

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.

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.

Please register pets, vehicles

If you receive 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.

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.

MARCH

Around
the SQUARE

2 0 2 0

BOARD OF DIRECTORS

Sheryl Frank
president

William Bather
vice president

Michael Menosky
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

Sign up now for First-Time, Two-Day Vendor-Member Sale

Attention: Independence Square entrepreneurs, artists, bakers, sellers, stitchers and crafters.

We've got a place for you -- our very own clubroom on April 3 and 4.

That's the weekend of the Vendor-Member Two-Day Sale.

If, for example, you grow herbs, create crafts, sew aprons, paint pictures or sell products, you'll want to book a table.

There is no fee for members or for member-sponsored vendors but registration is required.

The clubroom will be the scene for a two-day cooperative-wide sale from 9 a.m. to 4 p.m. on Friday, April 3, and Saturday, April 4.

One-day registration is allowed.

Call now while space is available: 816.252.0444.

Please include unit number on checks

When paying carrying charges by check or money order, please include your unit number so that the correct account can be credited.

If the office staff can't read a signature and there is no unit number, mistakes could be made.

NEWSLETTER MINUTES

February 18, 2020
Board Meeting

Board members present: Sheryl Frank, president; Michael Menosky, secretary-treasurer; Ray Gamble and Judy Henthorn

Board member absent: Bill Bather, vice president

Staff present: Alexis Martin, on-site manager, and Tim Ralph, maintenance superintendent

Also attending: From Tailor Made Property Services: Dale Janke and Betsy Kilker, regional managers; and Bradley Constance, cooperative attorney

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

The next board meeting is March 17, 2020.

Minutes of the January 21 meeting were approved.

Open Session

Sheryl welcomed members and called the session to order at 6 p.m.

Maintenance update

Tim gave the maintenance report.

A fallen tree was cleaned up and removed from the field by Walnut.

Since January 19, three refrigerators, two ranges, three bath faucets, four kitchen floors, two bath sinks and one disposal have been installed.

There have been three move-ins and one move-out. Three rehabs are underway.

Of 57 work orders called in, 36 have been completed.

Office report

Alexis presented the office report.

Two memberships are for sale with three applications pending. Two move-ins are scheduled and an intent to vacate has been filed.

Pet and vehicle registrations are due by February 29.

Managing agent summary

Betsy presented the managing agent's report for January.

Tailor Made processed \$120,491.33 in accounts payable for January.

Financial reports for January have been delivered to the board.

Sheryl opened the floor to member comments.

Door prize winner

Terry Menosky won the door prize drawing.

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

Closed Session

Clubhouse sale

The board discussed a two-day sale in the clubhouse for members or vendors sponsored by members.

There will be no fee for members or member-sponsored vendors who want to sell crafts, baked goods or direct-sale products.

The sale will be from 9 a.m. to 4 p.m. on April 3 and 4. One-day registration is allowed. At least six sellers are needed to hold the event.

The meeting was adjourned at 7:20 p.m.

Light bulbs free to members

Exterior light bulbs are provided for front and back porch light fixtures in an effort to encourage

members to leave these lights on at night for security purposes.

They are available from the office.

Dates to Remember

March 2020

Carrying charges due: March 1

Daylight Saving Time begins: March 8

Carrying charges delinquent: March 10

Board meeting: March 17

Open session at 6 p.m.

Delinquent accounts sent to attorney: March 20

April 2020

Carrying charges due: April 1

Carry charges delinquent: April 10

Delinquent accounts sent to attorney: April 20

Board meeting: April 21

Open session at 6 p.m.

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.

Recommend a unit to a friend -- receive a \$200 referral reward

Your friends could be worth money to you.

Think of the people you know who would enjoy affordable housing, maintenance-free living and a safe, clean neighborhood.

Tell your friends about our townhouses and our

friendly community of retirees, families, young couples, students and neighbors who care.

Independence Square Townhouses now has units available for a limited time. They're selling quickly.

Qualifying referrals are worth \$200 and are paid to you after the new member moves in.

The referral should be mentioned at the time of application.

For more information about specific units, visit the Website, <https://independencesquaretownhouses.com>.

Tips from the Toolshed

• Oversized trash

Oversized trash should not be left by dumpsters or at the maintenance shop. If you need to dispose of oversized items, contact the office.

If you can make the oversized item fit into the dumpster, the trash company will haul it away. This may mean breaking it up into several pieces.

• Recycling bin

The green recycling bin is for recycling only. The front of the bin lists what is allowed.

Please break down boxes before recycling them.

• Plumbing blockages

Please do not put rice and grease down the sinks. Do not flush wipes or diapers down the toilets.

~Tim Ralph
Maintenance superintendent