

Looking ahead 30 days *Around the Corner*



We have found lots of service requests as we continue with our annual inspections of all units. Please be patient as we are also taking care of existing issues.

Yards are being inspected, too. Members are responsible for taking care of the lawn inside their fences.

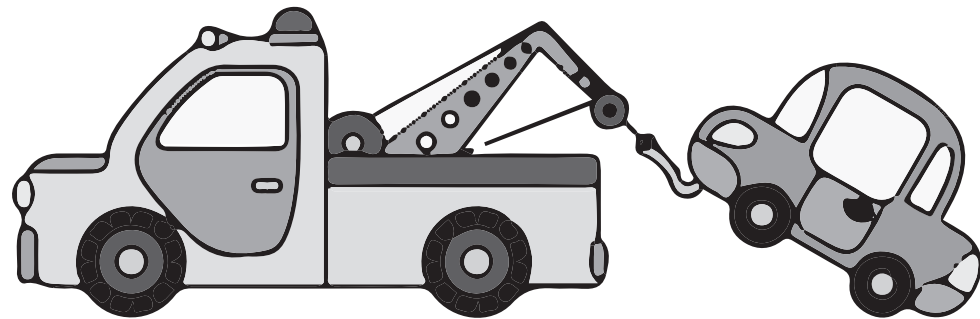
We have been taking bids on lawn care services to start mowing in April.

Caster's Tow Service is driving through the property after office hours to check for out-of-date vehicle registrations.

This month our goal is to complete two rehabs to be ready for move-ins in the next 30 days.

We have reached out to the city about help with speeding and traffic in our area. We hope to have more information about this soon.

~ Jozie Blomquist
Site manager



APR. 2024

Carrying Charges Due: May 1
Carrying Charges Delinquent: May 10

Delinquent accounts sent to attorney: May 20
Board Meeting: May 21 Open session at 6 pm
Memorial Day: May 27 - Office closed

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 <i>Board Meeting Open Session at 6pm</i>	17	18	19	20
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

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

JOZIE, KENNY TEAM UP TO KEEP COMMUNITY ON TRACK

Jozie Blomquist and Kenny Irvin keep the cooperative running smoothly.

Jozie, who has been with Community Housing Management for five years, works as the property manager for Independence Square Townhouses.

Kenny is the assistant property manager and has worked in property management for eight years.

They work as a team to respond to members' concerns, interview prospective members, negotiate contracts for repairs, upgrades and supplies and oversee a variety of services that make our community a comfortable and safe place for all.

Jozie and Kenny work closely with the board of directors. They have been on site since October of 2023 when Community Housing Management became the managing agent for the cooperative.



Kenny Irvin and Jozie Blomquist team up to manage the cooperative.

BOARD MEETING, MARCH 19, 2024 NEWSLETTER MINUTES

Board members present: Mike Gamble, president; Sheryl Frank and Phyllis Cannon

Board members absent: Cheryl Conaway, vice president and Summer Armilio, secretary

Staff present: Jozie Blomquist, site manager

Also attending: Bradley Constance, cooperative attorney, and Tamara Wallace, executive director with Community Housing Management

OPEN SESSION

Two members signed in for the open session at 6 p.m.

Welcome

Mike welcomed them and announced the next board meeting to be Tuesday, April 16..

Maintenance update

Jozie presented the maintenance report. One stove has been replaced. One roof is scheduled for repair and another for replacement. Crack repairs were completed on two units. In February, 77 work orders were opened, 77 closed and 61 not yet completed.

Managing agent report

Tamara reported that all outside grills must be stored 10 feet away from the building and are not allowed on wooden decks. These requirements are necessary to comply with a recent insurance inspection.

The inspection also verified that electrical wiring on the property is copper.

The unit-by-unit inspections are helping to identify property needs for a wish list to be compiled for refinancing.

Mike opened the floor to member comments.

Door prize drawing

Feeling Porras won the door prize drawing of \$25.

The open session ended at 6:30 p.m. Phyllis joined the meeting at 6:35 p.m.

CLOSED SESSION

Call to order

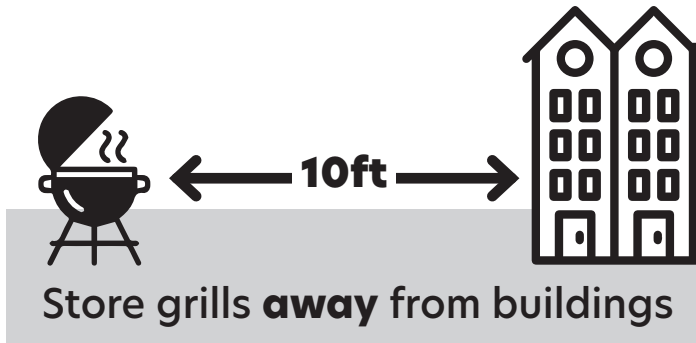
Mike called the meeting to order at 6:40 p.m.

Minutes

The board approved minutes of the February 20 board meeting and the March 12 grievance hearings.

Adjournment

The meeting was adjourned at 8:45 p.m.



All outdoor grills, smokers and other such devices must be stored 10 feet away from the buildings.

These are not allowed to be placed on wooden decks.

These rules are necessary to comply with the property's insurance requirements.



Members who need help keeping flower beds and back yards neat can check out a lawn mower and a grass trimmer from the maintenance garage.

You also can check out sprinklers, hoses and watering timers from the Maintenance shop.

Simply call the office and the maintenance garage will be notified. These tools can be checked out for two hours.

Members are reminded that they are responsible for mowing fenced back yards.

Grass must be no higher than eight inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a fee will be charged.

If you leave for vacation, remember to make arrangements to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service.

**FOR QUESTIONS OR CONCERNS,
PLEASE CONTACT:**
COMMUNITY HOUSING MANAGEMENT
1702 BUCKINGHAM STREET
ST. JOSEPH, MO 64506
816.233.4250



Feeling Porras accepts the door prize from board president, Mike Gamble, during the open session of the March board meeting.

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.

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? _____