

JULY

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

June 19, 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, 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 May 15 board meeting were approved. The next meeting is June 19.

Mike shared with the board a bid to cut out a section of asphalt and repair the area in front of Building #7 for \$3,600. The board voted to accept the bid.

Open Session

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

Mike gave the maintenance superintendent's report.

Gutters are scheduled to be cleaned on July 9.

Asphalt will be repaired in front of Building #7.

Replaced since May 15 were two refrigerators, two garbage disposals, one bath faucet, one kitchen floor, one bath sink and one bath floor

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

Of 105 work orders called in, 93 have been completed.

Alexis presented the office report.

Three memberships are for sale with two applications pending. Two move-ins are scheduled.

Members are reminded of the prohibition against fireworks on Independence Square property.

Carmen presented the managing agent's report.

One application has been approved and one denied.

One final statement was completed.

Linville Management processed \$163,675.77 in accounts payable for the

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month of May.
Financial reports were mailed
to the board on June 8.

Sheryl opened the floor to
member comments.

Mary Jane Hart won the door
prize drawing.

The open session ended at
6:15 p.m. and the meeting
adjourned at 6:55 p.m.



Andria Knapp, board secretary-treasurer, awards the door prize to Mary Jane Hart whose name was drawn during the open session of the June meeting.

Remember to mow fenced back yards

Members are responsible for mowing fenced back yards.

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.

Available at the office free to members

Yard waste bags

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

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

Carrying charges increase July 1

The new fiscal year for Independence Square Townhouses, Inc., began on July 1.

At this time, carrying charges increased by \$15 per unit.

The increase is necessary to meet the needed expenses of the property. A few big ticket items that will be taking place this year are the purchase of a new maintenance truck, seal coating parking and street areas and repairing two fences on the property.

The budget for the new fiscal year is posted on the bulletin board in the office for anyone to review.

Please remember to pay the new amount.

Thank you.

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.

Applications accepted for board of directors

Members of Independence Square will vote to fill 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 19th.

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.

Members in good standing who care about our community are encouraged to run for office. Resumes of candidates will be printed in the September newsletter.

Dates to Remember

July 2018

Carrying charges due: July 1
Remember \$15 increase

Independence Day: July 4
Office closed

Carrying charges delinquent: July 10

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

Delinquent accounts sent to attorney: July 20

August 2018

Carrying charges due: August 1

Carrying charges delinquent: August 10

Delinquent accounts sent to attorney: August 20

Board meeting: August 21
Open session at 6 p.m.

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.

Be on time: Pay on line

Your carrying charges are due the first day of every month.

Paying is even easier now that members can make their payments online through the Resident Portal.

Carrying charges become delinquent on the 10th of the month and unpaid accounts are sent to the attorney on the 20th of the month.

The checks you write to Independence Square Townhouses are being deposited the day they are received.

An accounts receivable program allows the checks to be cashed immediately.

When you write a check to pay the cooperative, you need to make sure that funds are in your account at that time.

Doggie waste disposal bags available on site

Pet waste clean-up reminder signs and stations with disposal bags are 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.

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.

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 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.

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 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.

Candidates resumes published in newsletter

If you are interested in running for the Independence Square Board of Directors, please submit a resume to the office.

Resumes will appear in the August and September issues of the "Around the Square" newsletters.

If you want to publish a resume in the newsletter, here is an easy format to follow.

You don't need to use every category.

Please limit the length to one typed page.

Here is a format you can use to prepare a resume.

Name:

Cooperative experience:

Qualifications:

Family:

Work history:

Education:

"I want to serve on the board of directors because:"

Please use water wisely

Water is provided for normal use.

Summer water usage is limited to filling a wading pool not more than 12 inches deep and to watering grass, shrubs and flowers.

Wading pools can be set up only in a fenced back yard and cannot be left out long enough to kill the grass.

Running a sprinkler for children to play in is not allowed.

If a member allows water to run into the street, the member will be charged for excessive usage.

Washing motor vehicles on cooperative property is prohibited.

