

## 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 Phone numbers will not be published in the newsletter.*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? \_\_\_\_\_

<b>JUNE 2021</b> <span style="float: right;">                     July 1: Carrying Charges Due                      July 5: Independence Day Observed, Office Closed                      July 10: Carrying Charges Delinquent                 </span> <span style="float: right;">                     July 20: Board Meeting                      July 20: Delinquent accounts to attorney                 </span>						
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 <i>Board Meeting Congratulations, Abigail Perez!</i>	16	17	18	19
20	21 <i>Delinquent Accounts Sent to Attorney</i>	22	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, May 18, 2021 NEWSLETTER MINUTES

**Board members present:** Sheryl Frank, president; Michael Menosky, vice president; Judy Henthorn, secretary-treasurer; and Bill Bather

**Board members absent:** Ray Gamble

**Staff present:** Alexis Martin, site manager; Tina Greene, assistant site manager; and Tim Ralph, maintenance superintendent

**Also attending:** Bradley Constance, cooperative attorney; Mike Lauer and Betsy Kilker, regional managers with Tailor Made Property Services

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

### Next Board Meeting

The next board meeting is June 15.

### Minutes

The board approved the minutes of the April 20 board meeting and the April 29 budget meeting and executive session.

### Open Session

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

### Maintenance Summary

Tim presented the maintenance report. Completed were eight appliance repairs, 40 plumbing, 17 general maintenance, seven emergency call-outs, 15 doors and trim, three electrical, 16 HVAC, six exterminations, eight exterior projects and two roofing. Five rehabs are underway and two more are expected. There were 92 service requests and 122 completed.

### Site Report

Alexis presented the site manager's report. No memberships are for sale. Since the last board meeting, there have been one move-in, one intent to vacate and five scheduled move-ins. No applications are pending.

### Tailor Made Property Services

Betsy presented the managing agent's report. Eight applications have been approved and one denied. Four final statements have been completed. Processed in accounts payable for May was \$110,142.82.

### Door Prize Drawing

Andria Knapp won the door prize of \$25. Sheryl opened the floor to members and the meeting ended at 7 p.m. The board met in closed session and the meeting was adjourned at 8:25 p.m.



Tina Greene, assistant site manager, beautified the entrance to the clubhouse by transplanting irises from her daughter's yard and adding other perennials to the site.

## Cheerful Perennials Add Beauty to Independence Square

Tina Greene has a green thumb. Members need look no farther than the entryway to the clubhouse to appreciate the difference the assistant site manager's gardening skills have made. This spring, visitors to the office were greeted by irises in vibrant and pale shades of purple -- standing tall amid dainty white phlox and frosty green wormwood plants. Purple and pink salvia also grace the grounds along with bluestem grasses and perennially proper hostas. Tina transplanted irises from her daughter's yard in the fall and planted other perennials later in the year. Because she chose perennials, members can enjoy Tina's beautification efforts every spring for years to come.

## Members Receive \$200 Referral Bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they recommend becomes a member.

Gloria Isles was awarded a \$200 bonus in May for her referral.

There is no limit to the number of qualified referrals that can be made by a member.

We thank our members for their vote of confidence in our cooperative and for helping us attract qualifying new members.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Independence Square for their new home, it means that you enjoy living here and that you know someone else who would be a good neighbor for us.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in.



## Soft Words, Music Make Summer Better For All

Warm weather brings a welcome relief from the bitter cold winter.

With more and more residents of all ages outside enjoying the pleasant temperatures, parents are asked to remind their teenagers about being respectful in the language they use. Children tend to repeat what they hear.

With summer coming on, there will be a lot of activity. Please respect your neighbors and tone down the language and tune down the noise.

Thank you.



## Abigail Perez Good Neighbor for June

Gratitude is what Kathleen Paxton feels for her neighbor, Abigail Perez.

"Abigail has gone out of her way to help me with grocery shopping," Kathleen wrote when she nominated Abigail for the Good Neighbor of the Month award.

Abigail also has helped Kathleen's mother and was a source of comfort to her when Kathleen's brother died.

"She is a true friend who has done so much for us," Kathleen said.

Abigail was recognized previously as a Good Neighbor in 2010.

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 will recognize Abigail during the open session of the June 15 board meeting.

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



Lawn inspections are completed every Tuesday. Please remember that fire pits are not allowed.

A lawn mower, weed eater and other equipment are available to be loaned from the maintenance shop.

Check out the equipment between 8 and 4 p.m. Monday through Friday.

Please return equipment before 5 p.m. Please change your furnace filter often.

A dirty furnace filter can cause your air conditioner to freeze up or stop working correctly.

Filters are free from the office.

If you prefer to have a maintenance technician change the filter for you, please call the office with a service request.

~ Tim Ralph, Maintenance Superintendent



## From the Site Manager's Monthly Report

We have started to tow unregistered vehicles, inoperable vehicles and those not parked correctly.

These vehicles are taking up valuable spaces that our members could be using. When a vehicle is tagged by security or the office, we must give the owner of the vehicle notice before the vehicle is towed off property.

Please remember, members are limited to one vehicle per licensed driver with a maximum of four vehicles per household.

As you all are aware, we no longer require annual recertifications.

We do however require annual vehicle and pet permits, an information sheet and a household composition. These are still sent out on your move-in month.

Please fill these forms out as soon as you receive them as I am not getting them back in a timely manner. If they are not received in the month you moved in, your account will be sent to the attorney and you will be responsible for any fees.

~ Alexis Martin, Site Manager



Board member Bill Bather awards the door prize drawing of \$25 to Andria Knapp during the open session of the May board meeting.