

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 Phone numbers will not be published in the newsletter.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? _____

April 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 <i>Carrying Charges Due</i>	2	3
4	5	6	7	8	9	10
11	12 <i>Carrying Charges Delinquent</i>	13	14	15	16	17
18	19	20 <i>Board Meeting Open Session at 6 p.m.</i>	21	22 <i>Delinquent Accounts Sent to Attorney</i>	23	24
25	26	27	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, March 16, 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 site 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 April 20.

Minutes

The board approved the minutes of the January 19 and the February 16 board meetings.

Maintenance Update

Tim reported for maintenance.

A recent fire was caused by cigarettes improperly discarded. There was no damage to the cooperative.

Playgrounds

The board voted to keep the playgrounds closed and reconsider opening at the April meeting.

Open Session

Three people signed in for the open session. Sheryl welcomed them and opened the meeting at 6 p.m.

Maintenance Summary

Tim presented the maintenance report.

Two rehabs are underway and one more is anticipated.

There have been 79 new service requests and 87 completed.

Completed were six appliance repairs, 21 plumbing, 18 general

maintenance, 10 emergency call-outs, 13 doors and trim, four electrical, three HVAC, five exterminations, four exterior projects, two basement repairs and one roofing.

Yard inspections will start in April.

Office Report

Alexis presented the office report.

No memberships are for sale. Since the last board meeting, there have been one move-in, two intents to vacate and one application pending. Four move-ins are scheduled.

Tailor Made Property Services

Betsy presented the managing agent's report.

One application has been approved and one final statement completed.

Processed in accounts payable for February was \$233,463.69.

Door Prize Drawing

Terry Menosky won the door prize of \$25.

Sheryl opened the floor to members and the meeting ended at 6:18 p.m. The board met in closed session and the meeting was adjourned at 6:30 p.m.

Doggie Waste Disposal Bags Available on Site

Pet waste clean-up reminder signs and stations with disposal bags have been 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 now with the readily available bags. Not complying, however, can get expensive.

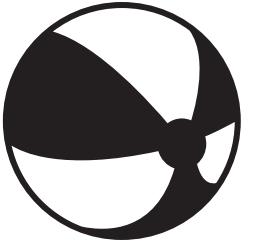
If pet owners don't comply, maintenance then is dispatched to clean up and members are charged.

Help Keep Children Safe this Summer

Warmer weather and the end of the school year mean more children will be outside.

Pool rules:

Independence Square allows children's plastic or inflatable wading pools during the summer in fenced backyards.



But members must observe the rules that are written with the safety of our children in mind. Pools can be no wider than five feet and no deeper than 12 inches.

Every day, the pool must be emptied of water and stored behind the unit. Members who leave a pool filled with water unattended are violating Independence Square rules and regulations and the Occupancy Agreement they signed when they moved in. Violations place your membership in default.

A wading pool full of water is a potential drowning danger to a child and can become a breeding ground for mosquitoes.

Independence Square does not allow any kind of water slides.

Other reminders:

Please remember that children are to be supervised when outside and not playing in the streets.

If your children are walking the dog, they need to be advised to clean up after the pet, too.

Pets should not be running loose. They should be on a leash while outside at all times.

Rock throwing on the property is prohibited. Rocks belong on the ground and are to be left there. Picking rocks up, moving or throwing them anywhere on the property is not allowed.

Bicyclists, please remember that sidewalks and streets belong to everyone.



Spring Reminders

Yard inspections start in April. Please observe the grounds rules.

"Front and back yards must be kept clean and free of cigarette or tobacco litter, clutter, debris and trash. Backyards are limited to lawn mowers, lawn furniture, large bicycles and barbecue grills. Toys are to be kept inside the unit when not in use."

~ Rules We Live By

- Chimineas, fire bowls and fire pits are not allowed.
- *"Wading pools no larger than five feet in diameter and no more than 12 inches in depth. Wading pools can be set up only in a fenced backyard. Pools are not to be left unattended and must be emptied daily."*
- Awnings and canopies are allowed in fenced backyards only.
- The member is responsible for fenced backyards. They are to be mowed and kept free of clutter. Grass is not to be taller than eight inches.

Lawn Equipment Available at Maintenance Shop

- A lawn mower, weed eater and basic yard tools are available for check-out between 9 a.m. and 4 p.m. Maximum check-out time is for two hours. All tools and equipment must be returned before 5 p.m.
- When checking out equipment, please ring the doorbell but do not enter the shop in keeping with Covid precautions. The tools will be disinfected before and after every use.
- Grass seed is available at the maintenance shop. If you wish to seed your front or back yard, please be aware that you are responsible to water it as well. You will need to water the area two to three times daily for seed to take root.
- If you are planting seed in the front yard and would like maintenance to rope off your area, please call a

work order in with this request.

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.

- Tim Ralph,
Maintenance Superintendent

