, 11 refrigerators, eight water heaters and seven garbage disposals. One furnace was replaced.

Seven kitchen floors and six bathroom floors have been replaced. Repairs have been made to eight foundations. Eight cast iron sewer lines were replaced as was a retaining wall behind Building #21.

The area in front of the office is getting new retaining walls and landscaping.



*Sheryl Frank was recognized as the Good Neighbor of the Month for September. She was presented a \$25 gift card by board member Ed Korte.*



*Jessica Allen won \$20 for third place in the annual meeting door prize drawing.*

Tree trimming and furnace maintenance will begin the first of October.

Melva presented the managing agent's report. She distributed financial information to members and discussed a pie chart showing the breakdown of how carrying charges are spent. The cooperative's assets are \$7,613,293; the reserves are \$314,917.

Sheryl Frank was announced as the Good Neighbor of the Month for September. She was nominated by Marchetta Sneed.

Volunteering to serve as election inspectors were Ryan Phillips, Andria Knapp and Julie Pendarvis.

Sheryl said there were three positions open on the board: two three-year positions and one two-year term.

Four members have filed for election: Ray Gamble, Mike Gamble, Debbie Malone and William Bather.

Sheryl asked for other nominations. Jessie Phillips nominated Bea Parks.

Candidates then addressed the members. Members voted by ballot. Dudley Leonard and the election inspectors left to count ballots.

The Good Neighbor of the Month Honor Roll was read for 2014: Cora Little in March, Ed Korte in June and Sheryl Frank in September.

Door prizes were drawn: third place, Jessica Allen, \$20; second place, Brittany Howell, \$30; and first place, Chelle Marler, \$50.

Dudley and the inspectors returned with the election results at 7:35 p.m.



*Brittany Howell won \$30 for second place in the annual meeting door prize drawing.*



*Chelle Marler won \$50 for first place in the annual meeting door prize drawing.*



*Keith Watkins is the newest member of the Independence Square maintenance staff. He brings valuable skills and expertise to our cooperative team. We welcome him.*

William Bather and Debbie Malone were elected to three-year terms; Mike Gamble, to a two-year term.

Sheryl thanked members for attending and the annual meeting ended at 7:45 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 \$40 a month.

Every member pays an average of only \$24 a month for all grounds maintenance such as mowing and snow removal and an average of only \$7 per month for security patrols.

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

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.

## Doggie waste disposal bags available on site

Pet waste clean-up reminder signs and stations with disposal bags have been posted on the property.

We hope to encourage all members to clean up after their pets and keep the grounds neat and clean for everyone to enjoy.

Whether rain, snow, sleet or hail, pet owners are expected to clean up after their pets in all weather. Those who fail to do so are sent a notice and given 24 hours to comply.

Observing Independence Square pet waste rules is easy now with the readily available bags. Not complying, however, can get expensive.

If pet owners don't comply, maintenance then is dispatched to clean up and members are charged \$25.

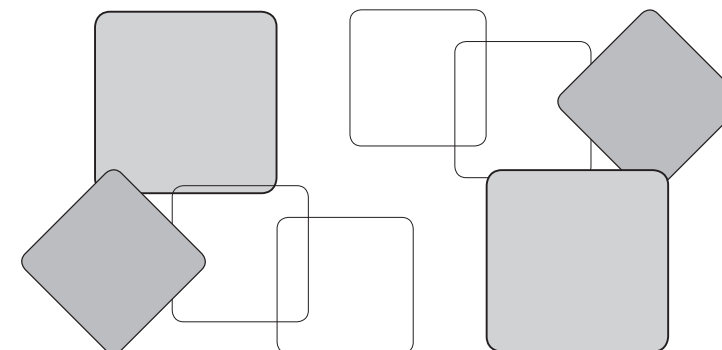
## Head lice a concern among schoolchildren

One of our members has called the Independence Square Townhouses office to alert other parents to head lice at her children's school.

She said her children have come home with head lice from the school three times.

Here are her recommendations for avoiding these small insects that feed on blood from the scalp.

1. Have your child put jackets in their backpacks when arriving at school. Coat racks can spread head lice.
2. When the students get home, have them strip down and wash clothes immediately and dry on high heat.
3. Wash bedding every day and dry on high heat.
4. Check your child's head daily. Head lice have legs and crawl. They lay eggs around the hairline, behind ears and the back of the neck. They appear as tiny yellow, tan or brown dots.
5. Pay special attention if your child is itching more than usual.
6. Wash hair every day, comb and blow dry.
7. Do not share with other students coats, hats, hair ties, hugs, scarves and other garments.



## 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

New parking stickers were approved at the first of the year. All stickers should be displayed in the rear window on the driver's side of the car. If you do not have a new sticker, please contact the office.

Would you like an extra \$200? Refer someone to become a new member of your cooperative and if they are approved, you will receive a bonus check for \$200.

There is no limit on how many referrals you can make.

## Good Neighbor Honor Roll October 2013 - September 2014

Pet waste clean-up reminder signs and stations with disposal bags have been posted on the property.

### 2014

March 2014: Cora Little

June 2014: Ed Korte

September 2014: Sheryl Frank

These are the members who have been named Good Neighbors of the Month.

They were nominated because they exemplify the Independence Square spirit of cooperation through their thoughtful acts to help others.

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