

JUNE

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

May 15, 2018
Board Meeting

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

Andria Knapp, secretary-treasurer, joined the meeting at 6:20 p.m.

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 April 17 board meeting were approved. The next meeting is June 19.

Open Session

Jessie Phillips and Phyllis Cannon signed in. Sheryl welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report.

A new roof has been installed on units 1410, 1412, 1414 and 1416.

The property was inspected on April 12 by the National Cooperative Bank and maintenance is making the necessary corrections cited in the report.

Summer clean-up is underway.

Replaced since April 17 were one refrigerator, one garbage disposal and one bath faucet.

There have been three move-ins and one move-out.

Of 97 work orders called in, 89 have been completed.

Alexis presented the office report.

Two memberships are for sale with no applications pending. Three move-ins are scheduled.

The office will be closed on May 28 for Memorial Day.

Carmen presented the managing agent's report.

Four applications have been approved.

Linville Management processed \$105,834.18 in accounts payable for the month of April.

Financial reports were mailed to the board on May 7.

Continued on next page.

Sheryl opened the floor to member comments.

Phyllis Cannon won the door prize drawing.

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



Martha Ramcke, assistant office manager, awards the door prize gift card to Phyllis Cannon at the open session of the May board meeting.

settlement for the property damage or bodily injury you or any member of your household are liable for.

Please contact your insurance agent for additional information and premiums to meet your needs and budget.

Carrying charges increase July 1

The new fiscal year for Independence Square Townhouses begins on July 1.

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

Tips from the Toolshed

Labels can be misleading

Think before you flush.

Independence Square's maintenance staff recommends disposing of wipes and anything else that's not toilet paper in the trash can.

Products labeled "biodegradable" or "flushable" can still clog pipes and sewer lines.

Moist, disinfecting or cleansing wipes eventually break down, but they can cause problems before they do. Disposable wipes do not dissolve like normal toilet paper. Flushing them can cause pipes to clog and could lead to a sewer back-up in your unit.

Products marketed as "flushable" may pass through your household plumbing but could contribute to clogging if a tree root or other obstruction is in the way. These can also

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.

Personal Property Insurance Can Protect Cooperative Members

Can members of Independence Square afford to be without insurance?

Property insurance offers protection and coverage in such unfortunate situations as a fire, water damage and other disasters that can occur unexpectedly and inconveniently, said Tom Quick, insurance agent.

Quick cites four reasons cooperative members should consider personal property coverage for belongings in their units.

1. Based on limits and coverages, insurance for your personal property can be purchased for as low as \$160 a year.
2. Insurance coverage is available to pay you for the improvements and betterments you have made to your unit.
3. Insurance coverage is available to pay your living expenses if you are displaced from your unit by fire or other covered peril.
4. Insurance coverage is available for your defense and

cause problems in the city sewer mains.

Diapers, disposable toilet cleaner heads, feminine hygiene products, diapers and disposable wipes are just some of the products that can cause a back-up in your home plumbing.

Cleaning a sewer back-up can be messy, costly and inconvenient.

Please do not use drain cleaner in clogged sinks

Call in a work order. Chemicals used in drain cleaners could harm our maintenance employees when they work on your sink.

Dates to Remember

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

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

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.

Fireworks prohibited

Please remember that fireworks are not allowed at Independence Square Townhouses.

Possession and storage or usage on cooperative property

place a member in default of the Occupancy Agreement.

Violation of the policy by members or their guests can result in the member's account being sent to the cooperative attorney for Termination of Right to Occupy; in other words, loss of membership.

Pet Rules Are Enforced -- even when you think no one is watching

Pet rules remain in effect 24 hours a day, seven days a week, 365 days a year.

Allowing your pet to run loose after 5 p.m. and on weekends are violations of the Independence Square pet rules.

Violating the pet policy or any Independence animal control ordinance may result in your loss of pet ownership rights and possible loss of membership in Independence Square Townhouses.

In the future, a Pet Permit application may be rejected on the grounds that the owner has had verifiable complaints filed against the owner's animals.

In other words, if you violate the pet rules, you may be required to remove your pet from the premises and you may lose your right to live on the property.

From the Rule Book

Section 6.4 Regulations

A. When outside a fenced yard, all pets must be leashed, restrained and under the control of the member.

Pets cannot threaten others by attempting to bite, jump upon, charge toward or otherwise cause others to fear immediate personal injury to themselves, to other people or to their own pets.

Removal and disposal of animal waste are the responsibilities of the pet owner. Pet waste must be removed immediately from the grounds and placed in a sealed or tied container before being properly disposed of in a trash receptacle.

B. The owners of a pet will be held financially responsible for any actions of such pet. In addition, the owner agrees to totally accept all liability pet ownership may create.

C. Animals are not to be tied outside.

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.

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.

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

