

MAY

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**

April 16, 2019  
Board Meeting

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

**Staff present:** Alexis Martin, on-site manager; Martha Ramcke, assistant on-site manager; and Tim Ralph, maintenance superintendent

**Also attending:** From Tailor Made Property Services: Marlene Dau, president; Melva Linville, consultant; Carmen Detherage, comptroller; and Betsy Kilker, administrative assistant; and Bradley Constance, cooperative attorney

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

The next board meeting is May 21.

Minutes of the March 19 board meeting, the April 11 budget meeting and the April 11 budget meeting executive session were approved.

Brad reviewed the attorney status report.

**Open Session**

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

Sheryl introduced Marlene Dau, president of Tailor Made Property Services, to the members.

Tim gave the maintenance report.



Front row, from left: Marlene Dau, president of Tailor Made Property Services, and Sheryl Frank, president of the board of directors. Back row: Board members Ray Gamble, Judy Henthorn and Andria Knapp. Marlene attended the April board meeting.

Continued on next page.

The basement at 1253 has been repaired. One unit was treated for bed bugs.

The spring clean-up has been completed.

Replaced since March 19 have been two bath floors, two kitchen floors, two disposals, one range, one bath faucet, one water heater and one bath sink.

There have been two move-ins.

Of 82 work orders called in, 69 have been completed.

Alexis presented the office report.

Three memberships are for sale and three move-ins scheduled.

There have been two intents to vacate. Fire damage clean-up at 1217 is projected to be finished this month.

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.

Four applications have been approved.

Tailor Made processed \$120,194.26 in accounts payable for the month of March. Financial reports were mailed to the board on April 3.

Karla Garr was recognized for a referral bonus.

Sheryl opened the floor to member comments.

Michael Menosky won the door prize drawing.

The open session ended at 6:25 p.m. and the meeting was adjourned at 6:55 p.m.



*Michael Menosky won the door prize drawing during the open session of the April meeting.*

*He is shown with Betsy Kilker, administrative assistant for Tailor Made Property Services, and Sheryl Frank, president of the board of directors for Independence Square Townhouses.*

Marlene Dau, president of Tailor Made Property Services, attended the April board meeting. Tailor Made began managing Independence Square in January.

Marlene founded Tailor Made nearly 20 years ago as a full-service property management company offering management, marketing consulting and training services. The name of the company refers to its commitment to tailoring services to meet the specific needs of individual properties.

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

Of the 23 properties managed by Tailor Made, 12 are housing cooperatives. In the Kansas City area, the other properties are Colonial Square Homes, Highleah Townhouses, Loma Vista West Townhouses and North Brighton Townhouses.

Marlene has more than 30 years of property management experience and is a longtime member of the Midwest Association of Housing Cooperatives (MAHC) and a certified property manager through the Institute of Real Estate Management.

She has received the President's Award from the National Association of Housing Cooperatives, the Outstanding Service Award from MAHC and other industry and professional honors.

Marlene or one of Tailor Made's regional managers attend Independence Square board meetings every month.

For more information, visit the Website, [www.TMPSinc.com](http://www.TMPSinc.com).

## **Marlene Dau New Property Manager for Independence Square**

Members had a chance to meet our new property manager during the April open session.

## **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.

Members are responsible for maintaining their flower beds and fenced-in backyards.

**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.

## Members welcome at all open sessions of board meetings

Open sessions of monthly board meetings begin at 6 p.m. on the third Tuesday of the month.

The sessions involve the board of directors, the on-site manager, the maintenance superintendent, property manager, cooperative attorney and other corporation advisers.

The sessions are open to all members of Independence Square.

Minutes of open, closed and executive sessions are a record of what is done or decided during a board meeting. Minutes are not a record of what is said.

If you are interested in hearing the complete discussion of an open session, you are encouraged to attend the session.

## Members receive \$200 referral bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they recommend becomes a member.

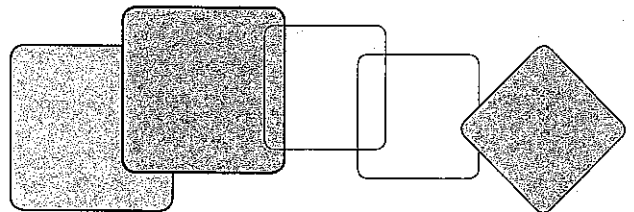
Karla Garr was recognized for a referral at the April open session.

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.



# Dates to Remember

## May 2019

Carrying charges due: May 1

Carrying charges delinquent: May 10

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

Delinquent accounts sent to attorney: May 20

Memorial Day observed: May 27  
Office closed

## June 2019

Carrying charges due: June 1

Carrying charges delinquent: June 10

Board meeting: June 18  
Open session at 6 p.m.

Delinquent accounts sent to attorney: June 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.*

## 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

