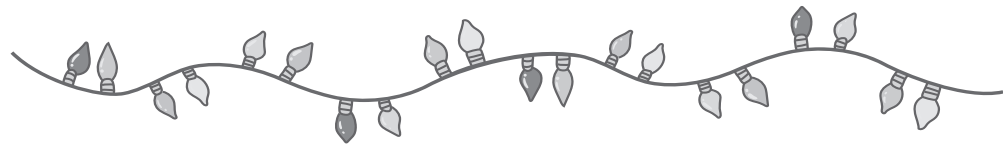


Best Wishes for a Joyous Holiday Season, a Happy New Year and Safe Celebrations

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



DEC. 2023

New Year's Day: January 1 office closed
Carrying Charges Due: January 1
Carrying Charges Delinquent: January 10

Martin Luther King Jr. Day: January 15 Office closed
Delinquent accounts sent to attorney: January 22
Board meeting: January 24 | 6 p.m open session

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Carrying Charges Due	2
3	4	5	6	7	8	9
10	11 Carrying Charges Delinquent	12	13	14	15	16
17	18	19	20	21 Delinquent Accounts to Attorney	22	23
24	25 Christmas Obs. Office Closed	26 Christmas Obs. Office Closed	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

Michael Gamble
President
Elected 2023, 3-year term

Cheryl Conaway
Vice president
Elected 2022, 3-year term

Summer Armilio
Secretary
Elected 2023, 3-year term

Moises Valerio
Treasurer
Elected 2021, 3-year term

Sheryl Frank
Elected 2021, 3-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



It's Time to Shine

'Tis the season for dazzling displays of holiday cheer and creativity.

From October 1 to January 15, members can make holidays brighter by lighting up their yards with decorations.

Be festive. Be creative. Be mindful of a few rules.

RULES FOR HOLIDAY LIGHTS & DECORATIONS

- 1 Only small bulbs outside. Fused, rated string lights may be installed.
- 2 String lights must have no more than three 100-bulb strings attached together; and where plugged together, they must be taped with electrical tape to keep moisture out.
- 3 Holiday lights may be attached to the lower eave with clips approved by the Maintenance Department. Do not attach to shingles or other areas.
- 4 Holiday lights will be plugged in with a socket/plug adapter screwed into the porch light only.
- 5 Please don't climb on the roofs or create trip hazards when installing decorations.



**There is no board meeting in December.
The next board meeting is January 24, 2024.**

BOARD MEETING, NOVEMBER 21, 2023 NEWSLETTER MINUTES

Board members present: Mike Gamble, president; Cheryl Conaway, vice president; Summer Armilio, secretary; Moises Valerio, treasurer; and Sheryl Frank

Staff present: Scott Qualls from the Maintenance Department

Staff absent: Jozie Blomquist, site manager

Also attending: Bradley Constance, cooperative attorney; and Lisa Gamble, regional manager, with Community Housing Management (CHM)

Mike called the meeting to order at 5:45 p.m.

Minutes

The board approved minutes of the October 17 board meeting.

January 2024

The board voted to change the January meeting to the 24th.

Open Session

Six members signed in for the open session.

Call to order

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

Next board meeting

The next board meeting is Wednesday, January 24.

Site manager report

Lisa read the November report prepared by Jozie Blomquist.

One application is being processed and one, reviewed.

Two two-bedroom memberships and one one-bedroom membership are available.

Furnace filter clean-outs have been completed.

The first of three leaf clean-ups for the fiscal year has been completed.

Ice melt is available in the office, free to members.

Maintenance update

Scott presented the maintenance report.

Roofs on 1211 and 1329 have been replaced.

Eleven units are open. Four are finished. There have been two move-ins.

Replacements include two refrigerators, two stoves and two water heaters.

Mike opened the floor to member comments.

Door prize drawing

Miraha Garza-Torees won the door prize drawing of \$25.

The open session ended at 6:25 p.m. The board met in closed session and the meeting was adjourned at 9:30 p.m.

Donations accepted for holiday food baskets

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

Please consider contributing canned goods or other nonperishables.

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.

To donate, please stop by the cooperative office.

Thank you.



Door Prize Drawing



Miraha Garza-Torees received the door prize from board president Mike Gamble during the open session of the November board meeting.



Recommend a friend -- Receive \$ 200

Your friends could be worth money to you.

Independence Square Townhouses has several units on the market now.

When a member of the cooperative refers a qualifying new member to one of these units, the referring member will receive a \$200 bonus.

One- and two-bedroom units are now available. Think of the people you know who would enjoy affordable housing, maintenance-free living and a safe, clean neighborhood.

Tell your friends about our townhouses and our friendly community of retirees, families, young couples, students and neighbors who care.

Qualifying referrals are worth \$200 and are paid to you after the new member moves in.

The referral should be mentioned at the time of application.

For more information about specific units, visit the Website, <https://independencesquaretownhouses.com>

Keep surfaces slip-free with ice melt granules

Members are reminded that bags of ice melt are available free from the office for use on townhouse sidewalks, steps, stoops and other surfaces.

Furnace filters and leaf bags also are available at the office.

Please remember that the maintenance staff does not shovel snow between vehicles in the parking lot.

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 address: _____

Your phone number: _____

I nominate _____

(Please give full name of neighbor you are nominating.)

Neighbor's address: _____

Neighbor's 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.

Newsletter editor, Su Bacon, will call the nominee. Explain why you are nominating this person. What has she or he done to be a good neighbor?

Why does or did your neighbor do this? _____

