

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 Phone numbers will not be published in the newsletter.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

Feb 2022		Carrying Charges Due: March 1	Board Meeting: March 15, Open Session @ 6pm			
		Carrying Charges Delinquent: March 10	Delinquent Accounts to Attorney: March 21			
		Daylight Saving Time Begins: March 13				
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 Board Meeting Open Session 6pm Congratulations, Gracie Sykes! Good Neighbor of the Month	16	17	18	19
20	21 Office Closed	22 Delinquent Accounts to Attorney	23	24	25	26
27	28					

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
 816-425-4027

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, JANUARY 18, 202

NEWSLETTER MINUTES

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

Board members absent: Moises Valerio

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 February 15, 2022.

Approval of Minutes

The board voted to approve the minutes of November 18 and December 2, 2021.

OPEN SESSION

Members signed in for the open session. Sheryl welcomed all and called the session to order at 6 p.m.

Maintenance Summary

Tim presented the maintenance report. Terry Mollison, a new employee, started work the first week of December.

Annual inspections and furnace maintenance have been delayed due to staffing and holiday schedules. Members will still receive notice a couple days before inspections.

Front porch lights are being replaced by dusk-to-dawn sensors. The sensors that flickered will be changed out.

The main sewer lines in Buildings 3 and 5 will be replaced this month.

Building 11 is getting a partial roof replacement due to damage caused by the December wind storm.

A property inspection has generated more than 80 service requests. More than 3,250 pounds of ice melt have been used to clear snow two times.

Two rehabs are underway and two more are anticipated.

There were 155 service requests called in and more than 80 from the property inspection. Of these, 198 have been completed.

Site Report

Alexis presented the site manager's report.

No memberships are for sale. There have been three move-ins since the last board meeting, no intents to vacate and three scheduled move-ins with two applications pending.

Starting this month, some notices from the office will be sent via email to members with email addresses.

All vehicles must have legal tags. If they are not legal, the vehicles will be tagged and towed on the 11th day by Caster's Tow & Transport.

Tailor Made Property Services

Betsy presented the managing agent's report.

For the months of November and December, five applications were approved, three final statements completed and one final statement pending.

Processed in accounts payable for November was \$116,145.54 and for December, \$135,448.48.

Board Positions Open

Sheryl announced that there were two positions for three-year terms open on the board of directors. The candidates are Sheryl Frank, Mike Gamble and Moises Valerio.

Door Prize Drawing

Barbara Wood won the door prize drawing of \$25.

Sheryl opened the floor to member comments and the open session ended at 6:30 p.m.

The board met in closed session and the meeting was adjourned at 7:20 p.m.

Gracie Sykes Good Neighbor for February

A willingness to help is how Barbara Wood describes her neighbor, Gracie Sykes.

During a recent snow, "she shoveled off porches and sidewalks," Barbara wrote in nominating Gracie as the Good Neighbor of the Month for February.

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 award Gracie a \$25 gift card during the open session of February 15.

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

Daylight Saving Time Begins in March



It will soon be that time of year again. You'll lose an hour on Sunday, March 13. That's when Daylight Saving Time kicks in. So, set your clocks ahead one hour. For example, if you get up at 6 a.m. on Sunday, move the time up to 7 a.m. on March 13. You get your hour back on November 6.

Please Include Unit Number on Checks

When paying carrying charges by check or money order, please include your unit number so that the correct account can be credited.

If the office staff can't read a signature and there is no unit number, mistakes could be made.

From the Site Manager's Monthly Report

Vehicles

Just a friendly reminder -- All vehicles on the property must have legal tags. If the tags are not legal, the vehicles will be tagged and towed on the 11th day by our towing company, Caster's Tow & Transport.

We are reminding you again this year to keep your vehicles locked with nothing left out in plain view. This could prevent your vehicle from being tampered with and your belongings stolen. The Mansions nearby have had several vehicles stolen from their parking lots.

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.

Free to Members

You can pick up yard waste bags, ice melt, furnace filters, smoke detector batteries, sticky pest traps, bed bug monitors and light bulbs for appliances and front and back porch lights at the office.

~ Alexis Martin, Site Manager

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 have been delayed due to staffing and holiday schedules.

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.

Dusk-to-Dawn Lights

Front porch light bulbs are being replaced by dusk-to-dawn sensors. The sensors that have been reported to flicker will be changed out.

COVID Safety Reminders

Please let the office know if anyone in your unit has been exposed to COVID.

We will still respond to your service requests but will take extra precautions when we enter your unit.

We generally plan on giving you notice before entering your home but there are times when we cannot give notice due to the urgency of plumbing and electrical concerns.

~ Tim Ralph, Maintenance Superintendent

Keep Surfaces Slip-Free with Ice Melt Granules

Members are reminded that bags of ice melt are available free from the office for use on townhouse sidewalks, steps, stoops and other surfaces.

Furnace filters also are available at the office.

Please remember that the maintenance staff does not shovel snow between vehicles in the parking lot.



Heat Your Home Safely this Winter

Home fires are a greater risk in the winter when people cook holiday meals, display decorations and use heat sources unsafely, according to the U.S. Fire Administration.

Cooking is the leading cause of all winter home fires and 5 to 8 p.m. is the most common time for winter home fires, according to the National Fire Incident Reporting System.

Heating is the second leading cause of home fires.

The biggest mistake is putting something too close to a heating source. People, pets and anything else that can burn should be three feet away from space heaters, fireplace, wood stoves and radiators.

Plug portable electric heaters directly into the wall outlet. Don't use an extension cord or power strip.

In an effort to prevent injuries, fatalities and property damage, the U.S. Fire Administration urges parents to educate their children about the nature of fire: fire can be fast, hot, dark and deadly.

Here are some tips...

- Keep matches and lighters in a secured drawer or cabinet.
- Encourage your children to tell you when they find matches and lighters.
- Develop a home fire escape plan. Practice it with your children and designate a meeting place outside.
- Supervise young children closely.
- Teach children that fire is a tool, not a toy.
- Show children how to stop, drop to the ground and roll if their clothes catch fire.
- Show children how to crawl low on the floor, below the smoke, to get out of the house and stay out in the case of fire.
- Teach children not to hide from firefighters.
- For more information, go to www.usfa.fema.gov, the Web site of the U.S. Fire Administration.