

## Available at the office free to members

### Yard waste bags

Trash bags only for leaf clean-ups are provided to members.

Call the office to have your bagged leaves picked up.

### Pre-bagged ice melt

Stay safe this winter -- scatter some ice melt on sidewalks, stoops and steps.

### Furnace filters

Change filters regularly to keep your furnace heating efficiently.

### Smoke detector batteries

When you change your clocks on November 5, change your batteries, too.

### Bed bug monitors

These early-detection devices are designed to be placed under mattresses and other bed bug spots. The bugs are trapped in adhesive and easily detected through a clear window.

If you suspect you have bed bugs, call the office. Please do not come in to make a report.

We can deliver the bed bug monitors to you.

### Light bulbs

Light bulbs are provided for appliances,



<b>NOV. 2023</b> Carrying Charges Due: December 1 Christmas Observed: December 25 and 26 Office closed Carrying Charges Delinquent: December 11 Delinquent accounts sent to attorney: December 21						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 <i>Carrying Charges Due</i>	2	3	4
5	6	7	8	9	10 <i>Carrying Charges Delinquent</i>	11
12	13	14	15	16	17	18
19	20 <i>Delinquent Accounts to Attorney</i>	21 <i>Board Meeting Open Session at 6pm</i>	22	23 <i>Thanksgiving Obs. Office Closed</i>	24 <i>Thanksgiving Obs. Office Closed</i>	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

**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

## Dear Independence Square members,

As the new management company for Independence Square Townhouses, we would like to introduce you to the dedicated team who will be working diligently to ensure the smooth operation of your community.

Community Housing Ministry, Inc. (CHM) has been a trusted nonprofit corporation in St. Joseph, Missouri, for more than 43 years.

We operate under Section 501(c)(3) of the Internal Revenue Service Code and have extensive experience in managing and owning affordable rental housing.

CHM also operates as Community Housing Management and serves as the nonprofit management agent for properties in Missouri, Kansas, Iowa and Oklahoma.

The two members of the team you'll see most often are Tamara Wallace, executive director, and Lisa Gamble, regional manager.

Tamara has a strong background in affordable housing management. She is committed to providing exceptional service and ensuring that Independence Square remains a thriving and welcoming community.

Lisa is well-known for her cooperative housing experience in the Kansas City area. She will oversee the operations of Independence Square Townhouses and will work closely with the on-site staff to assure that all maintenance and resident needs are met promptly and efficiently.



Other members of the CHM team at our St. Joseph headquarters are Tammy Gibson, assistant director; Carmen Owens, office manager; Farrah Lager, regional manager; Sarah Graham, accounting manager; and Stacy McCrea and Cathy McGinnis of the accounting department.

We understand that the transition to a new management company can raise questions and concerns. We encourage you to reach out to us at any time during this process. Our goal is to make this transition as seamless, transparent and convenient as possible for all Independence Square members.

We are honored to be your managing agent. Together, we can continue to create a thriving and vibrant community.

Sincerely,

*Tamara Wallace*

**Tamara Wallace**  
 for the  
 Community Housing Management Team



## BOARD MEETING, OCTOBER 17, 2023 NEWSLETTER MINUTES

**Board members present:** Mike Gamble, president; Cheryl Conaway, vice president; Summer Armilio, secretary; Moises Valerio, treasurer; and Sheryl Frank  
**Staff present:** Jozie Blomquist, property manager, and Scott Qualls, maintenance technician

**Also attending:** Bradley Constance, cooperative attorney; and Tamara Wallace, executive director, 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 August 15 board meeting, the August 25 grievance hearing and the closed session of the September 20 annual meeting.

### Open Session

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 November 21.

### Maintenance update

Scott presented the maintenance report.  
The roof on 1211-1213 has been replaced. The roof on 1327-1331 is next.  
Maintenance has been busy with rehabs and work orders.

### Property manager report

Jozie reported that two applications are being processed. There have been three move-outs, one move-in and two move-ins scheduled.  
Kenny Irvin started work as assistant manager on Monday, October 16.  
Two rehabs have been completed.  
Furnace filter changes and fire alarm inspections will begin on October 18.  
Furnace maintenance will be scheduled for November 14 through 17.

Mike opened the floor to member comments.

### Door prize drawing

Kat King won the door prize drawing of \$25.

The open session ended at 6:20 p.m. The board met in closed session and the meeting was adjourned at 9:20 p.m.



## Recipes Wanted

Holidays are a perfect time to share your favorite recipe with your neighbors.

We are collecting recipes from residents to be published in the monthly newsletter, "Around the Square." Please submit the recipes to the office.

Here's what we need to know.

**Your name:**

\_\_\_\_\_

**Your phone number** in case we have a question. Your number will not be published but Su Bacon, the newsletter editor, may call you:

\_\_\_\_\_

**Name of the dish:**

\_\_\_\_\_

**Briefly:** Why is it a family favorite? Have you won a contest with it? Is the recipe a tradition, a dish that is served, for example, every Thanksgiving? Are there any special instructions for those fixing this dish for the first time?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Please attach this form to your recipe and bring it to the office or email it to Jozie Blomquist:** [jozie.blomquist@independencesquaretownhouses.com](mailto:jozie.blomquist@independencesquaretownhouses.com)



## Volunteers Needed

We are seeking volunteers to lock up the main playground by 9 p.m. every day. If you are willing to volunteer, please contact the office.

## Last Meeting

The last board meeting of the year is Tuesday, November 21.

There will be no board meeting in December.

The first board meeting in 2024 is January 16.

## 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.

Last year, we were able to help four families.

To donate, please stop by the cooperative office. Thank you.

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

## Door Prize Drawing



Kat King accepts the door prize of \$25 from board member Moises Valerio during the open session of the October board meeting.