

OCTOBER

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

October Meeting Is Closed

The October 16 board meeting will not include an open session.

The board meeting will be closed.

The next open session will be during the November 20 meeting.

NEWSLETTER MINUTES

September 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: Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Carmen Detherage, with Linville Management Services, Inc.

Sheryl Frank, president, confirmed with Alexis Martin, on-site manager, that a quorum was present and called the meeting to order at 7 p.m.

Sheryl welcomed members and thanked them for attending. She referred to the official notice of the Annual Membership Meeting mailed on September 7 to all members as proof of notice of the meeting.

Andria read aloud the minutes of the meeting of September 20, 2017. The minutes were approved as read.

Alexis gave the manager's report. In the past year, the office processed 30 applications and had 26 move-ins. Currently, two memberships are for sale and three move-ins are scheduled.

Donations for Thanksgiving and Christmas gift baskets are being accepted in the office now.

Members wanting to participate in a fall yard sale need to call the office with suggestions of the day and time.

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Mike presented the annual maintenance report. The cooperative completed 26 rehabs in the last year. Installed were five stoves, six refrigerators and four hot water tanks.

New retaining walls were installed in front of units 1215, 1243, 1245, 1413 and 1415. Roofs were replaced on units 1410-1416 due to water damage to the units. Several foundation repairs were completed.

All parking lots have been sealed, striped and numbered and all gutters cleaned.

A new maintenance technician has been hired, Scott Qualls.

Melva presented the managing agent's report. She distributed financial information to members and discussed a pie chart showing the breakdown of how carrying charges are spent. The cooperative's assets are \$7,046,999; the reserves are \$687,032.

Sheryl read the Good Neighbor of the Month Honor Roll for September 2017 - September 2018: Dakota Cook, Josh Rogers and Helen McElfresh.

Sheryl asked for three volunteers to serve as inspectors of election.

Sheryl announced that there were two positions open on the board of directors: two three-year terms. She and Ray Gamble have submitted applications.

Sheryl asked for nominations from the floor. There were no nominations from the floor and a motion to close the nominations was made and carried.

Ray Gamble and Sheryl Frank were elected by acclamation.

Door prize drawings were held. Barbara Wood won a month's free carrying charges. Michael Menosky won second prize of \$50 and Kathleen Paxton, third prize of \$25.

The annual meeting ended at 7:25 p.m.

Closed Session

Board members chose officers. Sheryl was re-elected president; Bill, vice president; and Andria, secretary-treasurer.

The meeting was adjourned at 8:15 p.m.



Please welcome Scott Qualls to the Independence Square maintenance team.



Winners of the door prize drawings at the annual meeting are (from left) Kathleen Paxton, third prize of \$25; Michael Menosky, second prize of \$50; and Barbara Wood, first prize of a free month's carrying charges.

Dates to Remember

October

Carrying charges due: October 1

Carrying charges delinquent: October 10

Board meeting: October 16
Will be a closed session

Delinquent accounts sent to attorney: October 20

November

Carrying charges due: November 1

Carrying charges delinquent: November 12

Board meeting: November 20
Open session: 6 p.m.

Thanksgiving observed: November 22 and 23
Office will be closed.

Delinquent accounts sent to attorney: November 26

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.

Daylight Saving Time Ends on Nov. 4

It's that time of year again.

You'll gain an hour on Sunday, Nov. 4.

That's when Daylight Saving Time ends. So, set your clocks back one hour.

For example, if you get up at 6 a.m. on Sunday, move the time back to 5 a.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.

There is no limit to the number of qualified referrals that can be made by 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.

Donations accepted for holiday food baskets

The office is collecting food for Independence Square families in need during the holidays.

Please consider contributing canned goods or other nonperishables for Thanksgiving or Christmas gift baskets.

If every household gave just one can of food, the cooperative would have 188 cans to use for gift baskets to our members who are struggling to make ends meet during the holidays.

To donate, please stop by the cooperative office. Thank you.

Rules for Holiday Lights and Decorations

1. Only small bulb, exterior, fused, UL-approved holiday lights may be installed.
2. Holiday lights may be attached on the lower eave with clips approved by the maintenance department. Do not attach to shingles or other areas.
3. Outside lights must have no more than three 100-bulb strings attached together and where plugged together, they must be taped with electrical tape to keep out moisture.

4. Holiday lights and yard decorations can be installed 30 days before a holiday and must be removed within two weeks after the holiday.

5. Holiday lights must be plugged into the outdoor porch light fixture.

6. Members are prohibited from climbing onto roofs.

By the Numbers: September of 2017 to September of 2018

Office

30 applications processed

26 move-ins

Maintenance

26 rehabs

Installed: 5 stoves, 6 refrigerators and 4 hot water tanks

Replaced: roofs on units 1410 - 1416

Built: retaining walls in front of units 1215, 1243, 1245, 1413 and 1415

Food by dumpsters attracts rodents, raccoons

The Trash Fairy doesn't live here. But raccoons do.

If you leave garbage piled around the dumpsters, it won't magically disappear.

Those steak bones, candy wrappers, soft drink cans, coffee grounds and banana peels will end scattered all over the grounds by critters scavenging for food. These critters not only spread trash -- they also spread disease, such as roundworms.

Members have reported seeing raccoons by the dumpsters.

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

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dumpster is picked up, loose trash is blown all over the grounds. Litter and garbage strewn throughout the complex are unsightly and unsanitary.

On the other hand, people sometimes think they are helping out furred and feathered creatures when they throw scraps of food out for them.

In actuality this is not the case.

When there is a steady, free food supply for these animals, there is no need for wildlife to look elsewhere for food and a place to live.

Raccoons and rodents of every type are drawn to garbage in dumpsters, seeds spilled from neglected bird feeders and other food left outside.

The damage and unsanitary conditions that result from feeding wild animals cost Independence Square a significant amount of dollars every year.

Please help us keep Independence Square looking as good as it does by not feeding the wild animals.

Independence Square members enjoy affordable advantages

At the annual meeting, Melva Linville, property manager with Linville Management Services, Inc., distributed information about cooperative living at Independence Square.

She presented a breakdown of how monthly carrying charges are spent in percentages and in dollar figures.

If a member pays \$586 in carrying charges a month, for example, \$82 is for the mortgage payment, \$41 for insurance, \$35 for taxes, \$205 for maintenance and property operations, \$59 for utilities, \$35 for professional services; \$53 for office/administrative expenses and \$23 for assets such as stoves, refrigerators and furnaces. Deposited into a cooperative savings account every month is \$53.

Kudos to All Our Good Neighbors

With heartfelt appreciation, the Board of Directors for Independence Square Townhouses congratulates all members who have been named **Good Neighbor of the Month** since the award was started in April of 2010.

Our Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our

community a better place for all of us.

Good Neighbors are recognized at monthly board meetings and given a \$25 gift card.

Good Neighbor of the Month Honor Roll 2010 - 2018

2010

Linda Dykeman
Chelle Marler
Ed Korte

Edwin and Jenifer Schapeler
Marilyn Clark
Bonnie Jones
Mary Lou Hemmy
Aurora Subang

2011

Jessie Phillips
Josefina Acosta
Bruce Raney
Josh Rogers

John and Wanda Buckingham
Michael Benz
Bea Parks

2012

Helen McElfresh

2013

Deborah Stephens
Stephen Myers
Denice Bartley and Bob Hopkins
Josh and Felecia Rogers

2014

Cora Little
Ed Korte
Sheryl Frank

2015

Jean Hudgens
Sheila Wells
Michael Mahan
Jessie Phillips
Abigail Perez

2016

Judy Henthorn
Logan Rogers
Mary Jane Hart

2017

Tim Underhill

2018

Dakota Cook
Josh Rogers
Helen McElfresh