

### 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 Phone numbers will not be published in the newsletter.*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>April 2022</b>						
Carrying Charges Due: <b>May 1</b>		Delinquent Accounts to Attorney: <b>May 20</b>		Memorial Day Observed: <b>May 30, Office Closed</b>		
Carrying Charges Delinquent: <b>May 10</b>		Board Meeting: <b>May 17, Open Session @ 6pm</b>				
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					<b>1</b> Carrying Charges Due	<b>2</b>
<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>10</b>	<b>11</b> Carrying Charges Delinquent	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>
<b>17</b>	<b>18</b>	<b>19</b> Board Meeting Open Session 6pm Congratulations, to Good Neighbors, Cheryl and Summer Conaway!	<b>20</b>	<b>21</b> Delinquent Accounts to Attorney	<b>22</b>	<b>23</b> Art Class 5-6 p.m. in the Clubhouse. For members 12+.
<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>

*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, MARCH 15, 2022

### NEWSLETTER MINUTES

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

**Board members absent:** Judy Henthorn and 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

Sheryl called the meeting to order at 5:45 p.m.

#### Next Board Meeting

The next board meeting is April 19, 2022.

#### Approval of Minutes

The board voted to approve the minutes of February 15, 2022.

#### 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.

Yard inspections begin in April. Fences will be inspected, too, and members whose fences need repairs will receive notices. To have your fence removed, call in a service request.

Front yards will be tilled to replace the soil. Grass seed will be planted and watered every weekday morning. The areas will be muddy for most of April and members are asked to stay off the lawns.

There have been four snow removals. Four rehabs are underway and four more are anticipated.

Currently, 164 work orders are open.

#### Site Report

Alexis presented the site manager's report.

No memberships are for sale. Since the last board meeting, there have been one move-in, two intents to vacate, three scheduled move-ins and two 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 February, two applications were approved, three final statements completed and one application denied.

Processed in accounts payable for February was \$123,121.96.

### Door Prize Drawing

Jessie Phillips won the door prize drawing of \$25.

### Good Neighbor

Judy Henthorn and Neil McCumber were recognized as Good Neighbors of the Month for March.

Sheryl opened the floor to member comments and the open session ended at 6:45 p.m.

The board met in closed session and the meeting was adjourned at 7:25 p.m.

## Cheryl and Summer Conaway Good Neighbors for April

Cheryl Conaway and her daughter, Summer, were nominated for the Good Neighbor award by Josh and Amy Fuller.

Josh and Amy wrote that their family was helped "in time of need" by Cheryl and Summer with gifts of clothes, food and other essentials.

Cheryl and Summer will be recognized as Good Neighbors of the Month for April at the open session of the April 19 board meeting.

The Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.

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

## Art Class on April 23

Creativity and camaraderie await aspiring artists on April 23. Kathleen Paxton will facilitate an art class for members from 5 to 6 p.m. in the clubhouse. Artists need to bring their own acrylics, paint brushes, canvas and any other supplies. Class is limited to artists 12 years of age and older.



## Rules Update

The latest edition of the Rules We Live By is now available. To pick up your copy, please come to the office.

## Yard Sale Slated for May

The cooperative yard sale is scheduled for Friday and Saturday, May 27 and 28.

The hours are 9 a.m. to 5 p.m.

If it rains that weekend, the sale will be rescheduled for June 3 and 4.

If you are interested in participating, please call the office at 816.252.0444.



*Kathleen Paxton expresses her surprise at winning the door prize drawing at the February board meeting. She received a \$25 gift card.*



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

### Yard Inspections

Inspections start in April. The goal is to help keep the property clean and uncluttered. Members are reminded not to leave toys or other items in the front yard when not in use.

Fences are considered an improvement and the member is responsible to maintain and repair the fence. Gates should not be locked and must be functional. A passive lock, such as a carabiner clip, is allowed. Members who want their fences removed should call a service request in to the office.



### Green Grass Project

Front yards may be muddy for most of April. Maintenance will be tilling up front yards, replacing soil and planting grass. The yards will be watered every weekday morning. Please stay off the lawns and give the grass a chance to grow.

### Porch Lights

Back porch light housings have been repaired on all units. The dusk-to-dawn front porch lights should be working now, staying on from early evenings through sunrise.

~ Tim Ralph, Maintenance Superintendent

## From the Site Manager's Monthly Report

### New Office Email Addresses

The email address for Alexis is alexis.martin@independencesquaretownhouses.com.

The email address for Tina is tina.greene@independencesquaretownhouses.com.

### 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.

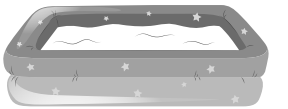
We are reminding you again this year to keep your vehicles locked with nothing left out in plain view. This could prevent your vehicle from being tampered with and your belongings stolen.

~ Alexis Martin, Site Manager



*Jessie Phillips won the door prize drawing, a \$25 gift card, at the March opening session.*

## Help Keep Children Safe this Summer



Warmer weather and the end of the school year mean more children will be outside.

### Pool Rules

Independence Square allows children's plastic or inflatable wading pools during the summer in fenced backyards.

But members must observe the rules that are written with the safety of our children in mind. Pools can be no wider than five feet and no deeper than 12 inches.

Every day, the pool must be emptied of water and stored behind the unit. Members who leave a pool filled with water unattended are violating Independence Square rules and regulations and the Occupancy Agreement they signed when they moved in. Violations place your membership in default.

A wading pool full of water is a potential drowning danger to a child and can become a breeding ground for mosquitoes.

Independence Square does not allow any kind of water slide.

### Other Reminders

Please remember that children are to be supervised when outside and not playing in the streets.

If your children are walking the dog, they need to be advised to clean up after the pet, too. Pets should not be running loose. They should be on a leash while outside at all times.

Rock throwing on the property is prohibited. Rocks belong on the ground and are to be left there. Picking rocks up, moving or throwing them anywhere on the property is not allowed.

Bicyclists, please remember that sidewalks and streets belong to everyone.