

SEPTEMBER

Around
the SQUARE

2 0 1 7

BOARD OF DIRECTORS

Sheryl Frank
president

William Bather
vice president

Mike Gamble
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

Annual meeting to be held September 20

Members of Independence Square will vote to fill two positions 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 20th.

Door prizes will be awarded.

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.

NEWSLETTER MINUTES

August 15, 2017
Board Meeting

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

Board member absent: Mike Gamble

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

Also attending: Melva Linville, property manager, and Carmen Detherage, comptroller, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney

Sheryl called the meeting to order at 5:45 p.m.

Minutes of the July board meeting were approved. The next meeting is the annual meeting, September 20. Two three-year board positions will be open.

Mike Leach and Carmen reported on the emergency removal of a large oak tree due to storm damage.

Continued on next page.

The board voted unanimously to have address numbers on townhouses painted white.

Open Session

Three members signed in. Sheryl welcomed them and called the session to order at 6 p.m. Jason McGinness of Metro Public Safety joined the meeting.

Mike gave the maintenance superintendent's report.

A recycling bin has been installed on the property. New retaining walls were installed in front of buildings 20 and 21. Landscaping was completed in front of building 11 to control water problems.

The roof on 1410 was repaired.

Replaced since July 18 were two bath floors, one garbage disposal, one countertop, one bath faucet, one kitchen floor and one bath sink.

There have been four move-ins since the last meeting. Of 101 work orders called in, 92 have been completed.

Alexis presented the office report.

Five memberships are for sale with one application pending. There have been four move-ins, one move-in scheduled and one intent to vacate filed.

The annual meeting is at 7 p.m. on Wednesday, September 20. Sign-in is at 6:30 p.m. Two positions are open on the board.

School starts August 17.

The SantaCaliGon Festival is Labor Day weekend, Sept. 1 through 4. Be mindful of the extra traffic in the area during this event.

Carmen presented the managing agent's report.

Two applications have been approved. Two final statements have been completed.

Linville Management processed \$172,742.04 in accounts payable for the month of July. Financial reports were mailed to the board on August 9, 2017.

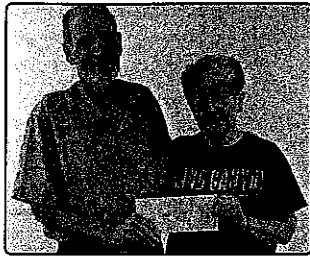
Phyllis Cannon won the door prize drawing.

The open session ended at 6:15 p.m.

How Payments Are Applied

When you make a payment to Independence Square, the money is applied to your account in this order: attorney fees are paid first, filing fees next, then late charges, work orders and finally, carrying charges.

The money is applied to the work order unless you are on a payment agreement plan.



Board member Ray Gamble awards the door prize to Phyllis Cannon at the August board meeting. All members who attend the open session are eligible to win the prize, a \$25 gift card.

For Sale

Large computer desk and chair: \$45
Call Sandy at 816.833.2596.

Free outdoor light bulbs

Porch light bulbs are available at the office and free for members.

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.

Reminders

School is starting this month.

Please watch for children getting on and off the buses.

The 45th Annual SantaCaliGon Days Festival is September 1 through 4 on the square. Remember the traffic and allow extra time for your travels. More than 300,000 are expected to attend the festival over Labor Day weekend.

Loose trash attracts pests, identity thieves

The Trash Fairy doesn't live here.

If you leave candy and ice cream wrappers in the playgrounds and parking lots, they won't magically disappear. They need to be placed in the dumpster along with all the other trash.

Please remember to put your trash in bags and to place it **inside**, not next to, **the dumpster**.

Those steak bones, candy wrappers, soft drink cans, coffee grounds and banana peels will end up scattered all over the grounds by critters scavenging for food.

Members who empty their trash cans directly into the bin are creating a mess for the maintenance staff. When the dumpster is picked up, loose trash is blown all over the grounds. Litter and garbage strewn throughout the complex are unsightly and unsanitary.

If you have larger household items to discard, please call the office at 816.252.0444.

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

Remember to mow fenced back yards

Members are responsible for mowing fenced backyards.

Grass must be no higher than eight inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a fee will be charged.

If you leave for vacation, remember to make arrangements

to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service. If a members gets three notices for mowing violations during mowing season, the fence will be removed.

Dear Members,

My name is Andria Knapp and I am a member here at Independence Square Townhouses and I am running for an open board position.

My family moved here in the fall of 2003; so, I am coming up on my 14-year-anniversary. It is crazy to think it has been that long! My son has grown up here and has become friends with many kids and made lifelong friendships as well.

I, too, have enjoyed meeting and getting to know many of my neighbors. This is a family-oriented community that I feel has the added benefit of being a safe community, and I have been grateful for it all these years.

I am interested in a position on the board so that I can be involved in the goings-on of our community and help in any way I can.

I would appreciate your vote and thank you for your support.

Sincerely,

Andria Knapp

William J. Bather (Bill)

For the past three years I have proudly served on the board of directors of Independence Square Townhouses, and for the past year I have served as the vice president of the board.

I believe I possess education, experiences, abilities and personality traits that benefit the board of directors as well as the residents of Independence Square Townhouses.

I sincerely care about the future of Independence Square Townhouses as well as its residents which is why I am volunteering to continue to serve on the board of directors of Independence Square Townhouses, Inc.

I would appreciate your voting for me on September 20 to continue to serve on the board of directors for Independence Square Townhouses, Inc.

Education History:

Masters of business administration (MBA)
Mid-America Nazarene University
Graduated top of the MBA class

Bachelor degree in business and human relations
Mid-America Nazarene University
Graduated cum laude

Summary of Professional Skills:

Extensive project analysis, development, implementation and management experience and success
MBA level management, finance, accounting and business law training and abilities
Commercial insurance knowledge - formerly a licensed insurance broker
Contract negotiation:
Experience negotiating many contracts ranging from agreements with independent contractors to multi-million dollar transportation contracts
Educated in human relations with an emphasis on human relations in business settings
My personality is extremely calm and I am not one to get involved in gossip or "drama". I take my time making decisions and make decisions based upon a careful review of the facts. I welcome the ideas of others into my decision making and function well as a team member.

Work History:

06/1992-01/1995 Managed \$20+ million dollar logistics budget for the contract sales division of Sears Roebuck & Company. Also, involved in restructuring the logistics program of the contract sales division of Sears Roebuck & Company reducing the number of warehouses utilized and facilitating just-in-time methodology while reducing costs National Logistics Corporation, Naperville, IL. later National Materials Management, Aurora, IL.

01/1995-03/1999 Took some time off to care for my newborn daughter during which time I also acted as the contractor on a new home for my family and prepared to start my own business

03/1999-Present Owner of WJ Cleaning. My company provides commercial cleaning ("office cleaning") services to Kansas City area businesses

09/2015-Present Independence Square Townhouses Board member and vice president of the board

Dates to Remember

September

Carrying charges due: September 1

Labor Day observed: September 4
Office closed

Carrying charges delinquent: September 11

Annual meeting: September 20
Sign in at 6:30 p.m.
Meeting begins at 7 p.m.

Delinquent accounts sent to attorney: September 21

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

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.

