

Nominate a Neighbor

Nominate a member who exemplifies the Independence Square spirit of cooperation through his or her thoughtful acts to help others. One Good Neighbor is recognized every month and receives a \$25 gift card.

Good Neighbor Nomination

Your Name: _____ Your Phone Number: _____

Your Address: _____

I Nominate: _____
 (Please give full name of neighbor you are nominating.)

Neighbor's Address: _____ Neighbors Phone Number: _____

Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.

Explain why you are nominating this person.

What has she/he done to be a good neighbor? _____

Why does or did your neighbor do this? _____

February 2021						
	Mar. 1: Carrying Charges Due		Mar. 10: Carrying Charges Delinquent		Mar. 16: Board Meeting, Open Session at 6 p.m.	
	Mar. 10: Carrying Charges Delinquent		Mar. 14: Daylight Saving Time Begins		Mar. 22: Delinquent accounts to attorney	
	Mar. 14: Daylight Saving Time Begins					
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Carrying Charges Due	2	3	4	5	6
7	8	9	10 Carrying Charges Delinquent	11	12	13
14	15 Presidents Day Office Closed	16 Open Session at 6 p.m. Congratulations to Josh Rogers, Good Neighbor of the Month	17	18	19	20
21	22 Delinquent Accounts Sent to Attorney	23	24	25	26	27
28						

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, January 19, 2021

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, 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 February 16, 2021.

Minutes

The board voted to approve the minutes of the November 17 board meeting and the December 18 special 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.

Three rehabs are underway.

In the last two months, 208 work orders have been completed: 52 plumbing, 37 general maintenance, 30 emergency call-outs, 20 doors and trim, 17 electrical, 16 HVAC, 13 exterminations, nine appliance repair, five exterior projects, three drywall repair, three roofing, two basement repair and one concrete repair.

Office Report

Alexis presented the office report.

Three memberships are for sale. Since the last board meeting, there have been three move-ins.

Holiday food donations for Independence Square families were a big success.

Tailor Made Property Services

Betsy presented the managing agent's report. Four applications have been approved and one is pending. Two final statements were completed. Processed in accounts payable in November was \$103,153.82 and in December, \$139,541.56.

Member Discussion

Sheryl opened the floor to members.

Door Prize Drawing

Fran McGowan won the door prize drawing of \$25.

The open session ended at 6:25 p.m. and the meeting was adjourned at 7:15 p.m.

Recommend a Unit to a Friend, Receive \$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, independencesquaretownhouses.com.



Daylight Saving Time Begins in March

It will soon be that time of year again. You'll lose an hour on Sunday, March 14.

That's when Daylight Saving Time kicks in. So, set your clocks ahead one hour.

For example, if you get up at 6 a.m. on Sunday, move the time up to 7 a.m. on March 14.

You get your hour back on November 7.



Dumpsters for Trash of Cooperative Members Only

Evidence strongly suggests that some of the trash in Independence Square dumpsters comes from companies and individuals who are not members of the cooperative.

This is illegal.

If you believe a motorist who is throwing trash into a dumpster is not a member of Independence Square, please get a license tag number and turn the number into the office.

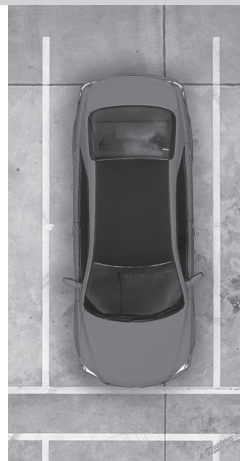
Illegal dumping makes extra work for our maintenance staff and fills up dumpster space intended for use by members.

Parking Rules Apply to Guests, Too

Please let visitors know about the parking rules at Independence Square.

There have been many reports of people parking in any vacant space they can find -- whether that space is another member's or a vacant unit's spot.

Guests are required to park in a guest spot. As you know, members are responsible for the actions of their guests. Thank you.



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.

Water Issues: The Do-Nots

- Do not pour grease down your sinks or garbage disposal.
- Do not put rice down your sinks or garbage disposal.
- Do not flush wipes or personal care products down your toilets.
- Do not flush "flushable" or "septic safe" wipes ever.

Service Request Reminders

When calling in a service request:

Let the office know if you have an alarm or pets. If you need to be notified before a technician comes out, let us know and I will call or send you a notice ahead of time.

If you or anyone in your household has been feeling ill -- especially related to Covid -- let us know. We have suits and other protection we will bring with us when we complete your service request.

When a Technician is at Your Unit

The technician should be wearing gloves, booties and a mask. You do not need to wear a mask; however, in keeping with Covid precautions, please give our technicians space to do their work.

Please have pets put away, even friendly pets. This is a precaution not only for our safety but also for your pets. We don't want to risk accidentally letting your pet outside.

Emergency Maintenance Line

We recently had work done to make sure the line is always on.

If you have a non-emergency service request, please leave a voice-mail message for Alexis or Tina. They

will submit it for you the next day.

The Emergency Maintenance line is a call forwarding system. Your call is directly transferred to the maintenance staff member on call at the time.

If the technician does not answer his phone, please leave a message. Calls will be returned within 30 minutes.

Please leave your name, unit number and a call-back phone number. The forwarding service does not give your phone number 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.

Light Bulbs

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.

~ 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.

