

JUNE

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

NEWSLETTER MINUTES

May 21, 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 manager; and Tim Ralph, maintenance superintendent

Also attending: Brad Constance, cooperative attorney; and from Tailor Made Property Services: Marlene Dau, president; Melva Linville, consultant; and Betsy Kilker, administrative assistant

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

Minutes of the April 16 board meeting were approved.

Tim discussed a bid from KC Waterproofing for \$6,512 to fix the south wall of 1379 to prevent rain from flowing into the basement. The board voted to accept the bid.

Open Session

Five members signed in for the open session. Sheryl welcomed them and called the open session to order at 6:05 p.m.

Tim gave the maintenance superintendent's report.

Work on the unit damaged by fire has been completed and a new member has moved in.

Repairs were made to three building roofs and to two ceilings. One ceiling repair is currently underway.

Preparation for fencing by Walnut and Truman streets will begin when the weather clears. Repairs will be made to cracks in about 12 basements and to concrete throughout the property.

Replaced since April 17 were two refrigerators, two ranges, one countertop, one bath faucet, one water heater, one bath floor, one bathtub, one kitchen floor, one bath sink and one garbage

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disposal.

Of 85 work orders called in, 65 have been completed.

Alexis presented the office report.

Three memberships are for sale and one application is pending. Two move-ins are scheduled.

There have been three move-ins and two intents to vacate filed.

The yard sale was not held. A one-day yard sale is being planned for September 21 or 28.

Betsy presented the managing agent's report.

Three final statements were completed.

Processed in accounts payable for the month of April was \$150,660.97.

Financials were mailed to board members on May 9.

Sheryl opened the floor to member comments.

Guy Barker won the door prize drawing.

The open session ended at 6:45 p.m. and the meeting was adjourned at 8 p.m.



Andria Knapp, secretary-treasurer of the board of directors, presents the door prize of \$25 to Guy Barker during the open session of the May board meeting.

Standing water breeds mosquitoes

Members with wading pools for children are reminded to empty their pools daily.

Pet owners who leave bowls of drinking water outdoors for their dogs are also asked to provide fresh water daily.

Standing water becomes a breeding ground for mosquitoes and the diseases they can spread.

Rules for planting flowers

Flower beds in front and back yards should be planted next to the building. They cannot extend beyond the stoop approximately 56 inches.

The beds should be sloped away from the building to allow for drainage.

Any type of edging must allow for drainage and may not be more than six inches high.

Yard ornaments are confined to a flower bed. Raised flower beds are not allowed.

Dates to Remember

June 2019

Carrying charges due: June 1

Carrying charges delinquent: June 10

Board meeting: June 18

Open session at 6 p.m.

Good Neighbor Award presentation

Delinquent accounts sent to attorney: June 20

July 2019

Carrying charges due: July 1

Independence Day observed: July 4

Office closed

Carrying charges delinquent: July 10

Board meeting: July 16

Open session at 6 p.m.

Delinquent accounts sent to attorney: July 22

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.

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 front and back porch light fixtures in an effort to encourage members to leave these lights on at night for security purposes.

Fireworks prohibited

Please remember that fireworks are not allowed at Independence Square Townhouses.

Possession and storage or usage on cooperative property place a member in default of the Occupancy Agreement.

Violation of the policy by members or their guests can result in the member's account being sent to the cooperative attorney for Termination of Right to Occupy; in other words, loss of membership.

Helen McElfresh: three-time

Good Neighbor winner

Helen McElfresh is the Good Neighbor of the Month for June.

Helen was nominated by Rebecca Chaney who observed Helen raking and cleaning up the yard of a vacant unit.

"It's nice to know someone who cares about the appearance of the property," Rebecca said.

McElfresh hauled away about seven bags full of leaves and trash from a fenced yard. She said the member moved out; the yard needing cleaning; and "I enjoy being outside."

Helen will be recognized as the Good Neighbor of the Month during the open session of the June

18 meeting.

This is the third time Helen has received the award. She also was honored in 2012 and 2017.

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

The board of directors will award Helen a \$25 gift card at the June meeting.

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

Reporting, treating and eliminating bed bugs

To effectively treat and thoroughly eliminate bed bugs from our property, we rely on members to report suspected bed bug activity in their units.

The best way to report is to call the office at **816.252.0444** or to email Alexis at **alexismartin@comcast.net** or Martha at **martha.ramcke@comcast.net**.

Please do not come into the office to report bed bugs.

If you need a bed bug monitor, please call the office with your request. A member of the maintenance staff will deliver the monitor to you.

We are making every effort to eradicate bed bugs and to keep them from spreading and we need your cooperation to protect all of us.

Bed Bug Eradication Policy

Independence Square Townhouses, Inc., has adopted a zero-tolerance policy for bed bug infestations.

Member Responsibilities

- Report any suspicion of the presence of bed bugs immediately to the on-site office.
- Fully cooperate with inspectors, management and pest management professionals during the entire process of eliminating the pests.

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- Continue to help the cooperative by monitoring your unit for bed bugs after treatment has been made.

Cooperative Responsibilities

- We will take your bed bug problem seriously and will schedule a qualified inspection as soon as possible.
- We will schedule inspections for adjacent units to assess the extent of the infestation and will treat all units found to be affected by the infestation.
- We will pre-inspect the day before treatment is scheduled to make sure your unit is properly prepared. We will let you know if anything is not ready.
- We will assist the pest management professionals in gaining proper access to all areas to be treated.
- We will make any structural repairs recommended by the pest management professional necessary to eliminate bed bug hiding places. We will caulk and seal any cracks and crevices in the unit.
- We will schedule follow-up treatments for your unit as necessary and recommended by the pest management professional.
- We will commit to using the most effective treatment recommended for the infestation. In most cases, heat treatment will be used when available.

Treatment will be provided at no cost to the member as long as full cooperation is given. However, should a member fail to cooperate or to follow the instructions for eliminating the pest or should the member have repeated infestation issues in the unit, the member may be subject to charges for the treatment.

A member's failure to report suspected infestation and/or failure to comply with the necessary procedures for eliminating the pest will

result in a violation of the Occupancy Agreement and possible termination of occupancy.

School's out: Summer safety's in session

Summer is in the air

and Independence Square members are everywhere.

Some drive Fords

and some ride boards.

Some grab bikes and pedal away.

Others head outside to hang out or play.

As we all enjoy the warmer weather

a few simple courtesies will make life better.

Motorists, please drive slow

and look out for little ones wherever you go.

Parents, please keep track of children and toys.

And show our youth how to be polite and poised.

Skateboarders, bicyclists and roller skaters out for some fun

please remember that sidewalks and streets belong to everyone.

Whether you're young or old, we can all agree,

Let's keep Independence Square as safe as can be.