

Marilyn Porter for Board of Directors

My name is Marilyn Porter and I am running for re-election to the board of directors.

I am asking for your vote during the Annual Membership Meeting on Wednesday, September 18.

For four terms, a total of 12 years, I have served on the Independence Square board of directors. Currently, I am serving as president, an office I have held for nine years.

During the 12 years that I have served, I have worked with the other board members

- *to support our affordable housing mission at all levels*
- *to encourage member participation in cooperative activities and open sessions of board meetings*
- *to pay off the cooperative's 40-year mortgage*
- *to pursue, explore, and initiate refinancing options for repairs and upgrades to Independence Square Townhouses*
- *to approve renovations that will improve individuals units of all members and the entire property.*

Independence Square looks very attractive and welcoming, now that all the renovations are complete. The cooperative has a board of directors committed to the best interests of the cooperative and each one of them is supporting me on my re-election.

Our bylaws do not require all board members to live in Independence Square. As most of you know, I moved from the cooperative several years ago.

It is here in Independence Square that I raised two small children as a single mother.

My son Zack is now 23 years old and is a Senior Airman with the U.S. Air Force. He has served a year tour in South Korea and came back to the United States in January of 2013. He is stationed in Wichita, KS. He will be leaving again for a six-month tour at the end of this year.

My daughter Ashley is 25 years old and happily married with two children, Joshua who is 3 (He doesn't call me grandma, he calls me "honey"), and Zoey who is 9 months old.

I believe the safe and secure environment of Independence Square encouraged my children to become the successful individuals they are today.

Home is where the heart is. And my heart has always been here at Independence Square.

I look forward to seeing all of you at the Annual Membership Meeting and I encourage you to re-elect me as a member of the board of directors.

Michael Benz for Board of Directors

Hello!

My name is Michael Benz. I am 28 years old and I am running for a position on the Board of Directors of Independence Square Townhouses.

I have lived here at the cooperative for about nine years. Most of you have seen my mowing lawns around the complex or outside tidying up the complex by picking up debris.

I am a family-oriented guy who believes in having integrity with old school morals. I do my best to be a vital and active part of our community and to help in any way when I can. I have been elected Good Neighbor of the Month three times and was also recognized at the annual meeting for stopping a criminal that was breaking into homes and cars in our neighborhood.

Regardless of whether I get on the board, I will always care about this community. The reason I would like to be on the board is so I can get more hands-on in the community and try to go above and beyond what is expected of a resident of IST.

Thank you so much for your time and I hope I have your vote!

- Michael Benz

Yard Sale on Sept. 27th & 28th

*Look for bargains throughout the cooperative
on Friday, Sept. 27, and Saturday, Sept. 28.*

That's the date for the annual cooperative yard sale.

**Hours are 8 a.m. to 5 p.m.
The rain date is Oct. 4 and 5.**

For Sale

*Lots of full and partial skeins of yard,
knitting books, weave-it kit with patterns,
supplies for knitting and crochet hooks.*

Please call 816.833.2596.

SEPTEMBER

Around
the SQUARE

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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

Signal 88 Security of
Jackson County, MO
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

Annual Meeting Slated for September 18th

Members of Independence Square will vote to fill one three-year term on the board of directors at this year's annual meeting.

The meeting will be at the clubhouse. Sign-in begins at 6:30 p.m. and the meeting starts at 7 p.m. on the third Wednesday in September, the 18th.

Door prizes will be awarded: first place of \$50, second place of \$30 and third place of \$20.

Only members in good standing can vote. Any member with an unpaid balance of more than 30 days cannot vote. If you cannot attend, you may vote by proxy.

Members voting by proxy must appoint another member in good standing to vote on their behalf. No attending member may cast more than his or her vote plus one proxy vote.

Members Must Display Parking Stickers, & Observe All Vehicle Rules

Some members are not displaying their vehicle stickers.

Failure to display the sticker is a violation and may result in revocation of the member's vehicle permit and in cancellation of the Membership Certificate and Occupancy Agreement.

Members with vehicles on the property agree to observe all rules and regulations of Independence Square Townhouses, Inc.

~ Thank You.

Continued on next page.

Vehicle Rules & Regulations

1. All vehicles owned by or in possession of cooperative members or their family **must** be registered with the site office; hereafter referred to as the “office.”

When a vehicle is sold or exchanged, it is the member’s responsibility to file a new registration permit with the office. Annual registration must be done by February 28.

2. After proper registration requirements are met, a parking sticker will be issued for each vehicle and **must** be displayed in the lower left rear window of vehicle.

3. All vehicles must have valid state license plates. Any vehicle not properly licensed may be subject to legal action and towing at the owner’s expense on the 11th day of the month following the expiration.

4. No vehicle of any type may be operated or parked on any sidewalk, grassy area, or play area. All vehicles must park between yellow lines.

Every member will be assigned a numbered space. You must use your numbered space first before parking a second vehicle in a guest space. All members must park vehicles so that their vehicle does not extend over the sidewalk.

5. **A limit of (1) vehicle per licensed driver per unit**, with a maximum limit of three (3) vehicles per household will be permitted to park in the parking lots.

If a member drives a company vehicle, it must be parked in the centralized parking lot by the playground. Trucks, larger than 3/4 ton pick-ups, must park by the playground area.

6. A vehicle may be subject to towing at the member’s expense and immediate legal action for:
- a. Parking on sidewalk or grassy areas
 - b. Parking in a numbered space, designed for use by another member
 - c. Double parking
 - d. Inoperative vehicles, including vehicles with flat tires
 - e. Any vehicle parked in a vacant unit spot or another member’s numbered spot
 - f. Any vehicle that does not have a current valid state license plate
 - g. Parking in an identified Fire Zone

7. Repairs of vehicles in member’s designated parking spot are permitted for a period not to exceed six (6) hours. While repairs are being made, the vehicle may not be left unattended.

Members are liable for any injuries that occur or any damages to the property while working on their vehicle. Due to environmental laws, changing of oil, brake fluid and other automotive fluids is not permitted on cooperative property.

8. Motorcycles must be parked in the member’s numbered spot, cross-ways in front of the member’s car or truck. Motorcycles may not park on sidewalks or in yards.

9. Speed Limits: **Baker Drive is posted 20 M.P.H. Parking Areas are 5 M.P.H.**

10. Careless or reckless driving on cooperative property is prohibited.

11. Campers, boats, trailers or any recreational vehicles cannot be stored anywhere on cooperative property.

12. Each member is responsible for their family and guests.

If a member is issued three tickets for violations (family and/ or guests) within a 12-month period, the member shall be subject to default and termination of membership at the discretion of the Board as provided for in the Occupancy Agreement and the By-Laws of the corporation.

13. Parking in identified Fire Zones is prohibited and subject to towing at the member’s expense.

Dates to Remember

September 2013

Carrying charges due: September 1

Labor Day observed: September 2
Office closed

Recycled papers picked up: September 4

Carrying charges delinquent: September 10

Annual meeting: September 18
Sign in begins at 6:30 p.m.
Meeting begins at 7 p.m.

Carrying charges sent to the attorney: September 20

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

NEWSLETTER MINUTES

Independence Square Townhouses, Inc. August 20th, 2013 Board Meeting

Sheryl Frank, vice president, called the meeting to order at 5:45 p.m. Other board members attending were Ray Gamble, secretary-treasurer, and Ed Korte, board member.

Also present were Alexis Martin, on-site manager; Martha Ramcke, assistant on-site manager; Mike Leach, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Carmen Detherage, comptroller, with Linville Management Services, Inc.

Marilyn Porter, president, joined the meeting at 6:30 p.m.

The next meeting is the annual membership meeting on Wednesday, September 18.

Minutes of the July 16 board meeting were approved.

Open Session

Twelve members signed in: Michael Benz, Lindsay Torres, Joy Layton, Tammy Sutherland, Felecia Rogers, Abigail Perez, Andria Knapp, Jean Hudgens, Lorie Marler, Phyllis Cannon, Bea Parks and Jessie Phillips.

Sheryl welcomed them and opened the meeting at 6 p.m.

Mike presented the maintenance superintendent’s report. From July 17 to August 19, 121 work orders were called in and 112 completed. Replaced were three hot water tanks, two kitchen floors, one kitchen sink, one bath floor, one refrigerator, one garbage disposal, one countertops and one kitchen faucet.

Repairs to drainage problems on Building #11 have been completed. Two dead trees have been removed. Some basement leaks have been repaired. The basketball goals will be repainted in two weeks.

Alexis gave the office updates. There have been 31 statements of charges due, two attorney referrals, 23 defaults, one animal violation, one vehicle violation, two intents to vacate, two evictions and two applications pending.

Six units are for sale and three of these are not paying carrying charges. There have been five move-ins since the last board meeting and six move-ins now are scheduled.

The fall yard sale will be on Friday and Saturday, September 27 and 28. The rain date is October 4 and 5. Josh and Felecia Rogers were recognized with a \$200 referral bonus for an approved move-in.



Felecia Rogers was recognized with a \$200 referral bonus for an approved move-in she and her husband, Josh, recommended.

Sheryl opened the floor to member comments.

Tammy Sutherland won the door prize drawing of a \$25 gift card.



Ed Korte, member of the board of directors, awards a \$25 gift card to Tammy Sutherland, the winner of the door prize drawing.

The open session ended at 6:25 p.m.

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.