

**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.



**Check out yard 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 available: 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

**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.

**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**

<b>JUNE 2023</b>						
<i>Carrying Charges Due: July 1</i>			<i>Carrying Charges Delinquent: July 10</i>			
<i>Independence Day: July 4 Office closed</i>			<i>Board meeting: July 19 Open session at 6 pm</i>			
			<i>Delinquent accounts sent to attorney: July 20</i>			
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 <i>Board Meeting Open Session at 6pm</i>	21	22 <i>Delinquent Accounts to Attorney</i>	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, MAY 16, 2023**

**NEWSLETTER MINUTES**

**Board members present:** Sheryl Frank, president; Marilyn Porter, vice president; Moises Valerio, treasurer; Cheryl Conaway, secretary; 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 April board meeting and the May 2 budget meeting and executive session.

**OPEN SESSION**

Eighteen 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 June 20.

**Motion to set aside**

Marilyn made a motion to set aside the regular order of business and move directly to discussion.  
The motion carried.

**Discussion**

Sheryl opened the floor to members.  
Much of the discussion focused on the increase in carrying charges.

**Good Neighbor**

Cynthia Wood was recognized as the Good Neighbor of the Month for May.

**Door prize drawing**

Barbara Wood won the door prize drawing of \$25.

The open session ended at 7:20 p.m. The board met in closed session and the meeting was adjourned at 9:05 p.m.

## Looking back: Loan history

Independence Square Townhouses has a balloon payment of \$2.46 million due in September of 2024.

The cooperative spent three years investigating financing options and construction companies before signing the loan in October of 2009.

Independence Square was built in 1968 and consists of 22 buildings and 188 units.

Members were surveyed in 2006 about the work to be completed with refinancing. Medicine cabinets, vanities, storm doors and kitchen and bathroom floor coverings ranked high.

To pay for badly needed repairs and upgrades, the cooperative took out a loan of \$3.4 million.

The comfort and safety of members required that mansard shingles on all roofs be replaced that central air conditioning be installed in all units that front doors be replaced and that kitchens and bathrooms be upgraded.

The plan to accomplish the necessary work through refinancing began with an interview by the board of an architect in November of 2006.

Meetings with members were held to discuss the plans.

Over the next three years, 12 lenders were contacted before the board signed a 15-year loan of \$3.4 million at a fixed rate of 5.99 percent from National Cooperative Bank.

The project management firm was EVS, based in St. Louis; the construction firm was Still Contractors, based in Olathe; and the managing agent was Linville Management of North Kansas City.

~ Su Bacon

Compiled from the minutes of 2006, 2007, 2008 and 2009

## Fireworks prohibited

Please remember that fireworks are not allowed at Independence Square Townhouses.

Possession and storage or usage on cooperative property place a member in default of the Occupancy Agreement.

Violation of the policy by members or their guests can result in the member's account being sent to the cooperative attorney for Termination of Right to Occupy; in other words, loss of membership.



## 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? \_\_\_\_\_

## Tailor Made Property Services

For the month of April, three applications were approved and one was denied.

One final statement was completed.

Tailor Made processed \$126,193.35 in accounts payable.

~ Betsy Kilker  
Regional Manager

