



Looking ahead 30 days *Around the Corner*

We are issuing new stickers for vehicles as we receive updated information about pets, household composition and vehicles.

We are continuing with yard inspections. It is the member's responsibility to take care of the lawn inside their fence. Please contact the office if you need to check out any of our equipment to maintain compliance with cooperative rules.

Contractors have been on the grounds looking at our buildings and submitting proposals.

When it has been dry for several days, we will be sealing up the outside of the buildings where lines enter near the air conditioner and any other lines that enter the units.

~ Jozie Blomquist
Site manager



JUNE 2024						
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 Housekeeping/smoke alarm inspections	13	14	15
16	17	18 Board Meeting Open Session at 6pm	19	20 Delinquent accounts to attorney	21	22
23	24	25	26	27	28	29
30						

Carrying Charges Due: July 1
Independence Day: July 4 Office closed
Carrying Charges Delinquent: July 10
Board Meeting: July 16 Open session at 6 pm
Delinquent accounts sent to attorney: June 22

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 Bello
Secretary
Elected 2023, 3-year term

Phyllis Cannon
Appointed 2024, 1-year term

Marilyn Porter
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, MAY 21, 2024

NEWSLETTER MINUTES

Board members present: Mike Gamble, president; Cheryl Conaway, vice president; Summer Bello, secretary; and Phyllis Cannon

Board member absent: Marilyn Porter

Staff present: Jozie Blomquist, site manager

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

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

Minutes

The board approved minutes of the April 16 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, June 18.

Site manager report

Jozie reviewed the site manager's report for May.

Three applications are pending and two have been denied.

Memberships are for sale on a one-bedroom, a two-bedroom and a four-bedroom.

Maintenance update

Jozie presented the maintenance report.

Three refrigerators and two water heaters have been replaced.

Two roofs were patched.

In April, 209 work orders were opened, 88 closed and 166 not yet completed. From annual inspections, about 20 are foundation issues and seven are pest controls. More than 40 work orders were issued based on yard inspections.

Managing agent's report

Tamara reported that the board will be working on the budget for the 2024-2025 fiscal year.



Mike Gamble, board president, awards Steffany Brockman the door prize of \$25 during the open session of the May board meeting.

Refinancing in November will remain with National Cooperative Bank.

Mike opened the floor to member comments.

Door prize drawing

Steffany Brockman 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 10:25 p.m.

How to deal with ants, plastic wrap



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.

And another tip from Phyllis.

“If you struggle with plastic wrap, keep it in the refrigerator,” Phyllis said.

Keeping the roll refrigerated takes the static out and the wrap does not stick to itself.

When pulling wrap off the roll, it will still stick to the dish you are covering.



**Unit inspections
June 12, 13 and 14**

Units will be inspected for smoke alarms and housekeeping compliance this month.

Members will receive notice the week before their unit is to be inspected.

Smoke Alarms

Alarms will be tested to make sure they are working. Those that aren't working will be replaced.

If the alarm has been deactivated or removed, the member will be charged for a replacement.

Housekeeping

Units will be inspected for compliance with Section 1.1 Housekeeping Standards of the Rules We Live By.



Inspections will include checking all rooms and floors, making sure trash is disposed of, cleaning up after any animals in the units and looking for other health and safety issues.

Please use water wisely



Water is provided for normal use.

Summer water usage is limited to filling a wading pool not more than 12 inches deep and to watering grass, shrubs and flowers.

Plastic wading pools no larger than five feet in diameter and no more than 12 inches in depth are allowed. They must be set up only in a fenced backyard and must be emptied daily and stored.

Running a sprinkler for children to play in is not allowed.

If a member allows water to run into the street, the member will be charged for excessive usage.

Washing motor vehicles on cooperative property is prohibited.



Fireworks prohibited

Please remember that fireworks are not allowed at Independence Square Townhouses.

Possession and storage or usage on cooperative property place a member in default of the Occupancy Agreement.

Violation of the policy by members or their guests can result in the member's account being sent to the cooperative attorney for Termination of Right to Occupy; in other words, loss of membership.

Marilyn Porter appointed to board of directors

Marilyn Porter has been appointed to fill the vacancy on the board due to Sheryl Frank's death.

In years past, the custom has been to offer a vacancy created by an unexpired term to a candidate who ran for the board in the last annual election but was not elected. Marilyn ran for re-election to the board in 2023 but was not elected.

In keeping with the bylaws, the board agreed to appoint Marilyn to serve.

Marilyn served previously for 13 years and of those, nine years as board president.

At the September 2024 annual meeting, the positions held by Phyllis Cannon and Marilyn Porter will be up for election.



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