

OCTOBER

Around  
the SQUARE

2 0 1 7

#### BOARD OF DIRECTORS

Sheryl Frank  
*president*

William Bather  
*vice president*

Andria Knapp  
*secretary-treasurer*

Ray Gamble

Judy Henthorn

#### HANDY PHONE NUMBERS

Independence Square  
Townhouses office  
816.252.0444

Police (Non-emergency)  
816.325.7300

Police (Emergency)  
911

Metro Public Safety  
816.436.0401

Animal Shelter  
816.621.7722

Animal Control Dispatcher  
816.325.7205

Report Power Outage  
816.325.7550

Great Plains SPCA  
21001 E. Highway 78  
Independence  
913.808.3372

Hours:  
Noon to 7 p.m. Tues. – Fri.  
11 a.m. to 6 p.m. Sat. – Sun.

Citizens Information Center  
816.325.7000

## NEWSLETTER MINUTES

September 20, 2017

Board Meeting

**Board members present:** Sheryl Frank, president; Bill Bather, vice president; Judy Henthorn and Ray Gamble

**Board member absent:** Mike Gamble, secretary-treasurer

**Staff present:** Alexis Martin, on-site manager; Martha Ramcke, assistant manager; and Mike Leach, maintenance superintendent

**Also attending:** Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

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.

Sheryl welcomed members and thanked them for attending. She referred to the official notice of the Annual Membership Meeting mailed on September 8 to all members as proof of notice of the meeting.

Ray read aloud the minutes of the meeting of September 21, 2016. The minutes were approved as read.

Alexis gave the manager's report. In the past year, the office processed 31 applications and had 22 move-ins. Currently, four memberships are for sale. The fall yard sale is approaching. Members wanting to participate need to call the office with suggestions of the day and time.

Mike presented the annual maintenance report. The cooperative completed 25 rehabs in the last year. Installed were five stoves, six refrigerators, three hot water tanks, four kitchen floors and five bath floors. Several roofs and basements were repaired due to storm damage. Trees have been trimmed and some removed. New retaining walls were installed in front of buildings #20 and #21. A drainage system was installed in front of building #11.

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 \$7,542,644; the reserves are \$338,868.

Sheryl read the Good Neighbor of the Month Honor Roll: Mary Jane Hart in November of 2016 and Tim Underhill in March of 2017.

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Sheryl asked for three volunteers to serve as inspectors of election. Summer Armillio, Abigail Perez and Amelia Hart volunteered.

Sheryl announced that there were two positions open on the board of directors: two three-year terms. Bill Bather and Andria Knapp have submitted applications.

Sheryl asked for nominations from the floor. There were no more nominations from the floor and a motion to close the nominations was made and carried.

Bill Bather and Andria Knapp were elected by acclamation.

Door prize drawings were held. Barbara Wood won a month's free carrying charges. Bill Bather won second prize of \$50 and Kathleen Paxton, third prize of \$25. Other assorted door prizes were awarded.

The annual meeting ended at 7:30 p.m.

### **Closed Session**

Board members met to choose officers. Sheryl was re-elected president and Bill, vice president. Andria volunteered to serve as secretary-treasurer and was approved unanimously for the position.

The meeting was adjourned at 7:45 p.m.

## **Daylight Saving Time Ends on Nov. 5**

It's that time of year again.

You'll gain an hour on Sunday, Nov. 5.

That's when Daylight Saving Time ends. So, set your clocks back one hour.

For example, if you get up at 6 a.m. on Sunday, move the time back to 5 a.m.

## **Available at the office free to members**

### **Yard waste bags**

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

### **Pre-bagged ice melt**

Stay safe this winter -- scatter some ice melt on sidewalks, stoops and steps.

### **Furnace filters**

Change filters regularly to keep your furnace heating efficiently.

### **Smoke detector batteries**

When you change your clocks, change your batteries, too.

### **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.

### **Light bulbs**

Light bulbs are provided for appliances and front and back porch light fixtures in an effort to encourage members to leave these lights on at night for security purposes.

## **Residents can recycle variety of items in bin**

Recycling is now as convenient as the bin by the maintenance building.

Residents can deposit all recyclable items in the bin without separating them first.

### **Here's what you can deposit:**

Paperboard such as empty cereal boxes  
Brown paper bags  
Phone books, catalogues and magazines  
Newspapers  
Paper cardboard, dairy and juice containers  
Bulk mail  
Glass bottles and jars  
Remove and discard lids.  
Aluminum cans  
Plastic bottles and containers #1 - #7  
No plastic bags.  
Tin or steel cans  
Cardboard boxes  
Office and school paper

### **Here's what cannot be deposited in the recycling bin:**

No batteries  
No bubble wrap  
No chemicals  
No diapers  
No plastic foam containers, cups and packing peanuts  
No food-soiled paper or plastic containers  
No hardbound books  
No household hazardous waste

- No kitchen oils
- No paint
- No plastic bags
- No plastic utensils
- No tires
- No yard waste

## Rules for Holiday Lights and Decorations

1. Only small bulb, exterior, fused, UL-approved holiday lights may be installed.
2. Holiday lights may be attached on the lower eave with clips approved by the maintenance department. Do not attach to shingles or other areas.
3. Outside lights must have no more than three 100-bulb strings attached together and where plugged together, they must be taped with electrical tape to keep out moisture.
4. Holiday lights and yard decorations can be installed 30 days before a holiday and must be removed within two weeks after the holiday.
5. Holiday lights must be plugged into the outdoor porch light fixture.
6. Members are prohibited from climbing onto roofs.

## 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.

She presented a breakdown of how monthly carrying charges are spent in percentages and in dollar figures.

If a member pays \$572 in carrying charges a month, \$80 is for the mortgage payment, \$40 for insurance, \$34 for taxes, \$200 for maintenance and property operations, \$57 for utilities, \$34 for professional services; \$52 for office/administrative expenses and \$23 for assets such as stoves, refrigerators and furnaces. Deposited into a cooperative savings account every month is \$52.

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.

## Dates to Remember

### October

Carrying charges due: October 1

Carrying charges delinquent: October 10

Board meeting: October 17  
Open session at 6 p.m.

Delinquent accounts sent to attorney: October 20

### November

Carrying charges due: November 1

Carrying charges delinquent: November 10

Board meeting: November 14  
Open session at 6 p.m.

Delinquent accounts sent to attorney: November 20

Thanksgiving observed: November 23 and 24  
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.*

## Members receive \$200 referral bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they recommend becomes a member.

We thank our members for their vote of confidence in our cooperative and for helping us attract qualifying new members.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Independence Square for their new home, it means that you enjoy living here and that you know someone else who

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would be a good neighbor for us.

The referral should be mentioned at the time of application.

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

## By the Numbers: September of 2016 to September of 2017

### Office

31 applications processed

22 move-ins

### Maintenance

25 rehabs

Installed: 5 stoves, 6 refrigerators, 3 hot water tanks, 5 bathroom floors and 4 kitchen floors.

Repaired: several roofs, basements and window wells

Built: retaining walls in front of Buildings #20 and #21  
drainage system in front of Building #11

## 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 - 2017

#### 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

#### 2014

Cora Little  
Ed Korte  
Sheryl Frank

#### 2015

Jean Hudgens  
Sheila Wells  
Michael Mahan  
Jessie Phillips  
Abigail Perez

#### 2016

Judy Henthorn  
Logan Rogers  
Mary Jane Hart

#### 2017

Tim Underhill

