

**FOR QUESTIONS OR CONCERNS,  
PLEASE CONTACT:**

**COMMUNITY HOUSING MANAGEMENT**  
1702 BUCKINGHAM STREET  
ST. JOSEPH, MO 64506  
816.233.4250



**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.

**MAR. 2024**

Carrying Charges Due: April 1

Board Meeting: April 16 Open session at 6 pm

Carrying Charges Delinquent: April 11

Delinquent accounts sent to attorney: April 22

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Carrying Charges Due	2
3	4	5	6	7	8	9
10 Daylight Saving Time	11 Carrying Charges Delinquent	12	13	14	15	16
17	18	19 Board Meeting Open Session at 6pm	20	21 Delinquent accounts to attorney	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**

**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

**CHANGES IN STAFF,  
BOARD OF DIRECTORS**

Independence Square welcomes new faces to the maintenance crew and to the board of directors.

Ricky Duplantis joined the maintenance crew in February. Ricky holds HVAC certification and works alongside Ron Smith and Terry Mollison.

Ron has worked for the cooperative for 37 years and Terry has been here nearly three years.

Phyllis Cannon was appointed to the board in January to fill the unexpired term of Moises Valerio who resigned.

Phyllis and her family have lived in the cooperative for 40 years.

She joins board members Mike Gamble, president; Cheryl Conaway, vice president; Summer Armilio, secretary; and Sheryl Frank.

**KYLE DUNN, TAYLOR MACOUBRIE  
GOOD NEIGHBORS FOR MARCH**

Kyle Dunn was on the waiting list for an Independence Square townhouse for two years.

Now that he and Taylor Macoubrie have lived here for two years, Kyle says, "I would do anything for my neighbors."

His neighbor, Barbara Wood, agrees and describes Kyle and Taylor as generous and kind. Barbara nominated her neighbors as the Good Neighbors of the Month for March.

"I'm so thankful for people like them," Barbara wrote.

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.



From left on front row: Ricky Duplantis & Ron Smith  
Back row: Terry Mollison



Phyllis Cannon Ricky

## BOARD MEETING, FEBRUARY 20, 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

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

### Minutes

The board approved minutes of the January 24 board meeting.

### Pet clean-up fee

The board voted to charge members \$25/15 minutes when maintenance cleans up after their pets.

### 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 Tuesday, March 19.

### Site manager report

Jozie reviewed the site manager's report for February.

There have been two move-ins, a transfer, one application denied and two applications are pending.

A one-bedroom unit and a two-bedroom unit are ready to go.

Work has started on a three-bedroom unit and another three-bedroom needs final touches.

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

### Maintenance update

Jozie presented the maintenance report.

A maintenance technician has been hired.

The maintenance crew has replaced four water heaters, one stove, one refrigerator, one bathtub and two floors.

Two roofs have been repaired and two roofs, replaced.

Crack repairs were completed on six units.

A sump pump was installed in a unit and drainage installed for a window well.

In January, 89 work orders were opened, 69 closed and 43 not yet completed.

Mike opened the floor to member comments.

### Good Neighbor of the Month

Barbara Wood received \$25 as the Good Neighbor for February.

### Door prize drawing

Jessie Phillips won the door prize drawing of \$25.

The open session ended at 7:10 p.m. The board met in closed session and the meeting was adjourned at 9 p.m.

## Looking ahead 30 days Around the Corner

Spring is around the corner and we will continue walking the grounds weekly.

Please be sure outside areas are cleaned up and in compliance with the Rules We Live By.

You'll also see us walking through the parking lots. Last month, we started issuing violations for out-of-date registrations.

Unit-by-unit inspections start in March. You will receive a notice delivered to your door.

You will see us taking down cameras and reinstalling them periodically because we have implemented a schedule to charge the cameras.

We will not provide camera footage to any member.

If you believe footage needs to be reviewed, please contact the office. We will pull the footage that day and then provide a copy to the police upon written request.

In the next 30 days, you'll see

- Sidewalk holes repaired
- Two foundation issues addressed
- Work finished on a three-bedroom unit.

~ Jozie Blomquist  
Site manager



Jessie Phillips won the door prize in February

Members welcome  
at all open sessions  
of board meetings



Open sessions of monthly board meetings begin at 6 p.m. on the third Tuesday of the month.

The sessions involve the board of directors, the site manager, the cooperative attorney, other advisers and members of Independence Square Townhouses.

The sessions are open to all members of Independence Square.

Minutes of open, closed and executive sessions are a record of action taken or decisions reached during a board meeting. Minutes are not a record of what is said.

If you are interested in hearing the complete discussion of an open session, you are encouraged to attend the session.



Daylight Saving Time  
Begins on March 10

It's that time of year again.

You'll lose an hour on Sunday, March 10.

That's when Daylight Saving Time kicks in. So, set your clocks ahead one hour

For example, if you get up at 6 a.m. on Sunday, move the time up to 7 a.m.

You'll get your hour back in November.

## 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?

## Emergencies expanded

At the January meeting, the board voted to add "Smoke detector not working" to the list of Emergency Services on page 22 of the Rules We Live By.

The list covers situations considered to be emergencies that require maintenance to handle immediately.

