

Doggie Waste Disposal Bags Available on Site



Pet waste clean-up reminder signs and stations with disposal bags are posted on the property.

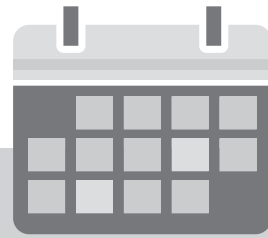
We hope to encourage all members to clean up after their pets and keep the grounds neat and clean for everyone to enjoy.

Whether rain, snow, sleet or hail, pet owners are expected to clean up after their pets in all weather. Those who fail to do so are sent a notice and given 24 hours to comply.

Observing Independence Square pet waste rules is easy with the readily available bags. Not complying, however, can get expensive.

If pet owners don't comply, Maintenance then is dispatched to clean up and members are charged.

Last Meeting



The last board meeting of the year is Tuesday, November 17. There will be no board meeting in December. The first board meeting in 2021 is January 19.

Questions About Renters Insurance?

Tom Quick will answer questions about condo (HO6) or renters (HO4) insurance during the open session of the November 17 meeting.

The board recently voted to require every member to carry such insurance with a minimum of \$100,000 in liability.

November 2020

Dec. 1: Carrying Charges Due
Dec. 10: Carrying Charges Delinquent
Dec. 21: Delinquent Accounts to Attorney

Dec. 24 & 25: Christmas Observed, Office Closed

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 <i>Carrying Charges Due</i>	2	3	4	5	6	7
8	9	10 <i>Carrying Charges Delinquent</i>	11	12	13	14
15	16	17 <i>Board Meeting Open Session at 6 p.m.</i>	18	19	20 <i>Delinquent Accounts Sent to Attorney</i>	21
22	23	24	25	26 <i>Thanksgiving Observed Office Closed</i>	27 <i>Thanksgiving Observed Office Closed</i>	28
29	30					

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.



NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO
www.independencesquaretownhouses.com

Board of Directors

Sheryl Frank
President

Elected 2018, 3-year term

Michael Menosky
Vice President

Elected 2020, 3-year term

Judy Henthorn
Secretary-Treasurer

Elected 2019, 3-year term

Bill Bather

Elected 2020, 3-year term

Ray Gamble

Elected 2018, 3-year term

Handy Phone Numbers

Indep. Square Office
816-252-0444

State Public Safety
816-425-4027

Animal Shelter
816-621-7722

Animal Control
Dispatcher
816-325-7205

Citizens Info Center
816-325-7000

Police (Non-Emergency)
816-325-7300

Police (Emergency)
911

Report Power Outage
816-325-7550

BOARD MEETING, October 20, 2020

NEWSLETTER MINUTES

Board members present: Sheryl Frank, president; Michael Menosky, vice president; Judy Henthorn, secretary-treasurer; Ray Gamble, and Bill Bather
Staff present: Alexis Martin, on-site manager; Tina Greene, assistant office manager; and Tim Ralph, maintenance superintendent

Also attending: Bradley Constance, cooperative attorney, and Betsy Kilker, regional manager with Tailor Made Property Services

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

Next Board Meeting

The next board meeting is November 17.

Minutes

The board voted to approve the minutes of the August 18 board meeting.

Open Session

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

Maintenance Update

Tim presented the maintenance report.

Furnace inspections will be abbreviated this year due to COVID-19 precautions. Maintenance technicians will be wearing gloves, masks and booties which will be changed between every unit. They will change furnace filters, check for gas and carbon monoxide leaks and vacuum and service furnace burners.

Health and safety checks also will be performed and include checking smoke alarms and carbon monoxide detectors, making sure pathways to all windows and doors are clear and ensuring compliance with housekeeping standards. Patio door security bars will be installed.

Three rehabs are underway. Of 81 service requests called in, 56 have been completed.

Office Report

Alexis presented the office report. Two memberships are for sale. One move-in is scheduled and three applications are being processed. Since the last meeting, there have been one move-in and two intents to vacate filed.

A new computer program will be up and running by November 1. Members will be notified about a new pay-online process.

Street lights have been repaired throughout the property.

Managing Agent Summary

Betsy presented the Tailor Made report for September. Two applications were approved and three denied. One application is pending.

Three final statements were completed and one is pending.

Tailor Made processed \$255,761.97 in accounts payable for September.

Member Discussion

Sheryl opened the floor to members.

Door Prize Drawing

Barbara Wood won the door prize drawing of \$25.

The open session ended at 6:20 p.m. and the meeting was adjourned at 6:45 p.m.

Safety Measures Protect Members, Staff

Office and maintenance staffs continue to observe pandemic precautions to protect members and staff.

The office is sanitized every morning before opening and after anyone leaves the office.

Protection shields remain in place in offices and everyone coming into the office is required to wear a mask.

The maintenance shop is open only to staff. Please ring the doorbell.

Tools, equipment, vehicles, playgrounds, pet stations and the shop are cleaned every day.

Technicians wear gloves, masks and shoe coverings when working in units. These are changed between every unit.

The playground and clubroom remain closed.

We appreciate everyone's cooperation and patience as we adjust to the "new normal." Our goal is to keep everyone healthy and safe.

Donations Accepted for Holiday Food Baskets

The office is collecting food for Independence Square families in need during the holidays.

Please consider contributing canned goods or other nonperishables. If every household gave just one can of food, the cooperative would have 188 cans to use for gift baskets to our members who are struggling to make ends meet during the holidays.

Last year, we were able to help four families.

To donate, please stop by the cooperative office. Thank you.



'Tis the Season for Thievery

Reports of vehicle break-ins are increasing as the holidays near and packages, shopping bags and unlocked cars tempt thieves.

Here are some tips to keep your vehicle safe.

TIPS TO PREVENT CAR BREAK-INS

1. Always lock your vehicle doors. Close windows and sunroofs.
2. Keep personal items out of view such as keys, phone adapters, chargers and compact discs.
3. Keep or hide shopping bags. Don't leave them in your vehicle. Place shopping bags in your trunk and then bring them inside as soon as you get home.
4. If your vehicle has an alarm, make sure you set it when locking your car.
5. If your vehicle stereo is removable, take it inside with you when you are home.

Please keep your eyes open for any strangers in the area. Who is that? I haven't seen that person before. Why are they walking around the vehicle? Observing and reporting such activities any time of the day or night can help keep your community safe.

If you see someone who looks suspicious, call the police and then call State Public Safety at 816-425-4027 in the evening. During the day, call the police and then notify the cooperative office.

Turn Porch Lights On

A simple way to increase security on the property is as close as your porch.

Members are asked to leave their porch lights turned on at night.

To encourage members to turn their lights on, the cooperative provides light bulbs for front and back porch light fixtures at no cost to members.

Tips From the Toolshed

Winter Reminders

Members are reminded that bags of ice melt are available free from the office for use on townhouse sidewalks, steps, stoops and other surfaces.

- Ice melt is available at the office.
- Furnace filters are available at the office.
- Snow removal priority status: stairs, main walks, sidewalks, unit steps and stoops
- Remove door mats and other items to allow staff to clear stoops and steps.

- Tim Ralph
Maintenance superintendent



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.