



Looking ahead 30 days  
*Around the Corner*

We are doing yard inspections. it is your responsibility to take care of the lawn inside your fence. Please contact the office if you need to check out any of our equipment to maintain compliance with cooperative rules.

You will receive a survey to complete about what areas of the property you would like to see updated. Contractors have been on the grounds looking at our buildings and weighing in on what work needs to be done.

We are sealing up the outside of the buildings where lines enter the units.

We are updating all household information including pets, vehicles and household composition.

~ Jozie Blomquist  
Site manager



MAY 2024						
Carrying Charges Due: June 1			Board Meeting: June 18 Open session at 6 pm			
Carrying Charges Delinquent: June 10			Delinquent accounts sent to attorney: June 20			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Carrying Charges Due	2	3	4
5	6	7	8	9	10 Carrying Charges Delinquent	11
12	13	14	15	16	17	18
19	20 Delinquent accounts to attorney	21 Board Meeting Open Session at 6pm	22	23	24	25
26	27 Memorial Day Office Closed	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

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

BOARD MEETING, APRIL 16, 2023  
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 March 19 board meeting.

OPEN SESSION

Members signed in for the open session at 6 p.m.

Welcome  
Mike welcomed them and announced the next board meeting to be Tuesday, May 21.

Site manager report  
Jozie reviewed the site manager’s report for April.  
There have been three move-ins, two applications denied and two unit showings scheduled.  
A one-bedroom unit is for sale and has been posted on the Website.

Maintenance update  
Jozie presented the maintenance report.  
Two stoves and two refrigerators have been replaced.  
Roof repairs and drywall work have been completed.  
In March, 93 work orders were opened, 83 closed and 156 not yet completed. Annual inspections have been completed and work orders have been written and are underway.

Mike opened the floor to member comments.

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

The open session ended at 6:45 p.m. The board met in closed session and the meeting was adjourned at 8:45 p.m.

Go away, ants



Phyllis Cannon shared this recipe for getting rid of ants.

- 3/4 cup warm water
- 1 tablespoon of Borax
- 1/3 cup sugar

Dissolve Borax and sugar in warm water. Soak cotton balls in mixture. Place on waxed paper.

“I put the cotton balls on the sink and at the patio door,” Phyllis said.

Vehicle rules revised



All vehicles owned by or in possession of members or their family must be registered at the site office. When a vehicle is replaced, it is the member’s responsibility to file a new registration permit with the office within 5 (five) days.

All guests who will be on the property for more than 24 hours must register a guest sticker with the office. The guest sticker must be returned at the

end of their stay or the member will be subjected to a \$5 charge.

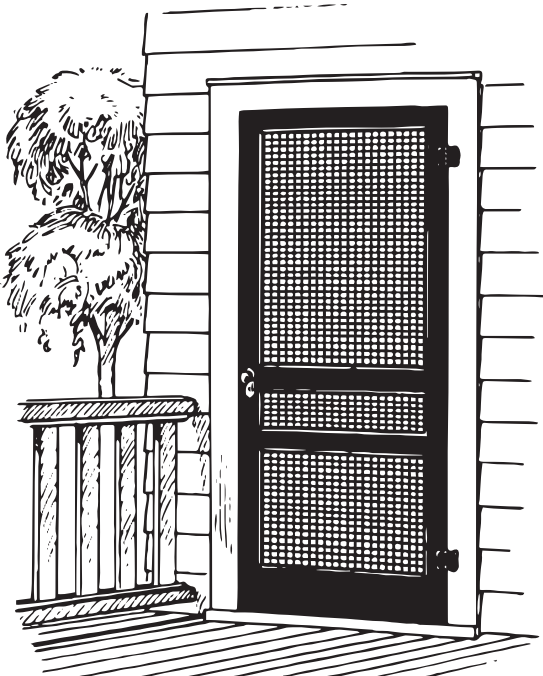


Pet policy adds temporary caretaker



Pet owners are now required to list a temporary caretaker who can care for their pets or service animal if the owner has an emergency.

The temporary caretaker must be able to remove the pet from the member’s unit and be responsible for its care until the owner can resume caring.



Close screen doors securely

With gusty winds becoming more frequent, please make sure your screen door is latched when you shut it.

If the screen door is not closed properly, it can be pulled off its hinges.

Screen door replacements are costly.



Jessie Phillips won the door prize drawing during the open session of the April board meeting.



Sheryl Frank  
1960 - 2024

Longtime board member, Sheryl Frank, died on April 21.

Sheryl was currently serving in her 15th year on the board of directors. She was elected to the board in 2009 and served as president from 2013 to 2023.

When running for the board in 2021, Sheryl wrote: “I love living here and I care about the community and will work hard to keep Independence Square Townhouses an enjoyable place to live.”

Sheryl lived at Independence Square for more than 35 years. In recent years, she was a familiar sight, walking her little black-and-white dog around the townhouses every day. Sheryl cared deeply about dogs and chaired the Pet Committee from 2007 to 2012.

Over the years, Sheryl organized Doggie Play Days, holiday dinners, a holiday decorating contest, barbecues, cook-outs and other activities for members -- all a reflection of her abiding commitment to Independence Square.

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 your 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