

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 Phone numbers will not be published in the newsletter.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

JUNE 2022		Carrying Charges Due: July 1	Board Meeting: July 19, Open Session @ 6pm			
		Independence Day: July 4, Office Closed	Delinquent Accounts to Attorney: July 21			
		Carrying Charges Delinquent: July 11				
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	20 Delinquent Accounts to Attorney	21 Board Meeting Open Session 6pm Congrats to Jacob Newport!	22	23	24	25
26	27	28	29	30		

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
 816-599-2110

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, MAY 16, 2022 NEWSLETTER MINUTES

Board members present: Sheryl Frank, president, and Bill Bather
 Mosies Valerio joined the meeting at 6:10 p.m.

Board members absent: Michael Menosky and Judy Henthorn
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 reported that the meeting lacked a quorum at 5:45 p.m. Only two board members were present. Reports could be heard but voting could not take place.

Next Board Meeting
 The next board meeting is June 21, 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.
 Yards are inspected on Tuesdays and re-checked on Fridays.
 The Green Grass project started today. Front yards will be tilled and bad soil removed. Fresh soil mixed with fertilizer will be installed and yards leveled before the sod is planted. The lawn crew will water three times a week.
 There was a break-in at the Maintenance Shop and all property locks are being changed.

Site Report
 Alexis presented the site manager's report.
 No memberships are for sale. Since the last board meeting, there have been five move-ins, one intent to vacate, five scheduled move-ins and one application 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.

Inoperable vehicles also are tagged and then towed after 96 hours.

Vehicles parked in a fire zone, in other members' numbered spaces or blocking members' spaces are towed immediately.

Tailor Made Property Services

Betsy presented the managing agent's report. For the month of April, three applications were approved and two denied.

Two final statements were completed. Processed in accounts payable for April was \$154,892.16.

Door Prize Drawing

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

Good Neighbor

Amanda Bass was recognized as Good Neighbor of the Month for May.

Sheryl opened the floor to member comments and the open session ended at 6:35 p.m. The meeting was adjourned at 6:50 p.m.

Be on Time: Pay on Time

Your carrying charges are due the first day of every month.

Paying is even easier now that members can make their payments online through the Resident Portal.

Carrying charges become delinquent on the 10th of the month and unpaid accounts are sent to the attorney on the 20th of the month.

The checks you write to Independence Square Townhouses are being deposited the day they are received. Please write your unit number on the check so that it will be properly credited.

An accounts receivable program allows the checks to be cashed immediately.

When you write a check to pay the cooperative, you need to make sure that funds are in your account at that time.



Remember to Mow Fenced Backyards

Members are reminded that they are responsible for mowing fenced back yards.

Grass must be no higher than eight inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a fee will be charged.

If you leave for vacation, remember to make arrangements to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service.

Members Receive \$200 Referral Bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they recommend becomes a member.

There is no limit to the number of qualified referrals that can be made by a member.

We thank our members for their vote of confidence in our cooperative and for helping us attract qualifying new members.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Independence Square for their new home, it means that you enjoy living here and that you know someone else who would be a good neighbor for us.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in.



Yard Inspections

Inspections have started. The purpose is to help keep the property clean and uncluttered.

Please do not leave toys or other such items in the front yard when not in use.

Grass seed is available at the office and maintenance shop.

Green Grass Project

Please stay off the new sod.

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.

Shop Break-In

The maintenance truck has been recovered.

Locks have been changed property-wide. If you need additional keys, please call in a service request.

~ Tim Ralph, Maintenance Superintendent

From the Site Manager's Monthly Report

Renter's Insurance

Remember to renew your renter's insurance and do not allow it to expire. It must be carried by all members with Independence Square Townhouses listed as additional interest on your policy.

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.

Rule We Live By

The members' rule book has been updated. Please bring your binder with the old rules when you pick up the new version from the office.

~ Alexis Martin, Site Manager



Fireworks Prohibited

Please remember that fireworks are not allowed at Independence Square Townhouses.

Possession and storage or usage on cooperative property place a member in default of the Occupancy Agreement.

Violation of the policy by members or their guests can result in the member's account being sent to the cooperative attorney for Termination of Right to Occupy; in other words, loss of membership.



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

New Phone Number for Security

To call State Public Safety, dial 816-599-2110.