



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

January 16, 2018
Board Meeting

Board members present: Sheryl Frank, president; Bill Bather, vice president; Andria Knapp, secretary-treasurer; Ray Gamble and Judy Henthorn
Staff present: Alexis Martin, on-site manager; Martha Ramcke, on-site 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 November board meeting were approved. The next meeting is February 20.

Open Session

Seven members signed in. Sheryl welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report.
Flue caps have been replaced. They are covered by an insurance claim. Leaf clean-up on the property has been completed.
Replaced since November 21 were two refrigerators, three garbage disposals, one kitchen floor, one bath floor, two ranges and one water heater.

There have been six move-ins since the last meeting and one move-out.
Of 97 work orders called in, 88 have been completed.

Alexis presented the office report.
Three memberships are for sale.
Two families received Christmas assistance with food and gifts for children, made possible by donations from members and friends of Independence Square Townhouses.
Vehicle and pet permits are due by February 28.



Sheryl Frank, board president, awards a \$25 gift card to Dakota Cook. He was recognized as the Good Neighbor of the Month for December of 2017.



Board member Judy Henthorn awards a \$25 gift card to Doraee Reed at the January board meeting. Doraee won the door prize drawing during the open session.

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Dakota Cook was recognized as the Good Neighbor of the Month for December. He was nominated by Dale Vaughn. Josh Rogers was the Good Neighbor of the Month for January. He was nominated by Fran McGowan.

Carmen presented the managing agent's report. Two applications have been approved. Linville Management processed \$111,633.78 in accounts payable for the month of December. Financial reports were mailed to the board on December 18.

Sheryl opened the floor to member comments.

Doraee Reed won the door prize drawing.

The open session ended at 6:14 p.m.

The board met in closed session and the meeting was adjourned at 7:12 p.m.

Daylight Saving Time Begins in March

It's that time of year again.

You'll lose an hour on Sunday, March 11.

That's when Daylight Saving Time kicks in. So, set your clocks ahead one hour.

For example, if you get up at 6 a.m. on Sunday, move the time up to 7 a.m.

You get your hour back in November.

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

Charges apply for bulky trash disposal

The waste disposal company that collects trash from the dumpsters also will haul away large items.

There is a charge, however, for large items the trash collector picks up and hauls away. Costs range from \$3 to \$20 and include chairs, couches, television sets, microwaves, vacuums, tables, dressers, mattresses, bed frames, gas grill and other oversized items.

Please call the office to find out what the fee is.

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.

How Payments, Late Fees 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.

A late charge of \$50 will be assessed to all unpaid accounts after 5 p.m. on the 10th day of every month. If the 10th falls on a weekend, payments must be in the office by 5 p.m. on the first workday after the weekend.

All payments after the 10th of the month must be paid by a money order or cashier's check.

Please register pets, vehicles

Pet and vehicle permits are now due.

If you have not registered these with the office, please do so. The deadline is February 28.

The only animals needing a pet permit and the one-time fee are dogs and cats.

Pet registration requires a copy of the certificate verifying vaccinations are current. The certificate also must indicate breed and weight.

A photo of your pet must be provided to the office. Proof of licensing with the City of Independence must be shown as well.

All vehicles owned by or in the possession of members or their family must be registered at the site manager's office. When a vehicle is replaced, it is the member's responsibility to file a new registration permit with the office within 10 days.

A limit of one vehicle per licensed driver per townhouse, with a limit of three vehicles per townhouse, will be permitted.

All vehicles must have a valid state license plate. Vehicles not properly licensed will be subject to towing at the owner's expense. Vehicles are subject to towing if parked anywhere other than in the member's numbered spot or a guest spot.

If a vehicle is parked in a fire zone, it will be towed immediately.

If a vehicle is blocking a member's numbered spot or is parked in a member's numbered spot, an attempt will be made to locate and contact the vehicle owner. If the owner cannot be located, the vehicle is subject to towing immediately.

Failure to comply with registration and rules may place your Occupancy Agreement in jeopardy.

Dates to Remember

February 2018

Carrying charges due: February 1

Carrying charges delinquent: February 12

Presidents Day observed: February 19
Office closed

Board meeting: February 20
Open session at 6 p.m.

Delinquent accounts sent to attorney: February 22

March 2018

Carrying charges due: March 1

Daylight Saving Time begins: March 11

Carrying charges delinquent: March 12

Board meeting: March 20
Open session at 6 p.m.

Delinquent accounts sent to attorney: March 22

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.

Loose trash attracts pests, identity thieves

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

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.

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.

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

Tips to prevent car break-ins

1. Always lock your vehicle doors. Close windows and sunroofs.
2. Keep personal items out of view such as keys, phone adapters, chargers and compact discs.
3. Keep or hide shopping bags. Don't leave them in your vehicle. Place shopping bags in your trunk and then bring them inside as soon as you get home.
4. If your vehicle has an alarm, make sure you set it when locking your car.
5. If your vehicle stereo is removable, take it inside with you when you are home.

Please keep your eyes open for any strangers in the area. Who is that? I haven't seen that person before. Why are they walking around the vehicle? Observing and reporting such activities any time of the day or night can help keep your community safe.

If you see someone who looks suspicious, call the police and then call Metro Public Safety at 816.436.0401 in the evening. During the day, call the police and then notify the office.

Got a good neighbor? Tell us who . . .

Independence Square is full of unsung heroes.

Please tell us about your neighbor by filling in the form and turning it in to the office.

One Good Neighbor will be recognized every month and will receive a \$25 gift card.

Good Neighbor Nomination

Your name: _____

Your address: _____

Your phone number: _____

I nominate _____
(Please give full name of neighbor you are nominating.)

Neighbor's address: _____

Neighbor's phone number: _____

Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.

Explain why you are nominating this person.
What has she or he done to be a good neighbor?

Tell us about your neighbor:
Why does or did your neighbor do this?

In what way does this act of kindness help you or others?

How long has he or she lived in Independence Square?

Optional:
Other members of the household?

Occupation?

Any other information you'd like share?

For Office Use Only

Is the nominee a member in good standing?

____ Yes ____ No