

From the Site Manager's Monthly Report

New security company

Celtic Hills patrols the property from 7 p.m. to 5 a.m. The phone number is 816.883.8300.

If you are reporting a police matter such as a domestic disturbance or suspicious individuals checking out vehicles, call the Independence police first.

Celtic Hills does not respond to calls about stray dogs or work orders. Please call the office for these concerns.

When calling Celtic Hills, be sure to include the location of the incident and your information.

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.

~ Tina Greene, Site Manager



Chris Moeller and Lauren Metzler accept the award as Good Neighbors of the Month for April.

MAY 2023

Carrying Charges Due: June 1
Carrying Charges Delinquent: June 12

Board meeting: June 20 Open session at 6 pm
Delinquent accounts sent to attorney: June 22

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 <i>Carrying Charges Due</i>	2	3	4	5 <i>Yard Sale 8 AM - 5PM</i>	6 <i>Yard Sale 8 AM - 5PM</i>
7	8	9	10 <i>Carrying Charges Delinquent</i>	11	12	13
14	15	16 <i>Board Meeting Open Session at 6pm</i>	17	18	19	20
21	22 <i>Delinquent Accounts to Attorney</i>	23	24	25	26	27
28	29 <i>Memorial Day Office Closed</i>	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

Security: Celtic Hills
816-883-8300

Animal Shelter
816-325-7207

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 18, 2023

NEWSLETTER MINUTES

Board members present: Sheryl Frank, president; Marilyn Porter, vice president; Moises Valerio, treasurer; and Mike Gamble

Board member absent: Cheryl Conaway, secretary

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.

Minutes

The board approved minutes of the March board meeting.

OPEN SESSION

Members signed in for the open session.

Sheryl welcomed all and called the session to order at 6:05 p.m.

Next board meeting

The next board meeting is May 16.

Maintenance summary

Tim presented the maintenance report.

Yard inspections start May 1.

All playgrounds now have new swings and painting of the main playground is underway.

The drainage project behind Building 18/19 has been completed.

Upcoming projects include gutter cleaning, parking lot resurfacing and roof replacements.

Three rehabs are underway and two more anticipated.

There were 125 service requests called in, 131 completed and 25 open.

Site report

Tina presented the site manager's report.

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

Celtic Hills Security is the new security patrol for the property. They do not respond to calls about stray dogs or work orders. Please call the office or the on-call maintenance after hours.

Tailor Made Property Services

Betsy presented the managing agent's report. For the month of March, two applications were approved, one denied and one pending. One final statement was completed. Processed in accounts payable for March was \$141,989.77.

Good Neighbor

Chris Moeller and Lauren Metzler were recognized as the Good Neighbors of the Month for April.

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 8 p.m.

Lawn mower, grass trimmer available to members



Members who need help keeping flower beds and back yards neat can check out a lawn mower and a grass trimmer from the maintenance garage. You also can check

out sprinklers, hoses and watering timers from the Maintenance shop.

Simply call the office and the maintenance garage will be notified. These tools can be checked out for two hours.

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

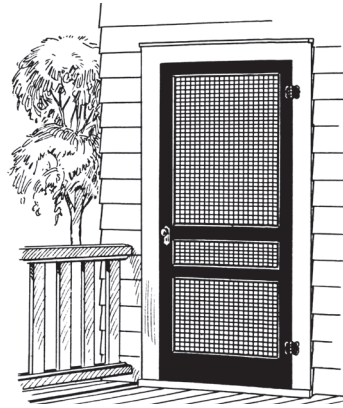
Grass must be no higher than eight inches and the yard must be kept free of clutter.

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.

Close screen doors securely



With gusty winds becoming more frequent, please make sure your screen door is latched when you shut it.

If the screen door is not closed properly, it can be pulled off its hinges.

Screen door replacements are costly.

Yard inspections

Inspections are underway. The goal is to help keep the property clean and uncluttered.

Yards should be clear of pet waste.

Yards should not look like a storage area. They should be clear of clutter and unapproved items.

Grass seed is available at the Office or at the Maintenance shop.

Yard tools are available to check out at the Maintenance shop from 8:30 a.m. to 4 p.m. All borrowed tools must be returned before 4:45 p.m. the same day.

New this year: You can check out sprinklers, hoses and watering timers from the Maintenance shop.

Service requests

Call in air conditioning and appliance work orders early in the day.

We would rather do a courtesy check on these than have the air conditioner or appliances quit working at the end of the day or on the weekend when parts may not be available.

Trash reminder

Do not dump tires or car batteries in the dumpster. Mattresses, beds and other large items should not be left by dumpsters or at the maintenance shop. If you need to dispose of oversized items, contact the office. Please call the office about any furniture or otherwise big items that you need to dispose of. Please put all trash in trash bags and then place them in the dumpster.

~ **Tim Ralph, Maintenance Superintendent**



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.

Su Bacon, newsletter editor, will contact nominees.

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? _____

Cynthia Wood Good Neighbor for May

Driving Crystal West to appointments or to run errands is just one of the ways Cynthia Wood is a Good Neighbor.

"Cynthia advises me on all matters," Crystal wrote in nominating Cynthia. "She loves to cook and invite others to dinner."

Cynthia will be recognized as the Good Neighbor of the Month during the open session of the May 16

board meeting. She will receive a \$25 cash award.

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.