

**Available at the Office Free to Members**

**Yard Waste Bags**

Trash bags only for leaf clean-ups are provided to members.

**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, change your batteries, too.

**Sticky Traps**

Pest strips are available.

**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.

<b>Dec 2021</b>		Carrying Charges Due: Jan. 1 Carrying Charges Delinquent: Jan. 10 Martin Luther King Day: Jan. 17		Board Meeting: Jan. 18, Open Session @ 6pm Delinquent Accounts to Attorney: Jan. 20		
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	15	16	17	18
19 Holiday Yard Decorations Judged	20 Delinquent Accounts to Attorney	21	22	23 Christmas Observed, Office Closed	24 Christmas Observed, Office Closed	25
26	27	28	29	30	31 New Year's Observed, Office Closed	

*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 2021, 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

**Moises Valerio**  
Elected 2021, 3-year term

**Handy Phone Numbers**

Indep. Square Office  
816-252-0444

State Public Safety  
816-814-3639

Animal Shelter  
816-621-7722

Animal Control  
Dispatcher  
816-325-7205

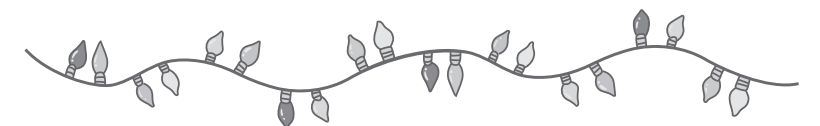
Citizens Info Center  
816-325-7000

Police (Non-Emergency)  
816-325-7300

Police (Emergency)  
911

Report Power Outage  
816-325-7550

**Prizes Awarded for Holiday Decorations**



Holiday decorators, you've dazzled us with your displays of electric holiday cheer and creativity.

And we want to reward you for making the holidays brighter.

Independence Square is sponsoring a Holiday Decorations Contest, a fun and friendly competition for outdoor decorations.

The contest is for exterior decorations only but may include decorations in windows that are visible from the outside.

To participate, light up your yards between 5 and 9 p.m. on December 19. Judges will be viewing your decorations.

**Three prizes will be awarded:**

- \$100 first place
- \$50 second place
- \$25 third place

Be creative. Be festive. Have fun!

**Rules for Holiday Lights and Decorations**

Only small bulbs outside. Fused, rated string lights may be installed.

String lights must have no more than three 100-bulb strings attached together; and where plugged together, they must be taped with electrical tape to keep moisture out.

Holiday lights may be attached to the lower eave with clips approved by the Maintenance Department. Do not attach to shingles or other areas.

Holiday lights will be plugged in with a socket/plug adapter screwed into the porch light only. Lights also can be installed through the basement window if needed.

Holiday decorations may be hung using removable double-sided tape.

## BOARD MEETING, NOVEMBER 16, 2021 NEWSLETTER MINUTES

**Board members present:** Sheryl Frank, president; Judy Henthorn, secretary-treasurer; Bill Bather and Moises Valerio

**Board members absent:** Michael Menosky

**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

### OPEN SESSION

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

### The Next Board Meeting

The next board meeting is January 18, 2022.

### Maintenance Summary

Tim presented the maintenance report.

Ice melt is available free at the office.

When snow falls, members need to park their vehicles in front of the curb, not extending over the sidewalks. Porches should be cleared of any rugs, decorations or other items.

Snow removal starts after the storm is over. Parking lots are cleared first; then stairs, main walkways and finally porches and personal areas.

Annual inspections and furnace maintenance are underway.

Members need to clear the area around the furnace and make sure smoke alarms are installed and working.

Maintenance is hiring a full-time technician and seasonal help for snow removal.

Four rehabs are underway and three more are anticipated.

This month, 129 service requests were completed and there were nine responses to emergency calls.

### 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, five scheduled move-ins and two applications pending.

The cooperative is using a new towing company, Caster's Tow & Transport.

Food is being collected for the holidays. Please bring donations to the office.

Members will soon begin receiving notices through emails. Members who do not have email will still receive paper copies on a door hanger.

### Tailor Made Property Services

Betsy presented the managing agent's report for October.

Six applications have been approved and two denied.

Two final statements were completed.

Processed in accounts payable for October was \$113,109.29.

### Good Neighbor of the Month

Paul Michael Fenton is the Good Neighbor for November.

### Door Prize Drawing

Aaron Harris won the door prize of \$25.

Sheryl opened the floor to members and the open session ended at 6:35 p.m.

The board met in closed session and the meeting was adjourned at 8:45 p.m.

### Snow Days

Please don't park your vehicle over the curb.

Don't leave any items on your porch.

Snow removal starts after the storm is over.

Parking lots are cleared first, then stairs, followed by main walkways and porches.

We are hiring for seasonal snow removal. If you are interested, sign up at the office.

### Annual Inspections

Annual inspections and furnace maintenance will continue this month.

You will be notified in advance. To prepare, make sure the area around your furnace is cleared out. Smoke alarms should be installed and working. (Any missing smoke alarms at the time of inspection will be charged to your account.)

Maintenance technicians will be wearing personal protective equipment.

### Building Plumbing

Don't flush "flushable wipes" or other products so labeled.

Don't pour grease down the drains.

~ Tim Ralph, Maintenance Superintendent



## From the Site Manager's Monthly Report

### Parking Lots

Several vehicles on the property have been vandalized and one was stolen recently.

Be sure your vehicle is locked and nothing is left out in plain view. This could prevent your vehicle from being tampered with.

### Email

The office will be sending notices out through email to members who have made their email addresses available.

Members who do not have email addresses will continue to receive paper copies on a door hanger.

### Holiday Donations

We will be collecting food items for our holiday baskets again this year. Last year, the donations were plentiful.

This year we have not received as many donations. Your donations could make a neighbor's holiday brighter. Please help if you can.

~ Alexis Martin, Site Manager

## Donations Accepted for Holiday Food Baskets

### 1 Can From Every Member = 188 Cans

The office is collecting food for Independence Square families in need during the holidays,

Please consider contributing canned goods or other nonperishables. The deadline for Christmas donations is December 17.

If every household gave just one can of food, the cooperative would have 188 cans to use for gift baskets to our members who are struggling to make ends meet during the holidays.

To donate, please stop by the cooperative office. Thank you.

*Please make a note of the new phone number for calls to our security patrol, State Public Safety: 816-814-3639.*

*There is no board meeting in December.  
The next board meeting is January 18, 2022.*



Sheryl Frank, board president, awards the \$25 door prize to Aaron Harris during the November open session.

