

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 eight 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.

Bicycle, tricycles, Big Wheels and toys: When not in use, bicycles, tricycles, Big Wheels and such must be kept inside your unit or in the back yard next to the building.

Toys are to be stored inside the unit when not in use.

Clothes drying: Clotheslines may be installed in the basement.

You may install a rotary clothes-drying post in back yards only. No other type of outdoor clothesline is authorized.

When not in use, the rotary post must be stored in the unit.

Decks and Patios: Approved installation/alteration permit is required before any work begins.

Decks: Must not be attached to the townhouse nor obstruct utility meters or wiring. They can be no larger than 12 feet by 12 feet square and are allowed only in fenced backyards.

Members must understand that if emergency repairs by utility companies and/or maintenance are required, the members are responsible for any costs incurred in removing and/or replacing the deck.

Grounds Violations: Front and back yards must be kept clean and free of cigarette or tobacco litter, clutter, debris and trash.

Back yards are limited to lawn mowers, lawn furniture, large bicycles and barbecue grills. Toys are to be kept inside the unit when not in use. Members with unfenced back yards

must move these items next to the unit to accommodate lawn mowers.

Members who violate yard-keeping standards will be notified of the violation and allowed 48 hours to comply.

Three separate violations of the grounds rules within a 12-month period will result in a grievance hearing.

Patios: Are confined to fenced backyards and must be sloped away from the townhouse to allow drainage. No poured concrete and/or asphalt patios will be allowed.

Brick, stone or patio blocks may be used because they are removable in case utility companies and/or maintenance need to make emergency repairs.

Pools/Slip-N-Slides: No swimming or wading pools shall be allowed except plastic wading pools no larger than five feet in diameter and no more than 12 inches in depth.

Slip-N-Slides are not allowed.

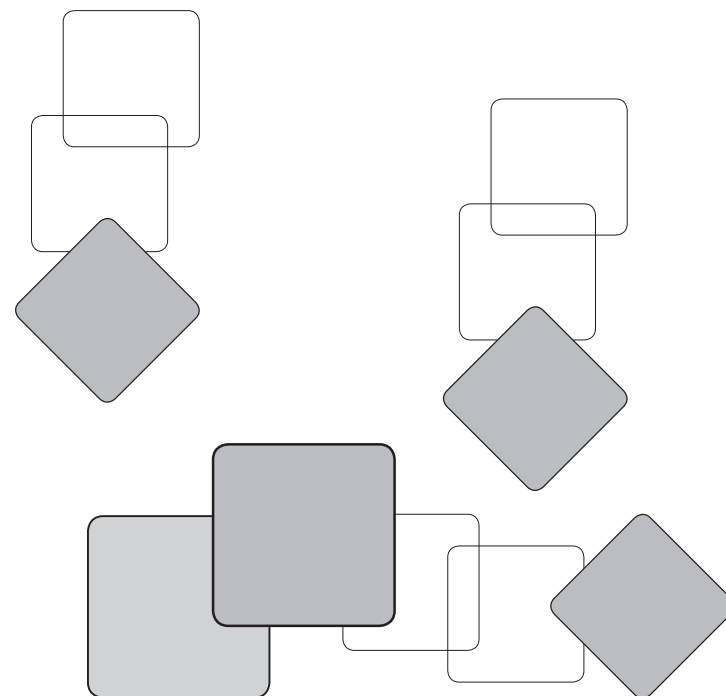
Water Usage: Water is provided for normal use.

Summer water usage is limited to filling a wading pool and watering grass, shrubs and flowers.

Wading pools can be set up only in a fenced backyard and cannot be left in place long enough to kill the grass. Pools are not to be left unattended and must be emptied daily.

Running a sprinkler for children to play in is prohibited. If water is allowed to run unattended or allowed to run into the street, the member will be charged for excessive usage.

Washing motor vehicles on cooperative property is prohibited.



APRIL

Around
the SQUARE

2 0 1 6

BOARD OF DIRECTORS

Sheryl Frank
president

William Bather
vice president

Mike Gamble
secretary-treasurer

Ed Korte

Ray Gamble

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

March 15, 2016

Board Meeting

Board members present: Sheryl Frank, president; Bill Bather, vice president; Mike Gamble, secretary-treasurer; Ed Korte and Ray Gamble
Staff present: Alexis Martin, on-site manager; Martha Ramcke, assistant manager; and Mike Leach, maintenance superintendent
Also attending: Carmen Detherage, comptroller, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney

Sheryl called the meeting to order at 5:44 p.m.

The board agreed to a budget meeting at 9:30 a.m. on Friday, April 15, at the Linville office.

Open Session

Five members signed in for the open session: Kim Fairbanks, Phyllis Cannon, Felecia Rogers, Jessie Phillips and Bea Parks. Sheryl welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report.

The maintenance crew is power washing and degreasing the parking areas and striping and numbering the parking lots.

Spring clean-up will begin next week.

Replaced since February 16 were one range, one kitchen faucet, one kitchen floor, one bath floor and one water heater.

There have been four move-outs and one move-in since the last meeting.

Of 103 work orders called in, 95 have been completed.

Alexis presented the office report.

Eight memberships are for sale. Of these, one unit is not paying carrying charges. Three move-ins are scheduled. Two intents to vacate have been filed.

The semiannual yard sale is scheduled for Friday, May 13, and Saturday, May 14. Rain dates are May 20 and 21.

Continued on next page.

Carmen presented the managing agent's report.

One application has been approved. Financials were mailed to the board on March 3.

Sheryl opened the floor to member comments.

Logan Rogers was recognized as the Good Neighbor of the Month for March.

Phyllis Cannon won the door prize drawing.

The open session ended at 6:30 p.m.

Closed Session

The board accepted a bid to conduct the annual audit.

Carmen discussed pet waste on the property. She presented information about poop-scooping services available as well as a dog DNA poop-identification service.

Alexis reported bags being taken from the pet stations on the property. Martha and Alexis were asked to investigate options for cheaper bags or another kind of station. These will be discussed at the budget meeting.

The meeting was adjourned at 7:30 p.m.

Doggie waste disposal bags are not toys

Conscientious pet owners who clean up after their pets help keep the grounds neat and clean for everyone to enjoy.

Many pet owners use bags from the disposal stations on the property to remove the pet waste.

Unfortunately, children have been reported to be using the doggie disposal bags as toys.

The bags cost 23 cents a piece. They are provided as a courtesy to all members to help pet owners clean up after



Ray Gamble, board member, recognizes Logan Rogers as the Good Neighbor of the Month. With Logan is his mother, Felecia Rogers. Ten-year-old Logan is our youngest Good Neighbor of the Month. Logan was nominated by Francine McGowan who said that he "cleans snow off the porch, carries in my groceries and watches out for me." Logan is the son of Josh and Felecia Rogers, who are previous recipients of the Good Neighbor of the Month award. The Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.



Mike Gamble, board secretary-treasurer, awards the March door prize to Phyllis Cannon.

their dogs. Pet owners are encouraged to help keep the cooperative's costs down by using plastic shopping bags when they can.

The cooperative is spending more now to refill the disposal stations on our property because children are taking the bags to play with.

When stations are left empty because the bags have been taken as toys, it costs the cooperative in replacement expenses.

Dates to Remember April 2016

Carrying charges due: April 1

Recycled papers picked up: April 6

Carrying charges delinquent: April 11

Board meeting: April 19
Open session at 6 p.m.

Delinquent accounts sent to attorney: April 21

May 2016

Carrying charges due: May 1

Recycled papers picked up: May 4

Carrying charges delinquent: May 10

Board meeting: May 17
Open session at 6 P.m.

Delinquent accounts sent to attorney: May 20

Memorial Day observed: May 30
Office closed

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.

Complaints need to be submitted in writing

Annoyed by your neighbors?

Please remember that the board of directors cannot act on

a complaint until you put it in writing.

Independence Square Townhouses, Inc., requires that all complaints must be set forth in writing, signed by the complaining member, listing the complaining member's address and filed with the office.

The board gives serious consideration at every board meeting to complaints filed by members.

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.

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

Bring your own container.

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.

Yard waste bags

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

Cooperative courtesy makes spring safer

Spring is in the air and Independence Square members are everywhere. Some drive Fords and some ride boards.

Some grab bikes and pedal away. Others head outside to hang out or play. As we all enjoy the warmer weather a few simple courtesies will make life better.

Motorists, please drive slow and look out for little ones wherever you go.

Parents, please keep track of children and toys. And show our youth how to be polite and poised.

Skateboarders, please take your ramps down when you are done.

Bicyclists, remember that sidewalks and streets belong to everyone.

Whether you're young or old, we can all agree, Let's keep Independence Square as safe as can be.

Yard Sale Slated for May 13 and 14

Look for bargains throughout the cooperative on Friday, May 13, and Saturday, May 14.

Those are the dates for the spring cooperative yard sale.

Hours are 8 a.m. to 5 p.m.

Rain dates are May 20 and 21.

Referral fee 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 to Independence Square Townhouses, Inc.

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.