

Roofing

Three roofs have been repaired. A contractor is still working on another one.

Ceiling repairs due to roof leaks are being scheduled.



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.

~ Tim Ralph, Maintenance Superintendent

Basement water leaks

Please call in a work order if you a basement leak.

Dumpsters for Trash of Cooperative Members Only

Evidence strongly suggests that some of the trash in Independence Square dumpsters comes from companies and individuals who are not members of the cooperative.

This is illegal.

If you believe a motorist who is throwing trash into a dumpster is not a member of Independence Square, please get a license tag number and turn the number into the office.

Illegal dumping makes extra work for our maintenance staff and fills up dumpster space intended for use by members.

FEB. 2023

Carrying Charges Due: March 1

Delinquent accounts sent to attorney: March 20

Carrying Charges Delinquent: March 10

Board meeting: March 21 Open session at 6 pm

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 <i>Carrying Charges Due</i>	2	3	4
5	6	7	8	9	10 <i>Carrying Charges Delinquent</i>	11
12	13	14	15	16	17	18
19	20 <i>Presidents Day, Office Closed</i>	21 <i>Delinquent Accounts sent to Attorney Board Meeting Open Session at 6pm</i>	22	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

Marilyn Porter
Vice president

Elected 2022, 1-year term

Cheryl Conaway
Secretary

Elected 2022, 3-year term

Moises Valerio
Treasurer

Elected 2021, 3-year term

Michael Gamble

Elected 2022, 1-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, JANUARY 17, 2023

NEWSLETTER MINUTES

Board members present: Sheryl Frank, president; Marilyn Porter, vice president; Cheryl Conaway, secretary; Mosies Valerio, treasurer; and Mike Gamble
Staff present: Tina Greene, 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 21, 2023.

Minutes

The board approved minutes of the November 15, 2022, meeting

OPEN SESSION

Seven members signed in for the open session. Sheryl welcomed all and called the session to order at 6:05 p.m.

Maintenance summary

Three roofs have been repaired. A contractor is still working on another roof. Ceiling repairs are being scheduled.

Tim is hiring hourly help for snow removal. Please call the office to sign up. There were 182 service requests completed, 22 are open and 162 were called in.

Three rehabs are underway and one more is anticipated.

Site report

Tina presented the site manager's report.

No memberships are for sale. Since the last board meeting, there have been six move-ins, one move-in scheduled, two intents to vacate and two applications pending.

Members were generous with food donations for holiday baskets. Three families received food in November and three families in December.

Tailor Made Property Services

Betsy presented the managing agent's report.

For the months of November and December, one application was approved

and four final statements were completed.

Processed in accounts payable for November was \$159,356.46 and in December, \$140,580.85.

Door prize drawing

Fran McGowan won the door prize drawing of \$25.

Sheryl opened the floor to member comments and the open session ended at 6:25 p.m. The board met in closed session and the meeting was adjourned at 7:20 p.m.

From the Site Manager's Monthly Report

Towing vehicles

Our towing service will tag any vehicle with expired or no plates, vehicles parked in No Parking areas and inoperable vehicles such as those with flat tires.

Vehicles will be towed immediately if they are parked in another member's numbered space or in a fire zone. If this happens on a weekend, call the office and press "1" to reach the on-call maintenance technician.

Holiday donations

Thanks to our generous members, we were able to give holiday food baskets to three families in November and three in December.

Thank you for making their holidays brighter this year.

Winter-ready

As winter approaches, please remember ice melt can be picked up at the office.

Maintenance does not shovel snow between vehicles. So, please remember there could be ice under the snow and it could be dangerous when getting into your vehicle.

~ Tina Greene, Site Manager

Guests can stay no longer than 30 days

There is a 30-day monthly limit for visitors.

At the end of 30 days, the member is required to notify the site manager's office. A new household composition must be completed and the visitor must be in compliance with cooperative guidelines to qualify for occupancy.

A criminal background report is required for additions to the household composition and there is a charge for this report.

Failure to comply with the visitor policy will place the member in default.

Unlocked cars are easy targets for thieves, vandals

Five cars were damaged in one week in January because they were left unlocked.

"Two cars were stolen and one was destroyed on the inside and is not drivable," said Tina Greene, site manager.

Two other cars had property stolen from inside.

Thieves and vandals can gain access to your car if it isn't locked.

They may tear up the interior, looking for spare change or valuables, or they may figure out how to move the car.

Locking isn't the only precaution. Remove any belongings from the car so thieves won't be tempted by what they see inside the vehicle.

Keeping children safe

Unlocked cars also pose serious risks to children.

"Children may enter vehicles on their own while exploring or playing games like hide-and-seek," said Amber Rollins, director of Kids and Care Safety, based in Olathe.

Once inside, they may not be able to get out and can become trapped. This can be deadly in bitter winter weather as well as hot summer days.

Got a good neighbor? Tell us who...

Independence Square is full of unsung heroes. They may be the neighbor who brings you a meal when you're sick or who gives you a ride to the grocery store when your car is in the shop or who takes care of your cat when you're away. They may be the neighbor who volunteers to serve on committees or who organizes activities. You may have seen a neighbor picking up litter in your neighborhood. Whatever the act of kindness, Independence Square is a better place to live because of these unsung heroes. And now, we want you to help us recognize them with the Independence Square Good Neighbor honor.

Please tell us about your neighbor by filling in the form and turning it in to the office. The kindness can be a one-time act or it can be something done on a regular basis. The act of kindness can benefit just one person, a neighborhood or the entire cooperative. One Good Neighbor will be recognized every month and will receive \$25. Nominees must be members in good standing. All information will be verified. The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.

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? _____

Tell us about your neighbor:

Why does or did your neighbor do this? _____

In what way does this act of kindness help you or others? _____

How long has he or she lived in Independence Square? _____

Daylight Saving Time Begins in March

It will soon be that time of year again.

You'll lose an hour on Sunday, March 12. 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 12.

You get your hour back on November 5.

