

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 Phone numbers will not be published in the newsletter.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

March 2021						
April 1: Carrying Charges Due			April 20: Board Meeting, Open Session at 6 p.m.			
April 12: Carrying Charges Delinquent			April 22: Delinquent accounts to attorney			
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 Daylight Saving Time Begins	15	16 Open Session at 6 p.m.	17	18	19	20
21	22 Delinquent Accounts Sent to Attorney	23	24	25	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, February 16, 2021

NEWSLETTER MINUTES

Board members present: Sheryl Frank, president, and Judy Henthorn, secretary-treasurer

Board members absent: Michael Menosky, vice president, Ray Gamble and Bill Bather

Staff present: Alexis Martin, 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 5:38 p.m.

Next Board Meeting

The next board meeting is March 16, 2021.

Maintenance Update

Tim presented the maintenance report.

Three rehabs are underway and one more will be coming.

The units undergoing fire restoration have passed rough-in inspection and drywall is in process.

Since the last board meeting, 85 work orders have been completed: 21 plumbing, 19 general maintenance, six emergency call-outs, nine doors and trim, nine electrical, six HVAC, five exterminations, four appliance repairs, one exterior project, one drywall repair, two roofing, one basement repair and one concrete repair.

Office Report

Alexis presented the office report.

No memberships are for sale. Two move-ins are scheduled and one application is pending.

Josh Rogers is the Good Neighbor of the Month for February. He was nominated by Fran McGowan.

Tailor Made Property Services

Betsy presented the managing agent’s report.

Two applications have been approved.

One final statement is pending.
Forty-four insurance notices were mailed.
Processed in accounts payable for January was \$95,303.35.
Staff completed customer service training.

State Public Safety

Chase Watts appeared at 6:13 p.m. to discuss security concerns at the board’s request.
Sheryl explained that there were two main concerns: being able to reach Security by phone and getting Security reports regularly.

Adjournment

The meeting was adjourned at 7 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 in November.



Josh Rogers Good Neighbor for February

When it comes to car problems, Josh Rogers uses his mechanic skills to help his neighbors.

“There were times I needed my car fixed and Josh fixed it and didn’t charge me,” said Fran McGowan.

Fran nominated Josh as the Good Neighbor of the Month for February.

“He also has helped others in our area with car problems and will help anyone who needs it,” Fran said.

Josh has been recognized previously as a Good Neighbor: in 2011, 2013 and 2018.

The Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.

The board of directors awarded Josh a \$25 gift card in February.

Names of all Good Neighbors are placed on the Good Neighbor Honor Roll and recognized during the annual meeting in September.

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.

Available at the Office Free to Members

Yard waste bags: Trash bags only for leaf clean-ups are provided to members.
Call the office to have your bagged leaves picked up.

Pre-bagged ice melt: Stay safe this winter -- scatter some ice melt on sidewalks, stoops and steps.

Furnace filters: Change filters regularly to keep your furnace heating efficiently.

Smoke detector batteries: When you change your clocks on March 14, change your batteries, too.

Bed bug monitors: These early-detection devices are designed to be placed under mattresses and other bed bug spots. The bugs are trapped in adhesive and easily detected through a clear window.
If you suspect you have bed bugs, call the office. Please do not come in to make a report.
We can deliver the bed bug monitors to you.

Light bulbs: Light bulbs are provided for appliances and front and back porch light fixtures in an effort to encourage members to leave these lights on at night for security purposes.

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.

