

MAY

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

April 17, 2018
Board Meeting

Board members present: Sheryl Frank, president; Bill Bather, vice president; Andria Knapp, secretary-treasurer; Judy Henthorn 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, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney

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

Minutes of the March board meeting were approved.
The next meeting is May 15.

Open Session

Fran McGowan, Jessie Phillips and Kailey Ferguson signed in and Sheryl called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report. Gutters and window wrap replacement has been completed. A new roof will be installed on units 1410, 1412, 1414 and 1416. Two trees have been removed from the property boundary on Truman Road and one tree in front of 1403. The property was inspected on April 12 by the National Cooperative Bank. Spring clean-up is underway. Replaced since March 20 were one refrigerator, one range, two garbage disposals, one bath faucet and one water heater. There have been one move-in and three move-outs. Of 106 work orders called in, 98 have been completed.

Alexis presented the office report. Four memberships are for sale with no applications pending. Six move-ins are scheduled. Three intents to vacate have been submitted. There was one move-in in March. Kailey Ferguson will receive a check for \$200 for a referral bonus.

Melva presented the managing agent's report. Two applications have been approved. Linville Management processed \$100,665.31 in accounts payable for the month of March.

Continued on next page.

Financial reports were mailed to the board on April 5.

Sheryl opened the floor to member comments.

Kailey Ferguson received a check for \$200 for a referral and won the door prize drawing.

The open session ended at 6:20 p.m. and the meeting was adjourned at 6:30 p.m.

Members receive \$200 referral bonuses

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

Kailey Ferguson received a referral bonus at the April open session.

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.

Book clubroom now for spring parties

The clubhouse is already being booked for graduation celebrations and other spring events.

If you are planning a get-together in the next 30 days, please book the room now. Payment is required at the time of booking.

To reserve the lower-level clubroom, contact the site manager to complete a reservation form. A nonrefundable rental fee and a refundable security fee are required when the reservation is made.

The clubroom is to be cleaned by the member immediately after use. The building must be vacated by 11 p.m. on the day of the reservation.

Dates to Remember

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

June 2018

Carrying charges due: June 1

Carrying charges delinquent: June 11

Board meeting: June 19

Open session at 6 p.m.

Delinquent accounts sent to attorney: June 21

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.

Units Treated to Eliminate Bed Bugs

To effectively treat and thoroughly eliminate bed bugs from our property, we rely on members to report suspected bed bug activity in their units.

The best way to report is to call the office at **816.252.0444** or to email Alexis at **alexismartin@comcast.net** or Martha at **martha.ramcke@comcast.net**.

Please do not come into the office to report bed bugs.

We are making every effort to eradicate bed bugs and to



Andria Knapp, board secretary-treasurer, awards the door prize gift card to Kailey Ferguson. Kailey was doubly lucky at the April meeting: she also received a \$200 referral bonus.

Keep them from spreading and we need your cooperation to protect all of us.

Independence Square Townhouses, Inc., has adopted a zero-tolerance policy for bed bug infestations.

Member Responsibilities

Report any suspicion of the presence of bed bugs immediately to the on-site office.

Fully cooperate with inspectors, management and pest management professionals during the entire process of eliminating the pests.

Continue to help the cooperative by monitoring your unit for bed bugs after treatment has been made.

Cooperative Responsibilities

We will take your bed bug problem seriously and will schedule a qualified inspection as soon as possible.

We will schedule inspections for adjacent units to assess the extent of the infestation and will treat all units found to be affected by the infestation.

We will pre-inspect the day before treatment is scheduled to make sure your unit is properly prepared. We will let you know if anything is not ready.

We will assist the pest management professionals in gaining proper access to all areas to be treated.

We will make any structural repairs recommended by the pest management professional necessary to eliminate bed bug hiding places. We will caulk and seal any cracks and crevices in the unit.

We will schedule follow-up treatments for your unit as necessary and recommended by the pest management professional.

We will commit to using the most effective treatment recommended for the infestation. In most cases, heat treatment will be used when available.

Treatment will be provided at no cost to the member as long as full cooperation is given. However, should a member fail to cooperate or to follow the instructions for eliminating the pest or should the member have repeated infestation issues in the unit, the member may be subject to charges for the treatment.

A member's failure to report suspected infestation and/or failure to comply with the necessary procedures for eliminating the pest will result in a violation of the Occupancy Agreement and possible termination of occupancy.

Standing water breeds mosquitoes

Members with wading pools for children are reminded to empty their pools daily.

Pet owners who leave bowls of drinking water outdoors for their dogs are also asked to provide fresh water daily.

Standing water becomes a breeding ground for mosquitoes and the diseases they can spread.

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.

Please clean up after your pets

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 clean up.

Complying with Independence Square pet waste rules is easy -- pet waste bags are readily available at stations on the property. Not complying, however, can get expensive.

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

Proof of pet's weight, breed, rabies shot required to register

Any member accepting the duties of pet ownership by requesting a Pet Permit is required to abide by all Independence Square's pet rules and regulations and the City of Independence ordinances concerning pet ownership.

When you apply annually for a pet permit, please note that:

Continued on next page.

The "veterinarian's certificate showing pet's weight, breed and proof of rabies inoculation must be provided."

All pets must be registered with the cooperative office.

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.)

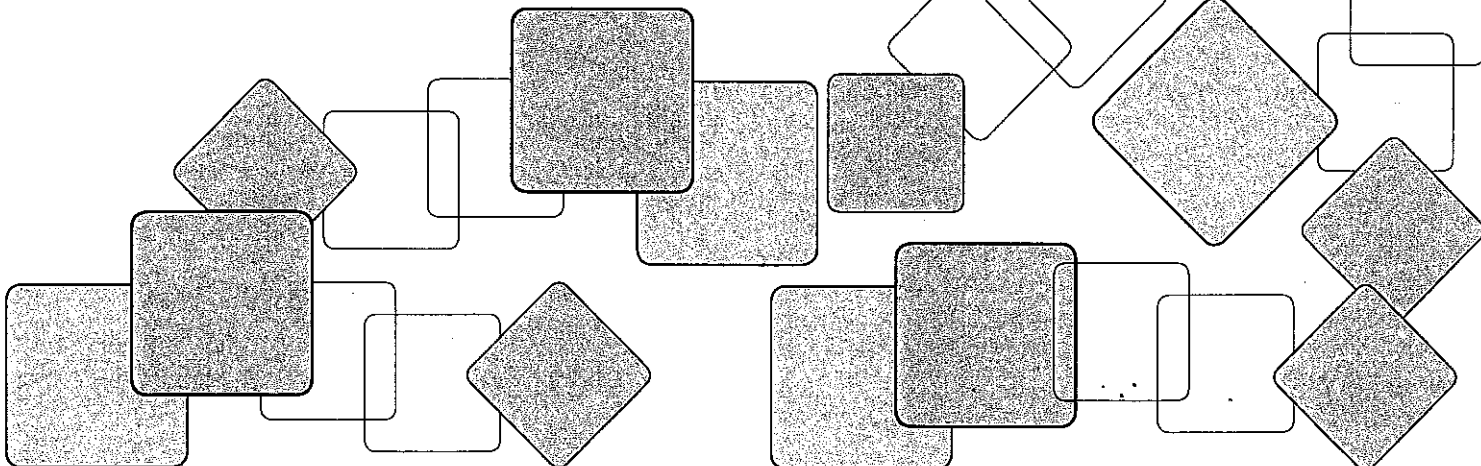
Neighbor's address: _____

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?



Reminder

The office will be closed
Monday, May 28,
in observance of Memorial Day.

Mowing Reminder

Grass is too tall in many backyards.

Maintenance superintendent Mike Leach reminds members that grass is not to be more than 8 inches tall.

Grounds inspections this month have found backyards badly in need of mowing -- and in violation of our regulations.

The member is responsible for fenced backyards. The yards are to be mowed and kept free of clutter.

If you receive notice from maintenance to mow, you will have 48 hours to do so. If not mowed within 48 hours, the fence will be removed and your account will be charged for the removal.

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

Please remember to use trash bags.

Do not empty your trash can directly into the dumpster.

Place your garbage in trash bags and throw the bags into the dumpster.