

**Members receive \$200 referral bonuses**



Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they recommend becomes a member.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Independence Square for their new home, it means that you enjoy living here and that you know someone else who would be a good neighbor for us.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in.

Mike Gamble, board president, presents the Good Neighbor of the Month award to Abigail Perez during the open session of the January board meeting



Mike Gamble awards the door prize to Jessie Phillips whose winning number was drawn during the open session of the January board meeting.



**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

**Phyllis Cannon**  
Appointed 2024, 1-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

**COOPERATIVE MEMBERS HELP FAMILIES WITH HOLIDAYS**

Generous members and donors made the holidays brighter for Independence Square families.

Again this year, the cooperative collected food and nonperishables to help members in need. Two families were helped at Christmas.

The holiday giving is an annual tradition at Independence Square. Families are helped based on the quantity of donations brought to the office in November and December.

**BARBARA WOOD Good Neighbor FOR FEBRUARY**

Helpful is how Cora Little describes her neighbor, Barbara Wood.

“Due to my vision loss, I can’t drive and Barbara has helped get me to appointments,” Cora wrote in nominating Barbara as the Good Neighbor of the Month for February.

Barbara helps out in other ways as well.

“She’s always wanting to know if I need anything when she’s going to the store,” Cora said.

The appreciation is mutual: “She’s been a good neighbor to me as well,” Barbara said of Cora.

This is the third nomination for Barbara, She was previously honored in 2019 and 2022.

The Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.

Names of all Good Neighbors are placed on the Good Neighbor Honor Roll and acknowledged during the annual meeting in September.

Good Neighbors are recognized at monthly board meetings and given \$25.

**FEB. 2024**

Carrying Charges Due: March 1  
Daylight Saving Time: March 10  
Carrying Charges Delinquent: March 11

Board Meeting: March 19 Open session at 6 pm  
Delinquent accounts sent to attorney: March 21

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 Carrying Charges Due	2	3
4	5	6	7	8	9	10
11	12 Carrying Charges Delinquent	13	14	15	16	17
18	19 Presidents Day Office Closed	20 Board Meeting Open Session at 6pm	21	22 Delinquent accounts to attorney	23	24
25	26	27	28	29		

*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.*

## BOARD MEETING, JANUARY 24, 2024 NEWSLETTER MINUTES

**Board members present:** Mike Gamble, president; Cheryl Conaway, vice president; Summer Armilio, secretary; Sheryl Frank and Phyllis Cannon  
**Staff present:** 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 5:50 p.m.

### Minutes

The board approved minutes of the November 21 board meeting and December 7 grievance hearings.

### 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.

### New board member

Phyllis Cannon was introduced as a new board member, appointed to fill the unexpired term of Moises Valerio.

### Next board meeting

The next board meeting is Tuesday, February 20.

### Site manager report

Jozie reviewed the site manager's report for January. There have been three move-ins, two intents to vacate and one move-in is scheduled for February 1. Two applications are pending.

Two two-bedroom memberships have appointments for applications.

Pet vaccinations and property insurance files of members were audited for expirations.

### Maintenance update

Jozie presented the maintenance report. Ten units are open. Three are move-in ready. Replaced have been two water heaters, two stoves and one refrigerator. A section of roof has been completely replaced and one repair completed.

Since the meeting in November, 147 work orders have been turned in and 123 completed.

### Regional manager summary

Lisa reported that candidates for maintenance technician are being interviewed.

Financials for October, November and December of 2023 and copies of invoices were emailed to the board. Annual inspections will get underway soon.

Mike opened the floor to member comments.

### Good Neighbor of the Month

Abigail Perez was recognized as the Good Neighbor for January and received a cash award of \$25.

### Door prize drawing

Jessie Phillips 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 10:05 p.m.



## FOR AWESOME MEMBERS 50 AND OLDER

Come, play games, snack  
and enjoy the company of others!

**4 TO 7 P.M.**

**SATURDAY, FEB. 17**

**IN THE CLUBROOM**

Hosted by Cheryl Conaway and  
Summer Armilio



## Precautions keep parked cars safe

Reports of vehicles broken into increase when packages, shopping bags or an unlocked car tempts thieves.

Here are some tips to keep your vehicle safe.

### Tips to prevent car break-ins

1. Always lock your vehicle doors. Close windows and sunroofs.
2. Keep personal items out of view such as keys, phone adapters, chargers and compact discs.
3. Keep or hide shopping bags. Don't leave them in your vehicle. Place shopping bags in your trunk and then bring them inside as soon as you get home.
4. If your vehicle has an alarm, make sure you set it when locking your car.
5. If your vehicle stereo is removable, take it inside with you when you are home.

Please keep your eyes open for any strangers in the area. Who is that? I haven't seen that person before. Why are they walking around the vehicle? Observing and reporting such activities any time of the day or night can help keep your community safe.

### Police reports help stop crime

Anytime you suspect criminal activity on the property, please file a police report.

This includes incidents such as break-ins of cars or homes.

A police report allows the police to access the security cameras on the property and view the area and time the break-in occurred.

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

## For questions or concerns, please contact:

**Community Housing Management**  
1702 Buckingham Street  
St. Joseph, MO 64506  
816.233.4250