

### 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 Phone numbers will not be published in the newsletter.*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>March 2022</b>						
Carrying Charges Due: April 1		Board Meeting: April 19, Open Session @ 6pm				
Carrying Charges Delinquent: April 11			Delinquent Accounts to Attorney: April 21			
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 Daylight Saving Time Begins	14	15 Board Meeting Open Session 6pm Congratulations, to Good Neighbors, Judy and Neil!	16	17	18	19
20	21 Delinquent Accounts to Attorney	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 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

### BOARD MEETING, FEBRUARY 15, 2022 NEWSLETTER MINUTES

**Board members present:** Sheryl Frank, president; Judy Henthorn, secretary-treasurer; Michael Menosky, vice president; Bill Bather and 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 March 15, 2022.

#### Approval of Minutes

The board voted to approve the minutes of January 18.

#### OPEN SESSION

Ten 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.  
 Front porch lights are being replaced by dusk-to-dawn sensors.  
 Window screens will be replaced this month during property inspections.  
 Members will receive notices.  
 Building 13 is getting a full roof repair.  
 One snow clearing used 1,900 pounds of ice melt.  
 Two rehabs are underway and two more are anticipated.  
 There were 98 service requests called in and 102 have been completed.  
 Currently 199 are open.

#### Site Report

Alexis presented the site manager's report.  
 One membership is for sale. There have been three move-ins since the

last board meeting, two intents to vacate and one scheduled move-in with three applications pending.

Some notices from the office are being 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 month of January, two applications were approved, one final statement completed and one application pending.

Processed in accounts payable for January was \$343,277.36.

### Door Prize Drawing

Kathleen Paxton won the door prize drawing of \$25.

### Good Neighbor

Gracie Sykes was recognized as the Good Neighbor of the Month for February and received a \$25 gift card.

Sheryl opened the floor to member comments and the open session ended at 7:05 p.m.

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

## Judy, Neil Good Neighbors for March

Judy Henthorn and Neil McCumber will be recognized with the Good Neighbor award during the open session of the March 15 meeting.

They were nominated for their holiday spirit and for helping their neighbors decorate for the season.

Judy and Neil were among four households living next to one another who won first place for their dazzling displays in the Holiday Decorations Contest in December.

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 Judy and Neil a \$25 gift card during the open session of March 15.

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



Thefts from motor vehicles generally occur when criminals drive or walk through areas looking for vehicles that are unlocked or have objects left in view.

It only takes a few seconds for a thief to break into your vehicle. By observing a few simple recommendations of the National Crime Prevention Council, you can take away the criminal's opportunity to make you a victim of this crime.

#### ***Always lock your vehicle with the windows rolled up.***

The harder it is for a thief to get into your car, the more likely the thief will move on to the next car. Almost half of the thefts from inside motor vehicles involve a vehicle that was left unlocked.

#### ***Don't leave anything of value inside the vehicle in plain sight.***

This includes cell phones, radios, briefcases, purses, packages, and other valuables. They should not be left in your car period. But if they are, they shouldn't be in view.

#### ***Items that you can't take with you should be locked in the trunk.***

If you can't take your valuables with you when you leave your car, at least lock them in the trunk where they are more difficult to find and steal.

#### ***Don't leave your vehicle unoccupied with the keys in it.***

Why make it that easy for a criminal to drive off with your car? This is especially true at convenience stores or with children in the car.

#### ***If you have an anti-theft device for your vehicle..use it.***

If you have a car alarm, set it. If you have a steering wheel "club," lock it in place correctly.

#### ***Make sure the license plates on your car are properly secured.***

Make it difficult to remove your license plate by securing it tightly. When your year sticker is in place, run a razor blade across it several times to make it more difficult to remove in one piece.

#### ***At night, park in well-lighted areas.***

Not only will this deter thieves from stealing your car but you also will be safer when you return your vehicle.

#### ***Report all incidents as quickly as possible.***

If you don't report a crime, the police won't know there is a problem.

~ National Crime Prevention Council

### Trash Reminder

Our trash disposal charges are up again.

Do not dump tires or car batteries in the dumpster. Mattresses, beds and other large items should not be left by dumpsters or at the maintenance shop. If you need to dispose of oversized items, contact the office.

Please put all trash in trash bags and then place the bags in the dumpster.

### Green Grass Project

We will soon be planting grass. It will be very muddy when the work begins. We ask that you refrain from walking on the grass - give it a chance to grow.

### 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

## From the Site Manager's Monthly Report

### 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.

### 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.

~ Alexis Martin, Site Manager



## Ground Rules Keep Property Looking Good

Independence Square rules and regulations are designed to improve the appearance of the property and the safety and quality of life of all of us who live here.

Please help keep our community clutter-free and attractive. Here are some of the rules members have agreed to follow when they signed their Occupancy Agreements.

Members are responsible for maintaining their flower beds and fenced-in backyards.

**Planting:** Planting that could cause structural problems or mowing problems will not be approved.

**Vines:** Vines will not be allowed on the buildings.

**Flower beds:** Flower beds in front and back yards shall be planted next to the buildings. They shall not extend beyond the stoop approximately 56 inches.

They will be sloped away from the building to allow for drainage. Raised flower beds are not allowed.

Any type of edging used must allow for drainage and may not be taller than six inches.

**Yard ornaments:** Yard ornaments are to be confined to the flower bed.

**Fenced back yards:** The member is responsible for fenced back yards. They are to be mowed and kept free of clutter.

Grass should not be more than eight inches tall.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not done in this time period, Maintenance will mow your yard and a charge will be assessed.

If a member gets three notices for mowing violations during mowing season, the fence will be removed.

## From the Site Manager's Monthly Report

Alexis Martin and Tina Greene have new email addresses. You can reach Alexis at [alexis.martin@independencesquaretownhouses.com](mailto:alexis.martin@independencesquaretownhouses.com). You can reach Tina at [tina.greene@independencesquaretownhouses.com](mailto:tina.greene@independencesquaretownhouses.com).

If you'd like to share your email addresses with the staff, they will send notices to you through email.