



## KIDS, YOUR WORDS COULD BE WORTH \$20 AT MCDONALDS

Cooperative youth are eligible to win a \$20 gift card to McDonald's by writing a short paragraph.

The topic is "What I like best about living in Independence Square."

Tell us what you like about your neighborhood in 75 words or fewer.

Three McDonald's gift cards of \$20 a piece will be awarded to winners in three age groups: 1 through 5 years of age; 6 through 10; and 11 through 18.

**Deadline is August 14.**

Enter the contest by turning your writing into the office.

Here's the form.

**In 75 words or fewer, tell what you like best about living in Independence Square and why:**

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Please turn your entries into the office.

<b>JULY 2023</b>						
<i>Carrying Charges Due: August 1</i>		<i>Board meeting: August 15 Open session at 6 pm</i>				
<i>Carrying Charges Delinquent: August 10</i>			<i>Delinquent accounts sent to attorney: August 21</i>			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 <i>Carrying Charges Due</i>
2	3	4 <i>Independence Day Office Closed</i>	5	6	7	8
9	10 <i>Carrying Charges Delinquent</i>	11	12	13	14	15
16	17	18 <i>Board Meeting Open Session at 6pm</i>	19	20 <i>Delinquent Accounts to Attorney</i>	21	22
23	24	25	26	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

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, JUNE 20, 2023

### NEWSLETTER MINUTES

**Board members present:** Sheryl Frank, president; Marilyn Porter, vice president; and Cheryl Conaway, secretary

**Board members absent:** Mike Gamble and Moises Valerio

**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 May 16 board meeting and executive session.

#### OPEN SESSION

Ten members signed in for the open session.

#### Call to order

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

#### Next board meeting

The next board meeting is July 18.

#### Maintenance update

Tim presented the maintenance report for June.

Security cameras are being installed at all parking lots. Installation will be finished by the end of the month.

Lawn inspections will continue on Tuesday. In May, 44 yards were cited for violations; in June, 57.

Gutters will be deep cleaned on the third week of July.

Three rehabs are underway. One hundred sixteen service requests were called in; 127 have been completed; and 35 are open.

#### Site report

Tina presented the site manager's report.

One membership is for sale. Since the last board meeting, there have been one move-in and two intents to vacate.

*Continued on pg. 2*

**Tailor Made Property Services**

Betsy presented the managing agent's report. For the month of May, one application was approved and one denied. One final statement was completed. Processed in accounts payable for May was \$176,048.63.

Sheryl opened the floor to member comments.

**Door prize drawing**

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

The open session ended at 6:40 p.m. The board met in closed session and the meeting was adjourned at 8:45 p.m.

**Candidates resumes published in newsletter**

If you are interested in running for the Independence Square Board of Directors, please submit a resume to the office.

Resumes will appear in the August and September issues of the "Around the Square" newsletters.

If you want to publish a resume in the newsletter, here is an easy format to follow.

You don't need to use every category.

Please limit the length to a half typed page.

Here is a format you can use to prepare a resume.

**Name:**

**Cooperative experience:**

**Qualifications:**

**Family:**

**Work history:**

**Education:**

**"I want to serve on the board of directors because..."**



Brenda Wright won the door prize drawing during the open session of the June board meeting. She received a \$25 cash prize.

**Applications accepted for board of directors**

Members of Independence Square will vote to fill positions on the board of directors at this year's annual meeting.

The meeting will be at the clubhouse. Sign-in begins at 6:30 p.m. and the meeting starts at 7 p.m. on the third Wednesday in September, the 20th.

Door prizes will be awarded.

Only members in good standing can vote. Any member with an unpaid balance of more than 30 days cannot vote. If you cannot attend, you may vote by proxy.

Members voting by proxy must appoint another member in good standing to vote on their behalf. No attending member may cast more than his or her vote plus one proxy vote.

Members in good standing who care about our community are encouraged to run for office. Resumes of candidates will be printed in August and September newsletters.

**Gutter cleaning**

Gutters will be deep cleaned this month. If you are having problems, please call in a service request.

**Security cameras**

Security camers will be installed on all parking lots by the end of the month.

Parking lot signs and new posts are also being installed.

**Air conditioning tips**

Change your air filter regularly.

Do not block or cover vents.

Please call in air conditioning and appliance work orders early in the day. We would rather courtesy check these than have them go down at the end of the day or on the weekend when parts may not be available.

**Yard inspections**

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



Fenced yards should be kept trimmed and free of yard waste.

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.

**Check out tools**

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.

**Yard tools:** lawn mower, weed eater, shovels, rakes and pruners.

**Car tools:** jump box, portable air pump and jumper cables

**New this year:** sprinklers, hoses and watering timer

Members are responsible for picking up and returning tools to the maintenance shop.

~ **Tim Ralph, Maintenance Superintendent**

**WANTED: Your Good News**

Good news deserves to be shared.

So, please take time to let the Independence Square Townhouses community be part of your joy and success.

Tell us about a recent high school or college graduation, any civic or professional honors you've received, a promotion at work or a new job, for example.

If you've got students doing well in academics, athletics or activities, let us know about them.

Just call the office at **816.252.0444** with answers to these questions and we'll make sure everyone hears about the good things going on in the lives of our cooperative members.

Here's what we'll need to know.

Your Name: \_\_\_\_\_ Your Phone Number: \_\_\_\_\_

Your news involves: \_\_\_\_\_

Who? \_\_\_\_\_

Doing what? \_\_\_\_\_

When? \_\_\_\_\_

Where? \_\_\_\_\_

What else? \_\_\_\_\_

Su Bacon, newsletter editor, will be calling you.