

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 Phone numbers will not be published in the newsletter.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

Sept 2021		Carrying Charges Due: Oct. 1 Carrying Charges Delinquent: Oct. 11		Board Meeting: Oct. 19 Open Session @ 6pm Delinquent Accounts to Attorney: Oct. 21		
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Carrying Charges Due	2	3	4
5	6 Labor Day Observed Office Closed	7	8	9	10 Carrying Charges Delinquent	11
12	13	14	15 Annual Meeting	16	17	18
19	20 Delinquent Accounts to Attorney	21	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

ANNUAL MEETING TO BE HELD SEPTEMBER 15

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

The meeting will be in the driveway of the clubhouse. 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:

First prize: one month's free carrying charges

Second prize: \$50

Third prize: \$25

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, AUGUST 17, 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, 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 the annual meeting on Wednesday, September 15.

Minutes

The board voted to approve the minutes of the June and July board meetings.

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.

SOS Pest Control will now be treating the units and the bathrooms, basement and exterior of the building in addition to the kitchen.

Damage from recent storms includes four large tree limbs, two roof leaks and one siding repair.

Basement repairs will be made this week.

There were eight emergency call-outs, 99 new service requests and 92 completed service requests.

Completed were 21 appliance repairs, 11 general maintenance, one grounds, eight emergency call-outs, six electrical, 27 plumbing, six doors and trim, three exterminations, five exterior projects, one basement leak, seven HVAC, one concrete and two common areas.

Five rehabs are underway and two more are expected.

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, two intents to vacate, four scheduled move-ins and one application pending.

Tailor Made Property Services

Betsy presented the managing agent's report.

Three applications have been approved.

Three final statements were completed.

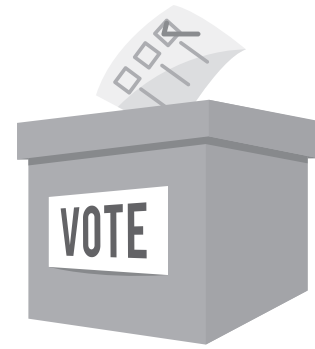
Processed in accounts payable for July was \$108,093.96.

Door Prize Drawing

Terry Menosky won the door prize of \$25.

Sheryl opened the floor to members and the open session ended at 6:15 p.m.

The board met in closed session and the meeting was adjourned at 7:45 p.m.



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

A/C Maintenance

Please change your furnace filter often.

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

Storm Damage

Four large tree limbs were downed in the storm.

Two roof leaks.

One siding repair.

New Extermination Company

SOS Pest Control will now be treating units.

~ Tim Ralph, Maintenance Superintendent

From the Site Manager's Monthly Report

School Back in Session

School started August 23.

Please be aware of children running across streets to catch the school bus.

As we all know, children don't always pay attention to traffic.

Vehicles Towed

We have started to tow unregistered vehicles inoperable vehicles those not parked correctly vehicles parked in another member's numbered space and vehicles with expired tags.

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.

~ Alexis Martin, Site Manager



Lawn Mower, Grass Trimmer Available to Members

Members who need help keeping flower beds and back yards neat can check out a lawn mower and a grass trimmer from the maintenance garage.

Simply call the office and the maintenance shop will be notified.

In keeping with pandemic precautions, only staff members are allowed in the shop. Ring the doorbell and the mower or trimmer will be brought to you.

These tools can be checked out for two hours. They will be cleaned between every use.



Michael Menosky, board vice president, awards the \$25 door prize to Terry Menosky during the open session of the August meeting.