

FEBRUARY

Around
the SQUARE

2 0 1 9

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

Dear Members,

Not too long ago, I stood on the lawn of Independence Square surrounded by board members and staffs of the housing cooperatives managed by Linville Management Services, Inc.

It was October of 2014 and we had just finished our annual Linville mini-conference and were gathered to have a picture taken. For me, it was a family photo.

The office staffs, maintenance crews and board members have been my cooperative family for 30 years.

As I retire, I am both proud and grateful.

I am proud of the property and the people who work and live here. And I am grateful as your property manager to have been part of this caring, cooperative family.

Together, we have shared a mission to provide affordable housing and safe neighborhoods. In January, Tailor Made Property Services began managing Independence Square.

You will still see familiar faces at board meetings. I will continue to attend the monthly meetings in a consulting role for a year.

I am always filled with admiration for the kindness Independence Square members show toward one another when they recognize a Good Neighbor of the Month or remember their neighbors in need during the holidays.

I feel so blessed to have worked for you all these years. And I thank the boards, staff and members for all you have done to make Independence Square truly a cooperative community.

With deep love and appreciation,

Melva

Melva Linville



Melva Linville and the boards and staffs of Independence Square, Highleah and North Brighton gather for a photo after the 2014 Linville Management Services mini-conference.

NEWSLETTER MINUTES

January 15, 2019
Board Meeting

Board members present: Sheryl Frank, president; Bill Bather, vice president; Andria Knapp, secretary-treasurer; and Judy Henthorn

Board member absent: Ray Gamble

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

Also attending: Melva Linville, consultant; Carmen Detherage, comptroller; Mike Lauer and Connie Mayer, regional managers, with Tailor Made Property Services, Inc.; and Bradley Constance, cooperative attorney

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

Minutes of the November 20, 2018, board meeting were approved.

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.

Contractors are repairing the unit damaged by fire. It should be ready for occupancy by the end of March.

Tree limbs broken or downed by the recent snow storm will be removed on Wednesday.

Fall leaf clean-up has been completed.

There have been four move-ins and three move-outs. Replaced since November 20, 2018, have been three refrigerators, two ranges, three garbage disposals, one countertop, two bath faucets, two kitchen floors, two bath floors, two water heaters and one bath sink.

Of 162 work orders called in, 151 have been completed.

Alexis presented the office report.

Two memberships are for sale and a move-in is scheduled.

Four households were helped with donations of canned goods, food and gift cards during the holidays.

The office will close on January 21 for Martin Luther King Jr. Day.

Carmen presented the managing agent's report.

Five applications have been approved and two denied.

Two final statements have been completed.

Linville Management processed \$161,204.32 in accounts payable for



Andria Knapp, board secretary-treasurer, presents the Good Neighbor of the Month award to Barbara Wood during the open session of the January board meeting. Amy Hart nominated Barbara for the award.

the month of November and \$109,609.25 for December. Financial reports were mailed to the board on December 6, 2018, and on January 10, 2019.

Sheryl opened the floor to member comments.

Barbara Wood was recognized as the Good Neighbor of the Month for January.

Christina Blanchard and Chelle Marler received referral bonuses of \$200 each.

Jesse Phillips won the door prize drawing.

The open session ended at 6:25 p.m. and the meeting adjourned at 7:30 p.m.



Bill Bather, board vice president, presents the door prize of \$25 to Jesse Phillips at the January meeting.

Dates to Remember

February 2019

Carrying charges due: February 1

Carrying charges delinquent: February 11

Presidents Day observed: February 18
Office closed

Board meeting: February 19
Open session at 6 p.m.

Delinquent accounts sent to attorney: February 21

March 2019

Carrying charges due: March 1

Daylight saving time begins: March 10

Carrying charges delinquent: March 11

Board meeting: March 19
Open session at 6 p.m.

Delinquent accounts sent to attorney: March 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.

Keep surfaces slip-free with ice melt granules

- Members are reminded that bags of ice melt are available free from the office for use on townhouse sidewalks, steps, stoops and other surfaces.
- Furnace filters also are available at the office.
- Please remember that the maintenance staff does not shovel snow between vehicles in the parking lot.

Cooperative members help families with holidays

Generous members and donors made the holidays brighter for Independence Square families.

Again this year, the cooperative collected food and nonperishables to help members in need. Donations of gift cards from Linville Management and the generosity of members made it possible to help four Independence Square families during the holidays.

The holiday giving is an annual tradition at Independence Square. Families are helped based on the quantity of donations brought to the office in November and December.

Please register pets, vehicles

Pet and vehicle permits are now due.

If you have not registered these with the office, please do so. The deadline is February 28.

The only animals needing a pet permit and the one-time fee are dogs and cats.

Pet registration requires a copy of the certificate verifying vaccinations are current. The certificate also must indicate breed and weight.

A photo of your pet must be provided to the office. Proof of licensing with the City of Independence must be shown as well.

All vehicles owned by or in the possession of members or their family must be registered at the site manager's office. When a vehicle is replaced, it is the member's responsibility to file a new registration permit with the office within 10 days.

A limit of one vehicle per licensed driver per townhouse, with a limit of three vehicles per townhouse, will be permitted.

All vehicles must have a valid state license plate. Vehicles not properly licensed will be subject to towing at the owner's expense. Vehicles are subject to towing if parked anywhere other than in the member's numbered spot or a guest spot.

If a vehicle is parked in a fire zone, it will be towed immediately.

If a vehicle is blocking a member's numbered spot or is parked in a member's numbered spot, an attempt will be made to locate and contact the vehicle owner. If the owner cannot be located, the vehicle is subject to towing immediately.

Failure to comply with registration and rules may place your Occupancy Agreement in jeopardy.

Cora Little to be recognized as Good Neighbor

Yardwork isn't work to Cora Little.

Planting, weeding, raking, tending to flower beds and keeping the grounds looking good are what Cora enjoys doing.

Her neighbor, Chelsey Murphy, appreciates Cora's interest in the outdoors and her help. That's why Chelsey nominated Cora for the Good Neighbor of the Month for February.

"Cora has spent many afternoons alongside me helping with general yardwork," Chelsey said.

When Chelsey has fallen behind on yardwork, "Cora has taken it upon herself" to finish the raking or weeding for Chelsey "without me ever having to ask for help."

Cora also has divided her daylilies and shared with Chelsey and other neighbors.

"Cora can be seen constantly making sure the sidewalks and front yards are cleaned up -- which is a huge help for everyone who lives around us," Chelsey said.

Cora will receive the Good Neighbor award for February during the open session of the board meeting on Tuesday, February 19.

She will be recognized by the board and awarded a \$25 gift card.

The Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.

Names of all Good Neighbors are placed on the Good Neighbor Honor Roll and recognized during the annual meeting in September.

Independence Square Welcomes Tailor Made

You'll see some new faces at the board meeting table.

In January, Tailor Made Property Services began managing Independence Square Townhouses.

Tailor Made, based in Chicago, has a satellite office in Kansas City, Mo., and has been managing other cooperatives in the area since 2014.

President Marlene Dau, regional managers Dale Jahnke, Mike Lauer or Connie Mayer will be attending Independence Square monthly board meetings.

Melva Linville, who recently retired, will continue to attend the meetings in a consulting role for Tailor Made for a year.

Marlene has more than 30 years experience in property management and is a longtime member of the Midwest Association of Housing Cooperatives.

Please plan to attend an open session, meet our new property managers and welcome Tailor Made to Independence Square.

Vehicles with expired plates, flat tires will be tagged by Security

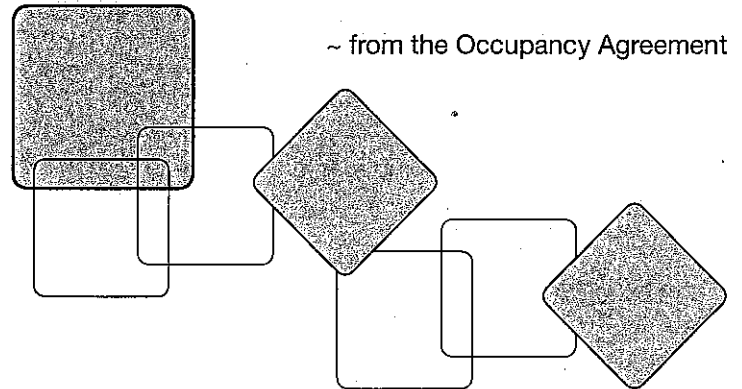
Article 15. Removing Vehicles and Other Personal Property

The cooperative reserves the right to control all parking areas.

All vehicles shall be kept properly licensed, insured and in good operating condition.

No vehicles shall be parked in a fire lane.

The Cooperative may remove, without liability, any vehicle from a fire lane or any vehicle which is in violation of any law, ordinance, rule, regulations or provisions of this agreement at any time at the member's expense, without any notice whatsoever.



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 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?

Why does or did your neighbor do this?

