

NOVEMBER

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

**Brad Constance
New Cooperative Attorney**

Independence Square Townhouses
welcomes Bradley Constance to our
cooperative team.

Brad is our new cooperative attorney. He
started working for us in October.

Brad is an attorney in private practice with
an office on the Square in Independence.
He has practiced law for 38 years in the
Kansas City area and has represented
other nonprofits such as homes
associations, water districts and the
Jackson County Election Board.

In the 1960s, his father worked with Paul Roberts construction company
to bring cooperative housing to Kansas City and his grandfather, Clifford
Constance, was a resident manager for Highleah Townhouses.

He is a graduate of the University of Missouri-Columbia and a member of the
Missouri and Kansas City Bar Associations.

Brad has served on the boards of the Independence Rotary Club, the
Independence Chamber of Commerce and Truman Heartland Community
Foundation.

Dudley Leonard, who represented Independence Square Townhouses and
other cooperatives managed by Linville Management Services, Inc., for more
than 30 years, announced his retirement in September.



*Independence Square Townhouses
has retained Bradley Constance as the
cooperative attorney.
Brad, seated on the left at the table, is
shown with board president Sheryl Frank.
Board members in the back row are Bill
Bather, vice president; Judy Henthorn;
Ray Gamble; and Andria Knapp,
secretary-treasurer.*

NEWSLETTER MINUTES

**October 16, 2018
Board Meeting**

Board members present: Sheryl Frank, president; Andria Knapp, secretary-
treasurer; Judy Henthorn and Ray Gamble

Board member absent: Bill Bather, vice president

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Staff present: Alexis Martin, on-site manager, Martha Ramcke, assistant manager; and Mike Leach, maintenance superintendent

Also attending: Carmen Detherage, comptroller, and Melva Linville with Linville Management Services, Inc., and Dudley Leonard, cooperative attorney

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

Minutes of the August board meeting and September annual meeting were approved. The next meeting is November 20.

Mike gave the maintenance superintendent's report. A large tree behind 1461 has been removed. Furnace and annual inspections will begin on October 16. The foundation on 1376 will be repaired in November. The City of Independence inspected 18 units. Replaced since September 19 were two refrigerators, one garbage disposal, one countertop, one bath faucet and two bath sinks. There have been two move-ins and three move-outs. Of 116 work orders called in, 106 have been completed.

Dudley reviewed the attorney status report.

Alexis presented the office report. Four memberships are for sale and two move-ins are scheduled. Three intents to vacate have been filed.

Carmen presented the managing agent's report. Three applications have been approved. Linville Management processed \$139,213.57 in accounts payable for the month of August and \$128,933.31 for the month of September. Financial reports were mailed to the board on September 9 and on October 3.

Carmen distributed copies of the audit. Sheryl signed federal and state income tax returns.

Melva distributed and discussed New Board Member Handbooks.

Board members signed the code of ethics for board members and a confidentiality policy statement.

The meeting was adjourned at 7 p.m.

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.

Dates to Remember

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

December

Carrying charges due: December 1

Carrying charges delinquent: December 10

Delinquent accounts sent to attorney: December 20

Christmas observed: December 24 and 25
Office will be 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.

Reminder

The last board meeting of the year is Tuesday, November 20.

There will be no board meeting in December.

The first board meeting in 2019 is January 15.

Parking rules apply to guests, too

Please let visitors know about the parking rules at Independence Square.

There have been many reports of people parking in any vacant space they can find -- whether that space is another member's or a vacant unit's spot.

As you know, members are responsible for the actions of their guests.

Thank you.

From the Rule Book

Pets

Any member accepting the duties of pet ownership by requesting a Pet Permit will be required to abide by all Independence Square pet rules and regulations and the Animal and Fowl ordinances of the City of Independence.

Only two pets are allowed per household. A one-time fee of \$50 is required for each pet.

Pet food cannot be left outside unattended. Outdoor bird feeders are not allowed and the feeding of stray animals is discouraged.

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.

Pet waste bags are readily available at stations throughout the property.

Those who fail to clean up after their pets are sent a notice and given 24 hours to clean up.

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

If you see an animal running loose on the property, please contact Independence animal control at 816.325.7205 or the Great Plains SPCA at 816.621.7722.

Vehicles

All vehicles owned by or in the possession of members of their family must be registered at the site manager's office.

There is a limit of one vehicle per licensed driver per townhouse with a limit of three vehicles to a household.

When a vehicle is replaced, it is the member's responsibility to file a new registration permit with the office within 10 days.

Vehicles are subject to towing if parked anywhere other than in the member's numbered spot or a guest spot.

Vehicles not licensed or properly registered with the office are subject to towing off property at the owner's expense.

Annual vehicle and pet permits are due by February 28.

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.

Rules for Holiday Lights and Decorations

1. Only small bulb, exterior, fused, UL-approved holiday lights may be installed.

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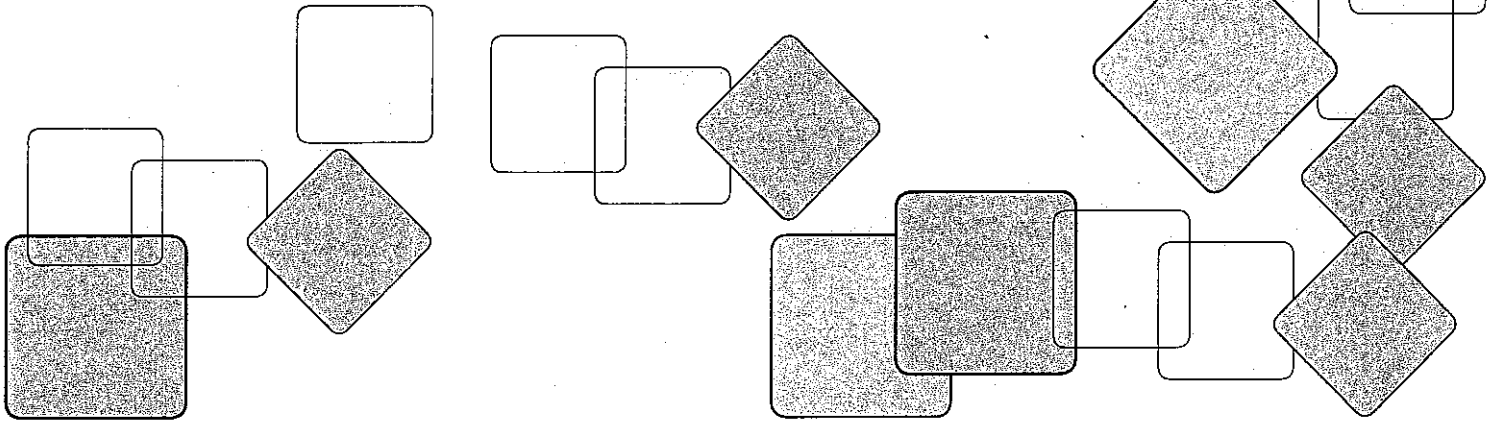
2. Holiday lights may be attached on the lower eave with clips approved by the maintenance department. Do not attach to shingles or other areas.

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.



Got a good neighbor? Tell us who . . .

Independence Square is full of unsung heroes.

Please tell us about your neighbor by filling in the form and turning it in to the office.

One Good Neighbor will be recognized every month and will receive a \$25 gift card.

Good Neighbor Nomination

Your name: _____

Your address: _____

Your phone number: _____

I nominate _____
(Please give full name of neighbor your 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?

Tell us about your neighbor:
Why does or did your neighbor do this?

In what way does this act of kindness help you or others?

How long has he or she lived in Independence Square?

Optional:
Other members of the household?

Occupation?

Any other information you'd like share?

For Office Use Only

Is the nominee a member in good standing?

____ Yes ____ No