

### 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 Phone numbers will not be published in the newsletter.*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>July 2021</b>						
Carrying Charges Due: <b>August 1</b>		Board Meeting: <b>August 17</b>				
Carrying Charges Delinquent: <b>August 10</b>			Delinquent Accounts to Attorney: <b>August 20</b>			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 <i>Independence Day Observed Office Closed</i>	6	7	8	9	10
11	12 <i>Carrying Charges Due</i>	13	14	15	16	17
18	19	20 <i>Board Meeting</i>	21	22 <i>Carrying Charges Delinquent Delinquent Accounts Sent to Attorney</i>	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, June 15, 2021

## NEWSLETTER MINUTES

**Board members present:** Sheryl Frank, president; Michael Menosky, vice president; Bill Bather, and Ray Gamble  
 Judy Henthorn, secretary-treasurer, joined the meeting at 6 p.m.

**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 July 20.

#### Minutes

The board approved the minutes of the May board meeting.

#### Maintenance Update

Tim shared photos of tree damage from the June 18 wind and rain storm.

#### OPEN SESSION

Two 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.

The new lawn crew starts July 1.

Completed were six appliance repairs, 35 plumbing, seven general maintenance, 15 emergency call-outs, 10 doors and trim, three electrical, 14 HVAC, five exterminations, 10 exterior projects and two basement repairs.

Four rehabs are underway and three more are expected.

There were 15 emergency call-outs, 107 new service requests and 92 completed service requests.

### Site Report

Alexis presented the site manager's report.

One membership is for sale. Since the last board meeting, there have been three move-ins, three intents to vacate, three scheduled move-ins and three applications pending.

### Tailor Made Property Services

Betsy presented the managing agent's report.

One application has been approved.

Processed in accounts payable for May was \$286,402.82.

### Door prize drawing

Jeffrey Borton won the door prize of \$25.

### Good Neighbor of the Month

Abigail Perez was recognized as the Good Neighbor of the Month for June and received a \$25 award.

Sheryl opened the floor to members and the open session ended at 6:10 p.m. The board met in closed session and the meeting was adjourned at 7:30 p.m.

## Remember to Mow Fenced Back Yards

Members are responsible for mowing fenced back yards.

A lawn mower, weed eater and other yard equipment are available for loan from the maintenance shop. Members can check equipment out between 8 and 4 p.m. Monday through Friday.

Grass must be no higher than eight inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a fee will be charged.

If you leave for vacation, remember to make arrangements to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service.



## Resumes Accepted for Board of Directors

Members of Independence Square will vote to fill two positions on the board of directors at this year's annual meeting.

Members in good standing who care about our community are encouraged to run for office. Resumes of candidates will be printed in the August and September newsletters.

The annual meeting is Wednesday, September 15.

## REMEMBERING Marlene Dau

It is with deep sadness that the board of directors acknowledges the passing of our property manager, Marlene Dau.

As president of Tailor Made Property Services, Marlene had managed Independence Square Townhouses since January of 2019. Many members may remember meeting Marlene during open sessions of board meetings she attended.

"Marlene was always very supportive and available to listen whenever we needed her help," said Sheryl Frank, board president. "If Marlene couldn't be present in person, she'd meet with the board by Zoom."

Marlene died June 19 at her home in Battle Creek, Mich.

"She will be missed by our board and by the cooperative housing world she was so dedicated to," Sheryl said.

Marlene had more than 30 years of property management experience and was a longtime member of the Midwest Association of Housing Cooperatives (MAHC) and a recipient of the President's Award from the National Association of Housing Cooperatives.

Two of Tailor Made regional managers are based in Kansas City. Regional managers will continue to attend monthly board meetings and manage the property with other Tailor Made representatives.

As a living tribute to Marlene, a tree will be planted next spring on the grounds.



Marlene Dau

## From the Site Manager's Monthly Report

### Children at Play

We are asking members to please be aware of children playing in the parking lots.

Please check behind your vehicle before you back out and drive slowly in the parking areas. The speed limit in the parking lot area is 10 miles per hour.

Children don't always pay attention when they are playing and we want to have a safe and happy summer.

### Vehicle Reminders

We are still towing and will continue to tow unregistered vehicles, vehicles that are not in working order, vehicles not parked correctly, and vehicles with expired tags.

When a vehicle is tagged by security or by the office, we give the owner of the vehicle notice before it can be towed.

Another reminder: we allow one vehicle per licensed driver with a maximum of three vehicles per household.

### Annual Forms Due

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



Jeffrey Borton won the door prize drawing during the open session of the June meeting. Board secretary-treasurer Judy Henthorn presented him with the \$25 prize.



Abigail Perez was recognized as the Good Neighbor of the Month for June. Board vice president Michael Menosky presented the \$25 award to her.

### New Lawn Crew

A new lawn service starts mowing our grounds on July 1.

If you have a flower bed, make certain it is clearly marked. I recommend having a border around it.

The lawn crew will mow unmaintained flower beds. Please protect your flowers or garden with a distinguishable edge.



### A/C Maintenance

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

## Please Use Water Wisely

Water is provided for normal use.

Summer water usage is limited to filling a wading pool not more than 12 inches deep and to watering grass, shrubs and flowers.

Wading pools can be set up only in a fenced back yard and cannot be left out long enough to kill the grass.

Running a sprinkler for children to play in is not allowed.

If a member allows water to run into the street, the member will be charged for excessive usage.

Washing motor vehicles on cooperative property is prohibited.