

### 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 Phone numbers will not be published in the newsletter.*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>August 2021</b> <span style="float: right; font-size: small;">                     Carrying Charges Due: Sept. 1      Annual Meeting: Sept. 15                      Carrying Charges Delinquent: Sept. 10      Delinquent Accounts to Attorney: Sept. 20                 </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	16	17 <i>Board Meeting</i>	18	19	20 <i>Delinquent Accounts to Attorney</i>	21
22	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

#### ANNUAL MEETING SEPTEMBER 15

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

Sign-in begins at 6:30 p.m. and the meeting starts at 7 p.m. on the third Wednesday in September, the 15th.

Door prizes will be awarded.

Only members in good standing can vote. Any member with an unpaid balance of more than 30 days cannot vote. If you cannot attend, you may vote by proxy.

Members voting by proxy must appoint another member in good standing to vote on their behalf. No attending member may cast more than his or her vote plus one proxy vote.

#### BOARD MEETING, JULY 20, 2021

### NEWSLETTER MINUTES

**Board members present:** Sheryl Frank, president and Bill Bather

**Board members absent:** Judy Henthorn, secretary-treasurer; Michael Menosky, vice president; and 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. Because there was not a quorum, no votes could be taken or decisions made.

#### Next Board Meeting

The next board meeting is Aug. 17.

#### Maintenance Update

Tim discussed 11 basement leaks reported from the May and June storms caused by cracks, downspouts or sump pump issues.

#### OPEN SESSION

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 started on July 1.

Flower beds need to have clear boundaries. Blocks and pavers are available from the maintenance shop to create a boundary.

There were eight emergency call-outs, 105 new service requests and 141 completed service requests.

Completed were 17 appliance repairs, 46 plumbing, 14 general maintenance, one roofing, eight emergency call-outs, 14 doors and trim, five electrical, 24 HVAC, five exterminations, nine exterior projects and four basement repairs.

Three rehabs are underway and five more are expected.

Lawns are inspected every Tuesday. Pet waste and grass height are the most common violations.

### Site Report

Alexis presented the site manager's report.

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

### Tailor Made Property Services

Betsy presented the managing agent's report.

One application has been approved; one denied; and one pending.

Three final statements were completed.

Processed in accounts payable for June was \$128,243.14.

### Door Prize Drawing

Barbara Wood won the door prize of \$25.

### Referral Bonus

Steven Crawford was recognized as a recipient of a \$200 referral bonus.

Sheryl opened the floor to members and the open session ended at 6:30 p.m. The board met in closed session and the meeting was adjourned at 6:50 p.m.

## 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 September newsletter.

## Running for Re-Election: Sheryl Frank

Hello, my name is Sheryl Frank. I have lived at Independence Square Townhouses for more than 33 years and wouldn't change a thing. I love living here. Most of you have probably seen me walking my little black and white dog, Angel, around the townhouses every day.

I have 43 years experience working in public relations. And I have owned my own vending business in the past. I have been volunteering at KC Pet Project and I am retired; so, I will have plenty of time to devote to Independence Square Townhouses.

I have been a board member of Independence Square Townhouses for the past 12 years. I am currently serving as president of the board of directors. I have chaired and served on various committees off and on over the past 22 years. During this time, I have taken several training courses from the Midwest Association of Housing Cooperatives (MAHC). I am also classified as a Certified Cooperative Director.

I do care about the community I live in and I will work hard to keep Independence Square Townhouses an affordable and enjoyable place to live. I feel that we need representation from various age groups to get different points of view and new ideas so that the board can work together as a whole to meet the needs of our members.

I am a candidate for the Board of Directors of Independence Square Townhouses. I would like the opportunity to continue to serve on the board for the next three years. I would like to be a part of making our community the best that it can be. If given the chance, I will not disappoint you: I will serve you well.

I would greatly appreciate your support in the upcoming election on September 15 at 7 p.m. Doors open at 6:30 p.m.

Thank you so much,  
Sheryl

### Summer Reminders

Lawn inspections are completed every Tuesday.

Please change your furnace filter often.

Wading pools are allowed only in fenced backyards and must be emptied every day.



### Basement Leaks or Repairs

If your basement leaks when it rains, please call in a work order so we can get these repaired -- even if you called one in the past, we may have missed it or a drainage solution may not have been successful.

The basement repair company is scheduled for August.

### New Lawn Service

If you have flower beds, please make sure they have a clear boundary. The lawn crew has been instructed to mow unmaintained flower beds.

If you need flower bed borders, stop by the maintenance shop. We will set out assorted blocks and pavers that you can use.

Please keep the borders neat and orderly. If the blocks become unsightly, we will have to discontinue this service.

~ **Tim Ralph, Maintenance Superintendent**

## From the Site Manager's Monthly Report

### Vehicles Vandalized

Recently three unlocked vehicles were vandalized. Vandals searched the vehicles and scattered the contents.

Please remember to lock your cars to discourage this kind of vandalism.

### 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.

~ **Alexis Martin, Site Manager**

## Turn Porch Lights On

A simple way to increase security on the property is as close as your porch.

Members are asked to leave their porch lights turned on at night.

To encourage members to turn their lights on, the cooperative provides light bulbs for front and back porch light fixtures.



## Recommend a Unit to a Friend, Receive a \$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. Last month, for example, Steven Crawford was awarded \$200 for a referral.

The referral should be mentioned at the time of application.

For more information about specific units, visit the website, <https://independencesquaretownhouses.com>.

