

## 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.

## From the Office Manager's Monthly Report

Many of you have called the office to inquire about the new pay-online procedures and to get your account numbers.

The fee for paying online with our new system has been removed for payments from your bank.

There is still a fee for paying with a credit or debit card.

- Alexis Martin  
Office Manager

## December 2020

Jan. 1: Office Closed  
Jan. 1: Carrying Charges Due  
Jan. 11: Carrying Charges Delinquent  
Jan. 18: Martin Luther King, Jr. Day  
Jan. 19: Board Meeting, Open Session at 6 p.m.

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	18	19
20	21 <i>Delinquent Accounts Sent to Attorney</i>	22	23	24 <i>Christmas Observed Office Closed</i>	25 <i>Christmas Observed Office Closed</i>	26
27	28	29	30	31		

**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, November 17, 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 January 19, 2021.

### Minutes

The board voted to approve the minutes of the October board meeting.

### Open Session

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

### Maintenance Update

Tim presented the maintenance report.

The cooperative has been experiencing high water bills on some buildings. Members should call the office if they hear or see water running in their units.

Three rehabs are underway. Of 90 service requests called in, 16 have been completed.

### Office Report

Alexis presented the office report.

Two memberships are for sale. Three move-ins are scheduled and one application is being processed. Since the last meeting, there have been two move-ins and one intent to vacate filed.

A fee on the new computer program has been removed. There will be no fee for payments made from bank accounts. There is still a fee for paying with a credit or debit card.

**Tom Quick**

Betsy introduced Tom Quick, who has been with the company that has insured Independence Square Townhouses for 20 years.

He discussed the new insurance mandate and answered questions from members.

Due to costly, extensive damage caused by fires in units, the insurance company has raised the premium for Independence Square's insurance to \$195,746 from \$69,081.

The premium may be reduced, however, if all the members carry condo, HO6, or renters, HO4, insurance.

Independence Square must be named as a certificate holder on a member's policy and the insurance must have a minimum of \$100,000 in liability.

**Member Discussion**

Sheryl opened the floor to members.

**Door Prize Drawing**

Jacob Newport won the door prize drawing of \$25.

The open session ended at 6:50 p.m. and the meeting was adjourned at 7:35 p.m.

**Donations Accepted for Holiday Food Baskets**

**1 can from every member = 188 cans**

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

Please consider contributing canned goods or other nonperishables. The deadline for Christmas donations is December 18.



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.

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

**As COVID-19 Cases Rise, Precautions Increase Too**

In November, the office staff began seeing members and visitors by appointment only.

To make an appointment, call the office at 816-252-0444.

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 due to a spike in Covid cases in the Kansas City area.

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



*Best Wishes for a Joyous Holiday Season, a Happy New Year, and Safe Celebrations from your Board of Directors and Staff at Independence Square Townhouses, Inc.*



**'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.



*Michael Menosky, Board Vice President, awards the \$25 door prize to Jacob Newport.*

**TIPS FROM THE TOOLSHED**

**Winter Reminders**

- 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.



**Smoke Detectors**

If you have experienced problems with your smoke alarms, do not disable them. Take them outside your unit to air them out.

**Furnace Maintenance**

- Change your furnace filters often, every month if you have pets.
- Do not leave items on your steps or blocking utilities in your basement.

**Garbage Disposal**

- Do not pour grease down your sinks or your garbage disposal.

**COVID Precautions**

- If you have experienced symptoms related to Covid-19, please contact the office so that our staff can be properly outfitted if they need to enter your unit.

~ Tim Ralph  
Maintenance superintendent