

APRIL

Around
the SQUARE

2 0 1 8

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

March 20, 2018

Board Meeting

Board members present: Sheryl Frank, president; Bill Bather, vice president; Andria Knapp, secretary-treasurer; and Ray 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 January board meeting were approved. The next meeting is April 17.

Mike discussed three bids for lawn service.

The board reviewed and discussed the bids. The board voted unanimously for a three-year contract with Royal Lawn Service, which includes a five percent reduction every year.

Open Session

Francine McGowan, Jessie Phillips and Kathleen Paxton 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 on all units. They were covered by an insurance claim.

A contractor will work on gutters and window wrap replacement next week.

Mike is getting bids for mole treatment, removal of two trees and roof replacement on Building #14.

Maintenance will start spring clean-up next week.

Replaced since February 20 were one refrigerator, one range, three garbage disposals and two water heaters.

There have been two move-ins and three move-outs.

Of 121 work orders called in, 111 have been completed.

Alexis presented the office report.

Five memberships are for sale with no applications pending and three move-ins scheduled. Five intents to vacate have been submitted. There have been two move-ins so far this month.

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Cecilia Mendez will receive a check for \$200 for a referral bonus.

Carmen presented the managing agent's report. Two applications were approved in January and one in February. Two final statements were completed in January and one in February.

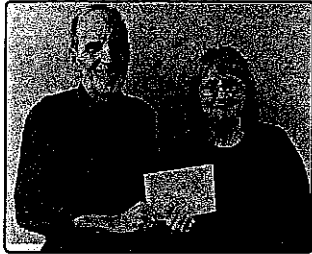
Linville Management processed \$92,000 in accounts payable for the month of February and \$101,324.17 for March.

Financial reports were mailed to the board on February 7 and on March 7.

Sheryl opened the floor to member comments.

Francine McGowan won the door prize drawing.

The open session ended at 6:20 p.m.



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

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 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.

Whether rain, snow, sleet or hail, pet owners are expected to clean up after their pets in all weather. Those who fail to do so are sent a notice and given 24 hours to comply.

Observing Independence Square pet waste rules is easy now with the readily available bags. Not complying, however, can get expensive.

If pet owners don't comply, maintenance then is dispatched to clean up and members are charged.

Dates to Remember

April 2018

Carrying charges due: April 1

Carrying charges delinquent: April 10

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

Delinquent accounts sent to attorney: April 20

May 2018

Carrying charges due: May 1

Carrying charges delinquent: May 10

Board meeting: May 15
Open session at 6 p.m.

Delinquent accounts sent to attorney: May 21

Memorial Day observed: May 28
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.

Doggie waste disposal bags available on site

Pet waste clean-up reminder signs and stations with disposal bags have been posted on the property.

We hope to encourage all members to clean up after their pets and keep the grounds neat and clean for everyone to enjoy.

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.

Feral cats spread disease

The board has received many reports of stray cats prowling the yards of members. Some of the cats have kittens.

These cats are living under decks and in the field behind the garage.

At parks, zoos and recreation areas, signs are posted: **"Please don't feed the animals."**

It may seem unfortunate but that admonition holds true here at Independence Square for these feral cat colonies.

Stray cats carry diseases that are dangerous to people and to other animals. Pet waste is unsanitary and annoying to members of all ages who enjoy our grounds.

A recent U.S. Geological Survey study of streams and creeks in the Kansas City region showed that bacteria from pet waste is the source of about 25 percent of the bacteria in local waterways.

When pet waste is not disposed of, water quality isn't the only thing that suffers. Adults working in their gardens, children playing outside and family pets are at risk for infection from some of the bacteria and parasites in pet

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waste.

Another hazard is created when food is left out for the feral cats: it attracts rodents and roaches.

We are asking you to please not feed the stray cats.

Thank you for your cooperation.

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.

Members are responsible for maintaining their flower beds and fenced-in backyards.

Planting: Planting that could cause structural problems or mowing problems will not be approved.

Vines: Vines will not be allowed on the buildings.

Flower beds: Flower beds in front and back yards shall be planted next to the buildings. They shall not extend beyond the stoop approximately 56 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 48 hours to do so. If not done in this time period, Maintenance will mow your yard and a charge will be assessed.

If a member gets three notices for mowing violations during mowing season, the fence will be removed.

Members receive \$200 referral bonuses

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

Cecilia Mendez received a \$200 referral bonus in March for referring a qualified new member to our cooperative.

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 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.

Nominate a Neighbor

Nominate a member who exemplifies the Independence Square spirit of cooperation through his or her thoughtful acts to help others.

One Good Neighbor is recognized every month and receives 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?

Why does or did your neighbor do this?