

APRIL

Around
the SQUARE

2019

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

March 19, 2019
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 on-site manager; Mike Leach, maintenance superintendent; Tim Ralph, assistant maintenance superintendent

Also attending: Melva Linville, consultant; Carmen Detherage, comptroller; and Dale Janke, regional manager; all with Tailor Made Property Services, Inc.; and Bradley Constance, cooperative attorney

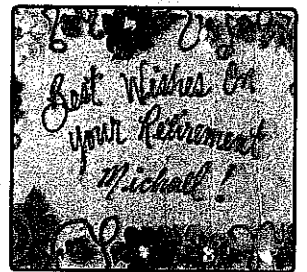
Sheryl called the meeting to order at 5:45 p.m.

Minutes of the February 28, 2019, board meeting were approved.

Open Session

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

Tim gave the maintenance report. The basement at 1377 has been repaired. Basement repairs are scheduled for two more units and roof repair for Building #11. Spring clean-up and yard maintenance inspections begin on



Board members gather to recognize maintenance superintendent Mike Leach for his years of service and dedication to Independence Square.

From left, front row: Judy Henthorn and Mike Leach. Back row: Andria Knapp, Ray Gamble, Sheryl Frank and Bill Bather



Mike Leach and his wife, Karen Leach

Continued on next page.

April 1.

Replaced since February 19 have been one bath floor and one kitchen floor.

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

Of 76 work orders called in, 66 have been completed.

Alexis presented the office report.

One membership is for sale with two applications pending and two move-ins scheduled.

There have been two intents to vacate. Fire damage is still being repaired at 1217.

Dates for the spring yard sale will be May 10 and 11. The rain dates are May 17 and 18.

Carmen presented the managing agent's report. One application has been approved and one final statement completed.

Tailor Made processed \$114,021.55 in accounts payable for the month of February. Financial reports were mailed to the board on March 14.

Sheryl opened the floor to member comments.

Jacob Newport was recognized as the Good Neighbor of the Month and Kyle Harrelson qualified for a referral bonus.

Fran McGowan won the door prize drawing.

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

Mike Leach was honored with a retirement celebration after the open session.

He was recognized for more than 30 years of service and dedication to Independence Square Townhouses.



Mike Leach, retiring maintenance superintendent, presents the door prize of \$25 to Fran McGowan during the open session of the February board meeting.

Members receive \$200 referral bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an

applicant they recommend becomes a member.

Kyle Harrelson received a \$200 referral bonus in March for referring a qualified new member to our cooperative.

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.

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 more than \$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.

Yard Sale Slated for May 10 and 11

Look for bargains throughout the cooperative on Friday, May 10, and Saturday, May 11.

Those are the dates for the spring cooperative yard sale.

Hours are 8 a.m. to 5 p.m.

Rain dates are May 17 and 18.

Please contact the office if you need tables or if you have items to be listed in the newspaper ad promoting the sale.

Members are allowed to participate in two community yard sales and hold two individual yard sales during a calendar year.

Multiple-day sales are limited to three days.

All merchandise must be brought inside the unit every night if the member is having selling for more than a day.

Yard sale signs must be removed the morning after the sale is over.

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

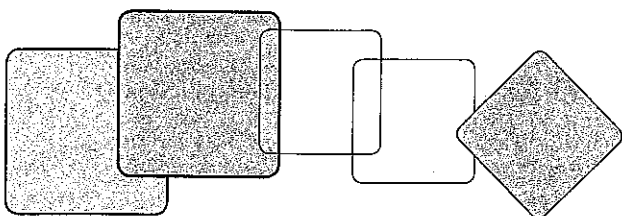
These early-detection devices are designed to be placed under mattresses and other bed bug spots. The bugs are trapped in adhesive and easily detected through a clear window.

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.



Help keep children safe this summer

Warmer weather and the end of the school year mean more children will be playing on the grounds.

Pool rules

Independence Square allows children's plastic or inflatable wading pools during the summer in fenced backyards.

But members must observe the rules that are written with the safety of our children in mind. Pools can be no wider than five feet and no deeper than 12 inches.

Every day, the pool must be emptied of water and stored behind the unit. Members who leave a pool filled with water unattended are violating Independence Square rules and regulations and the Occupancy Agreement they signed when they moved in. Violations place your membership in default.

A wading pool full of water is a potential drowning danger to a child and can become a breeding ground for mosquitoes.

Independence Square does not allow any kind of water slides.

Other reminders:

Please remember that children are to be supervised when outside and not playing in the streets.

Play areas located on the grounds are for children to play safely.

If your children are walking the dog, they need to be advised to clean up after the pet, too.

Pets should not be running loose. They should be on a leash while outside at all times.

Rock throwing on the property is prohibited. Rocks belong on the ground and are to be left there.

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Picking rocks up, moving or throwing them anywhere on the property is not allowed.

Bicyclists, please remember that sidewalks and streets belong to everyone.

Dates to Remember

April 2019

Carrying charges due: April 1

Carrying charges delinquent: April 10

Board meeting: April 16
Open session at 6 p.m.

Delinquent accounts sent to attorney: April 22

May 2019

Carrying charges due: May 1

Carrying charges delinquent: May 10

Board meeting: May 21st.
Open session at 6 p.m.

Delinquent accounts sent to attorney: May 20

Memorial Day observed: May 27
Office 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.

Book clubroom now for spring parties

The clubhouse is already being booked for graduation celebrations and other spring events.

If you are planning a get-together in the next 30 days, please book the room now. Payment is

required at the time of booking.

To reserve the lower-level clubroom, contact the site manager to complete a reservation form. A nonrefundable rental fee and a refundable security fee are required when the reservation is made.

The clubroom is to be cleaned by the member immediately after use. The building must be vacated by 11 p.m. on the day of the reservation.

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 you 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?