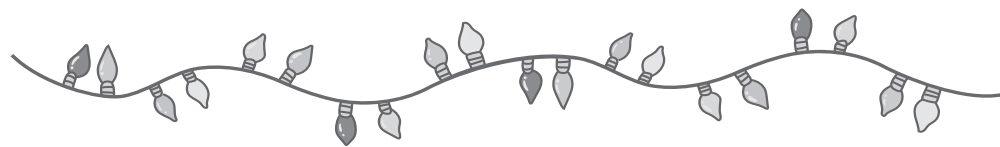


Best Wishes for a Joyous Holiday Season and a Happy New Year

from your Board of Directors and Staff at Independence Square Townhouses, Inc.



DEC. 2022

Carrying Charges Due: January 1

Carrying Charges Delinquent: January 10

Board meeting: January 17 Open session at 6 p.m

Delinquent accounts sent to attorney: January 20

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|---|---------|-----------|----------------------------------|---|----------|
| | | | | 1 <i>Carrying Charges Due</i> | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 <i>Carrying Charges Delinquent</i> | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 <i>Christmas Observed Office Closed</i> | 24 |
| 25 | 26 <i>Christmas Observed Office Closed</i> | 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

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

ALEXIS RETIRES

For 24 years, when members of Independence Square Townhouses called the office, they were greeted by the cheerful voice of site manager Alexis Martin.

Alexis is retiring this month and her cheerful nature and can-do attitude will be missed.

"Alexis is so easy to talk to," said Sheryl Frank, president of the board of directors. "Whenever I call her, Alexis sounds happy and she is willing to listen and help in any way she can."

It was the interaction with members that appealed to Alexis when she applied for a position in the office in 1999.

She left a 25-year career as regional auditor and trainer for Perkins where her job took her to Missouri, Kansas, Nebraska and Iowa to train store managers and bookkeepers on recordkeeping.

But she was missing closer contact with people.

"I'm a people person," Alexis said.

And members heartily agree.

"I wouldn't be here if it weren't for Alexis," said Abigail Perez.

Abigail was going through a difficult time when she met Alexis while looking for a safe place to raise her two children. Yet, she wasn't ready to move for about a year.

"Alexis kept tabs on me," Abigail said. "It was her caring and encouragement that brought me here."

In addition to helping members, Alexis said she has enjoyed the constant variety of her workdays. She has shoveled snow, thrown ice melt, worked on equipment and has even gone to the unit of a member who had fallen to wait for an ambulance.

"Everybody pitches in and works together here," Alexis said.

Her retirement days also promise variety. There are books she's set aside



Staff and board members wished Alexis Martin "Happy Trails to You" with a retirement dinner before the November board meeting.

to read, trips planned to Florida and Alabama to visit friends and relatives, family heirlooms and collectibles to sort.

And most of all, she looks forward to the simple pleasure of lounging around in comfortable clothes “with my hair sticking straight up and no make-up.”

BOARD MEETING, NOVEMBER 15, 2022 NEWSLETTER MINUTES

Board members present: Sheryl Frank, president; Marilyn Porter, vice president; Cheryl Conaway, secretary; Moises Valerio, treasurer; and Mike Gamble
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 January 17, 2023.

Minutes

The board approved minutes for the October 18 board meeting and executive session, the October 25 grievance hearings and the November 1 grievance hearings.

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 reported that furnace maintenance has been completed.

Small playgrounds have been repainted.

Members are reminded to call in work orders for basement leaks.

Tim is hiring hourly help for snow removal. Please call the office to sign up.

There were 103 service requests completed, 35 are open and 95 were called in.

Three rehabs are underway.

Site report

Alexis presented the site manager’s report.

No memberships are for sale. Since the last board meeting, there have been three move-ins and three move-ins scheduled.

Food donations for holiday baskets are being accepted in the office. If members know of anyone in need of food during the holidays, please let the office staff know.

Tailor Made Property Services

Betsy presented the managing agent’s report.

For the month of October, three applications were approved and two are pending. One final statement was completed.

Processed in accounts payable for October was \$174,541.31.

Good Neighbor award

Barbara Wood was recognized as the Good Neighbor for November.

Door prize drawing

Brenda Wright won the door prize drawing of \$25.

Sheryl opened the floor to member comments and the open session ended at 6:15 p.m. The board met in closed session and the meeting was adjourned at 8:30 p.m.

Better a chilly ride than no ride at all

It takes just a few minutes to warm up a car . . . and even less time to steal one.

Cars have been stolen from the property when the owners started them and left the motor running and the cars unattended and unlocked. Citywide, cold weather auto thefts have increased dramatically.

Even though going to work in a cold car is uncomfortable, having your car stolen is even more bothersome. If you are going to warm up your car before leaving, consider having a spare set of car keys so you can lock it up when you go back inside.

Then, watch the car from a window or door while it is warming up.

Donations accepted for holiday food baskets

1 can from every member = 188 cans

The office is collecting food for Independence Square families in need during the holidays,

Please consider contributing canned goods or other nonperishables. The deadline for Christmas donations is December 16.

If every household gave just one can of food, the cooperative would have 188 cans to use for gift baskets to our members who are struggling to make ends meet during the holidays.

From the Site Manager’s Monthly Report

Holiday donations

We will be collecting food items for our holiday baskets again this year. Last year, the donations were plentiful.

This year we have not received as many donations. Your donations could make a neighbor’s holiday brighter. Please help if you can.

Towing vehicles

Our towing service checks vehicles once a week. The 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.

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.

~ Alexis Martin, Site Manager



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.

Basement water leaks

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

Building plumbing

Don’t flush “flushable wipes” or other products so labeled.

Don’t pour grease down the drains.

~ Tim Ralph, Maintenance Superintendent

Smoke Safely

Many things in the home can catch fire if they touch something hot like a cigarette or ashes.

So, it is always safer to smoke outside, cautioned the U.S. Fire Administration.

Yet, unattended or improperly discarded cigarettes can lead to grass fires and damage to property.

The U.S. Fire Administration offers these tips:

- Put cigarettes out all the way. Do this every time
- Don’t walk away from lit cigarettes and other smoking materials.
- Put your cigarette out in an ashtray or bucket with sand.
- Before you throw cigarettes in the trash, put water on the ashes and butts to make sure they are really out.

For more information, visit www.usfa.fema.gov, the Website of the U.S. Fire Administration.