

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 Phone numbers will not be published in the newsletter.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

May 2022						
Carrying Charges Due: June 1		Delinquent Accounts to Attorney: June 20				
Carrying Charges Delinquent: June 10			Board Meeting: June 21, Open Session @ 6pm			
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 Board Meeting Open Session 6pm Congratulations, to Good Neighbor, Amanda Bass!	18	19	20 Delinquent Accounts to Attorney	21
22	23	24	25	26	27	28
29	30 Memorial Day Observed Office Closed	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, APRIL 19, 2022

NEWSLETTER MINUTES

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

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 May 17, 2022.

Approval of Minutes

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

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.

Yard inspections are to help the property appear clean and uncluttered. 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 and plant fresh sod.

Remove any items from the front yard unless they are in your flower bed. If you have a flower bed with a border, sod will not be planted in that area.

Seventy-one service requests were called in; 103 have been completed; and 159 are currently open. Four rehabs are underway and five more are anticipated.

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, three intents to vacate, five scheduled move-ins and 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 March, three applications were approved and two final statements completed.

Processed in accounts payable for March was \$138,295.68.

Door Prize Drawing

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

Good Neighbor

Cheryl and Summer Conaway were recognized as Good Neighbors of the Month for April.

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 8:30 p.m.



Cheryl and Summer Conaway accept the award as Good Neighbors of the Month for April.



Jessie Phillips won the door prize drawing, \$25, at the April open session.



FOOD FOR FINES

At Mid-Continent Public Library branches this month, you can pay your fines with food.

From May 9 through 15, a single food donation reduces your overdue fine by \$1. A food donation also counts as \$1 toward a replacement card charge. Fines are forgiven up to \$10.

Even if you don't have overdue fines, food donations are accepted gladly. These include canned soup, peanut butter, cereal, pasta, boxed meals and cans of meat, fruit or vegetables.

Glass, plastic or cardboard drink containers are not accepted. Nor are chips or candy.

For more information, visit the Website, www.mymcpl.org.

Here are the Independence branches of the Mid-Continent Public Library.

North Independence
317 W. Highway 24
816.252.0950

South Independence
13700 E. 35th St. South
816.461.2050

Fairview Neighborhood
18109 E. 12th North
816.252.0951

Yard Inspections

Inspections help keep the property clean and uncluttered.

Fences are 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 will be tilled, leveled and new soil and fresh-cut sod installed. The lawn crew will water the areas twice daily for three weeks. If you have a flower bed with a border, sod will not be installed in that area.

Basement Leaks

If your basement has a leak, please circle the area on the wall with a marker and put a date on it.

Call in a service request to the office.

~ Tim Ralph, Maintenance Superintendent

From the Site Manager's Monthly Report

Renter's Insurance

Just a friendly reminder that all members must carry renter's insurance. Independence Square Townhouses must be listed as additional interest on your policy. Your insurance company then will mail us a copy of your certificate when renewed or cancelled.

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 at the office. When you need a front or back porch light, please call in a work order.

Playgrounds

Smoking is not allowed on the playground. We call this to your attention because cigarette butts have been found scattered all around the playground.

~ Alexis Martin, Site Manager



New Email Addresses for Office Staff

Site manager, Alexis Martin, and assistant manager, Tina Greene, have new email addresses.

alexis.martin@independencesquaretownhouses.com

tina.greene@independencesquaretownhouses.com

Amanda Bass Good Neighbor for May

Patience and a willingness to help earned Amanda Bass the Good Neighbor nomination for May.

Amanda was nominated for the Good Neighbor award by Abigail Perez.

"Amanda was a great help to me at the beginning of the year," Abigail wrote. "I was sick and needed someone to give me a ride after returning a rental car."

Amanda gave Abigail a ride and "was willing and patient with me," Abigail said.

Amanda will be recognized as the Good Neighbor of the Month for May during the open session of the May 17 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.