

### 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 Phone numbers will not be published in the newsletter.*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? \_\_\_\_\_

<b>APR. 2023</b>						
Carrying Charges Due: May 1		Carrying Charges Delinquent: May 10		Board meeting: May 16 Open session at 6 pm		
				Delinquent accounts sent to attorney: May 22		
				Memorial Day observed: May 29 Office closed		
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 Delinquent Accounts to Attorney	18 Board Meeting Open Session at 6pm Congratulations to Chris Moeller and Lauren Metzler	19	20	21	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

**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, MARCH 21, 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.

#### Minutes

The board approved minutes of the February board meeting and the executive session.

#### Property Insurance

Betsy reported that the cooperative's property insurance is increasing by \$52,315 annually. On July 1, the premium will increase to \$269,689 annually from \$217,374.

#### OPEN SESSION

Eight members signed in for the open session. Tom Quick, senior vice president with HUB International, joined the meeting to answer questions about the property insurance.

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

#### Next board meeting

The next board meeting is April 18.

#### Maintenance summary

Tim presented the maintenance report. Concrete repairs have been completed.

Two basements had water leaks.

One roof will be repaired this spring.

Rock was refreshed at Building 11.

The drainage project between Buildings 18 and 19 has begun.

A new lawn company has started, U.S. Lawns.

Three rehabs are underway. Eighty-two service requests were called in; 83 have been completed; and 23 are open.

### Site report

Tina presented the site manager's report.

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

Celtic Hills Security is the new security patrol for the property.

### Tailor Made Property Services

Betsy presented the managing agent's report.

For the month of February, one application was approved.

Processed in accounts payable for February was \$130,615.95.

### Good Neighbor

Gloria Isles was recognized as the Good Neighbor of the Month for March.

### 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 6:30 p.m.

The board met in closed session and the meeting was adjourned at 8:05 p.m.



Gloria Isles was named Good Neighbor of the Month for March. She received an award of \$25 during the open session of the board meeting.

## Buyer-friendly sales bring bigger bucks to sellers

Successful yard sales make buyers feel welcome. Here are some tips to boost sales.

- 1. Get the word out.**  
Advertise by word of mouth: tell friends and neighbors.
- 2. Get buyers out of their cars.**  
Make merchandise visible from the street. Pennants, streamers, balloons and even clothes for sale fluttering in the breeze help catch a buyer's eye.
- 3. Get them to look at what you've got.**  
Presentation is important. Displays need to appear neat, clean and organized. Group related items together, such as high chairs, cribs and other large baby furniture. But remember, you want buyers to walk around the entire sale. So, in another area of the sale, group baby clothes, bottles and toys together.
- 4. Get them to buy.**  
Put price stickers on everything. Buyers don't want to guess or ask you what you want. Nor do they want to consult an elaborate chart with color-coded pricing on it to try to figure out how much you want for a particular item.



## Neighborhood Yard Sale

8 a.m. to 5 p.m.

May 5 and 6

Rain dates  
May 19 and 20

### Yard inspections

Inspections start soon. The goal is to help keep the property clean and uncluttered.

Members are reminded not to leave toys or other items in the front yard when not in use.

Fences are considered 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.

### 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

## White elephants welcome But no fleas, please

Members can spend time -- but no money -- and leave with something new to them at the Swap-It on June 3.

Have something you don't use anymore? Or that you no longer appreciate? Bring those items to the Swap-It and make an exchange for something you need or want that your neighbor no longer values.

Swapping takes place from noon to 5 p.m. on Saturday, June 3, in the clubroom.

Here are some guidelines to make swapping worthwhile for all members.

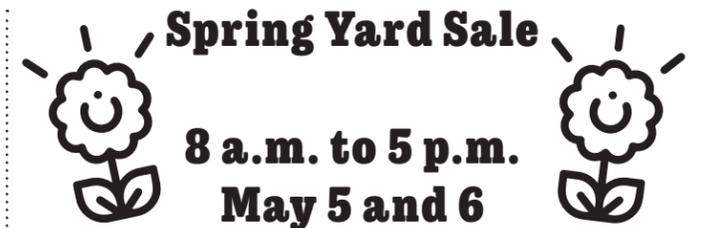
Items must be clean and in working order.

Clothing must be free of holes and not faded (unless that's the style).

Bring no more than 10 items to swap.

Come, bring a beverage, and meet your neighbors. This is a fun way to gain items you may need or want and not spend any money.

~ Kathleen Paxton, Member



8 a.m. to 5 p.m.

May 5 and 6

Friday and Saturday

at

Independence Square Town-  
houses, Inc.

Rain dates are May 19 and 20

## From the Site Manager's Monthly Report

### New security company

Celtic Hills patrols the property from 6 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.

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

### 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.

### 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

