

JULY

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

June 18, 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; and Tim Ralph, maintenance superintendent

Also attending: From Tailor Made Property Services: Mike Lauer, regional manager; Melva Linville, consultant; 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 July 16.

Minutes of the May board meeting were approved as corrected.

Tim discussed bids from KC Waterproofing.

Open Session

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

Tim gave the maintenance report.



Mike Lauer, regional manager with Tailor Made Property Services, presents the Good Neighbor of the Month award to Helen McElfresh.



Judy Henthorn, board member, presents a referral bonus of \$200 to Illiana Read.



Tim Ralph, maintenance superintendent, awards a \$25 door prize to Barb Wood during the open session of the June board meeting.

Continued on next page.

Basement cracks were repaired on 11 units. One unit was treated for bed bugs.

Four ceiling repairs have been completed and two air conditioning leaks have been repaired.

A new maintenance technician has been hired. Replaced since May 21 have been one refrigerator and one water heater.

There have been three move-ins. Two rehabs are underway.

Of 93 work orders called in, 107 have been completed.

Alexis presented the office report.

Five memberships are for sale.

The fall yard sale will be September 21 or 28.

The office will close on July 4 in observance of Independence Day.

Betsy presented the managing agent's report.

One application has been approved.

Three final statements were completed.

Tailor Made processed \$147,190.72 in accounts payable for the month of May. Financial reports were mailed to the board on June 7.

Iliana Read-Pena was recognized for a referral bonus.

Helen McElfresh was recognized as the Good Neighbor of the Month for June.

Sheryl opened the floor to member comments.

Barbara Wood won the door prize drawing.

The open session ended at 6:25 p.m.

The board met in closed and executive sessions. The meeting was adjourned at 7:25 p.m.

Please use water wisely

Water is provided for normal use.

Summer water usage is limited to filling a wading pool not more than 12 inches deep and to watering grass, shrubs and flowers.

Wading pools can be set up only in a fenced back yard and cannot be left out long enough to kill the grass.

Running a sprinkler for children to play in is not allowed.

If a member allows water to run into the street, the member will be charged for excessive usage.

Washing motor vehicles on cooperative property is prohibited.

New license plates require registration

If you received new Missouri license plates, please remember to update your vehicle registration with the office.

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.

Vehicle rules

A limit of one vehicle per licensed driver per townhouse, with a limit of three vehicles per townhouse, is allowed.

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.

Dates to Remember

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

August 2019

Carrying charges due: August 1

Carrying charges delinquent: August 12

Board meeting: August 20
Open session at 6 p.m.

Delinquent accounts sent to attorney: August 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.

Applications accepted for board of directors

Members of Independence Square will vote to fill positions on the board of directors at this year's annual meeting.

The meeting will be at the clubhouse. Sign-in begins at 6:30 p.m. and the meeting starts at 7 p.m. on the third Wednesday in September, the 18th.

Door prizes will be awarded.

Only members in good standing can vote. Any member with an unpaid balance of more than 30 days cannot vote. If you cannot attend, you may vote by proxy.

Members voting by proxy must appoint another member in good standing to vote on their behalf. No attending member may cast more than his or her vote plus one proxy vote.

Members in good standing who care about our community are encouraged to run for office. Resumes of candidates will be printed in the September newsletter.

Paul Fenton Good Neighbor for July

Paul Fenton is the Good Neighbor of the Month for July.

Paul was nominated by Ray Gamble: "I was going to leave," Ray wrote. "And he brought my flat tire to my attention."

Paul used his air compressor to refill the tire so Ray could drive on it.

"He is a nice, helpful, friendly person," Ray said.

Paul will be honored as the Good Neighbor of the Month during the open session of the July 16 meeting.

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.

Remember to mow fenced back yards

Members are responsible for mowing fenced back yards.

Grass must be no higher than eight inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a fee will be charged.

If you leave for vacation, remember to make arrangements to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service.

Be on time: Pay on line

Your carrying charges are due the first day of every month.

Paying is even easier now that members can make their payments online through the Resident Portal.

Carrying charges become delinquent on the 10th of the month and unpaid accounts are sent to the attorney on the 20th of the month.

The checks you write to Independence Square Townhouses are being deposited the day they are received.

An accounts receiveable program allows the checks to be cashed immediately.

When you write a check to pay the cooperative, you need to make sure that funds are in your account at that time.

Candidates resumes published in newsletter

If you are interested in running for the Independence Square Board of Directors, please submit a resume to the office.

Resumes will appear in the August and September issues of the "Around the Square" newsletters.

If you want to publish a resume in the newsletter, here is an easy format to follow.

You don't need to use every category.

Please limit the length to one typed page.

Here is a format you can use to prepare a resume.

Name:

Cooperative experience:

Qualifications:

Family:

Work history:

Education:

"I want to serve on the board of directors because:"

