

Kudos to All Our Good Neighbors

With heartfelt appreciation, the Board of Directors for Independence Square Townhouses congratulates all members who have been named Good Neighbor of the Month since the award was started in April of 2010.

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

Good Neighbors are recognized at monthly board meetings and given \$25. Names of the current year's recipients are read aloud during the annual meeting.

GOOD NEIGHBOR OF THE MONTH | HONOR ROLL

2010 - 2024

2024

Abigail Perez • Barbara Wood
Kyle Dunn and Taylor Macoubrie

2023

Crystal West • Gloria Isles
Chris Moeller • Lauren Metzler
Cynthia Wood • Holly Carson

2022

Gracie Sykes
Judy Henthorn and Neil McCumber
Cheryl and Summer Conaway
Amanda Bass • Jacob Newport

2021

Paul Michael Fenton • Bobbie George
Josh Rogers • Abigail Perez

2020

Aaron Harris • Fran McGowan
Mary Jane Hart

2019

Judy Henthorn • Paul Fenton
Helen McElfresh
Jacob Newport • Cora Little
Barbara Wood

2018

Dakota Cook • Josh Rogers
Helen McElfresh

2017

Tim Underhill

2016

Judy Henthorn • Logan Rogers
Mary Jane Hart

2015

Jean Hudgens • Sheila Wells
Michael Mahan
Jessie Phillips • Abigail Perez

2014

Cora Little • Ed Korte • Sheryl Frank

2013

Deborah Stephens • Stephen Myers
Denice Bartley and Bob Hopkins
Josh and Felecia Rogers

2012

Helen McElfresh

2011

Jessie Phillips • Josefina Acosta
Bruce Raney • Josh Rogers
John and Wanda Buckingham
Michael Benz • Bea Parks

2010

Linda Dykeman • Chelle Marler
Ed Korte
Edwin and Jenifer Schapeler
Marilyn Clark • Bonnie Jones
Mary Lou Hemmy • Aurora Subang



NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO
www.independencesquaretownhouses.com

Board of Directors

Michael Gamble
President

Elected 2023, 3-year term

Nathan Pollard
Vice president
Elected 2024, 3-year term

Summer Bello
Secretary
Elected 2023, 3-year term

Cheryl Conaway
Treasurer
Elected 2022, 3-year term

Todd Smith
Elected 2024, 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

BOARD MEETING, SEPTEMBER 18, 2024

NEWSLETTER MINUTES

Board members present: Mike Gamble, president; Cheryl Conaway, vice president; Summer Bello, secretary; Phyllis Cannon and Todd Smith
Staff present: Jozie Blomquist, on-site manager, and Kenny Irvin, assistant manager

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

Quorum

Mike Gamble, president, confirmed with Jozie Blomquist that a quorum was present and called the meeting to order at 7:20 p.m.

Meeting notice

Mike welcomed members and thanked them for attending. He referred to the official notice of the Annual Membership Meeting sent on September 10 to all members as proof of notice of the meeting.

Minutes of 2023

Summer read aloud the minutes of the annual meeting held on September 20, 2023. The minutes were approved as read.

Site manager report

In the past 30 days, one application has been approved and two applications are being reviewed. There were two move-ins in September. Six units are vacant and two are sold.

Replaced have been two refrigerators, one stove and one air conditioning unit. In August, 78 work orders were opened; 75 were closed; and 121 works orders remain open.

Since October 1 of 2023, there have been 26 move-ins and 1,163 work orders opened and 1,062 closed.

Managing agent report

Tamara Wallace, executive director of Community Housing Management, reported that the refinancing loan has been approved. Funds will be used to install new security cameras, to replace roofs, update electrical and to work on foundations, trees and drainage issues.

Election inspectors

Mike asked for three volunteers to serve as inspectors of election. Rosanni Garcia, Diana Kearnes and Andrew Flexter volunteered.

OCT. 2024						
<i>Carrying Charges Due: November 1</i>		<i>Daylight saving time ends: November 3</i>		<i>Delinquent accounts sent to attorney: November 21</i>		
<i>Set clocks back one hour</i>		<i>Carrying Charges Delinquent: November 11</i>		<i>Board Meeting: November 19 Open Session at 6 p.m.</i>		
<i>Thanksgiving observed: November 28 and 29</i>		<i>Office closed</i>				
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	V	SATURDAY
		1 <i>Carrying Charges Due</i>	2	3	4	5
6	7	8 <i>Offices Closed</i>	9 <i>Offices Closed</i>	10 <i>Carrying Charges Delinquent</i> <i>Offices Opens in Afternoon</i>	11	12
13	14	15 <i>Board Meeting Open Session at 6pm</i>	16	17	18	19
20	21 <i>Delinquent accounts to attorney</i>	22	23	24	25	26
27	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.

Board positions open

Mike announced that there were two three-year positions open on the board of directors. The candidates are Phyllis Cannon, Nathan Pollard and Todd Smith.

Nominations from the floor

Mike asked for nominations from the floor. There were no nominations from the floor and a motion to close the nominations was made and carried.

Speeches

Candidates addressed the members.

Vote

Members cast ballots.

Election results

Brad and the election inspectors left to count ballots at 7:50 p.m. and returned at 8:03 p.m. with the results: 21 votes for Phyllis, 23 votes for Nathan and 31 votes for Todd Smith.

Todd and Nathan will serve three-year terms.

Mike acknowledged Phyllis for her service on the board. She was appointed to fill a board vacancy in January.

Good Neighbor Honor Roll

Mike read the names of members awarded the Good Neighbor of the Month from September 2023 to September 2024: Abigail Perez, Barbara Wood and Kyle Dunn and Taylor Macoubrie.

Door prizes

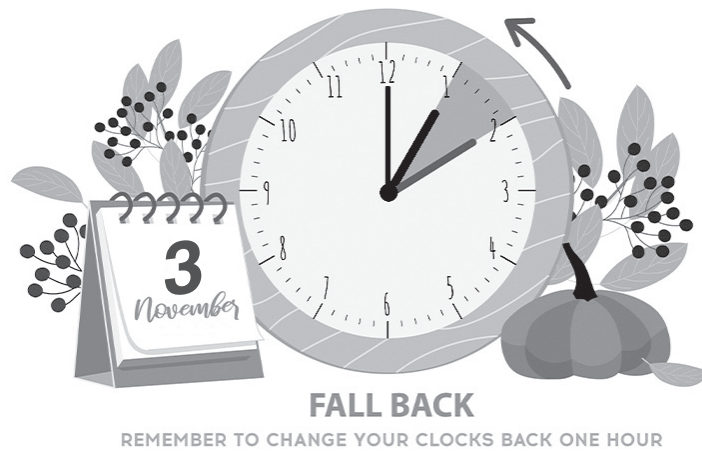
Door prize drawings were held. Josh Hobbs won first prize of \$100; Holly Carson, second prize of \$75 and Celigney Dathus, third prize of \$35.

The annual meeting ended at 8:15 p.m. The board met in closed session and the meeting adjourned at 8:35 p.m.

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

COMMUNITY HOUSING MANAGEMENT

1702 BUCKINGHAM STREET
ST. JOSEPH, MO 64506
816.233.4250



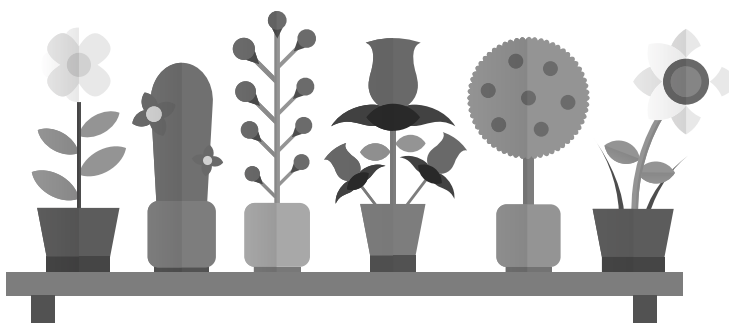
Daylight Saving Time Ends on Nov. 3

It's that time of year again.

You'll gain an hour on Sunday, Nov. 3.

That's when Daylight Saving Time ends. So, set your clocks back one hour.

For example, if you get up at 6 a.m. on Sunday, move the time back to 5 a.m.



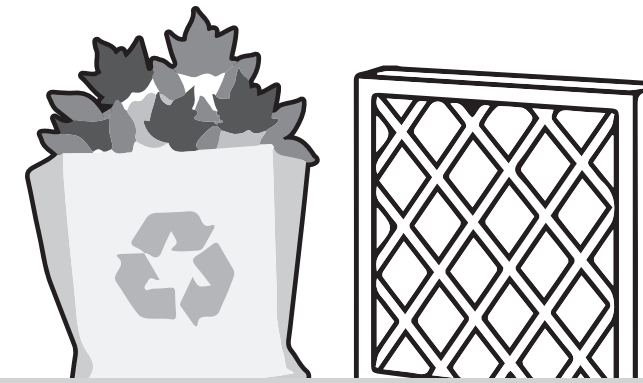
Looking ahead 30 days Around the Corner

Leaf bags are available at the office. When the bags are full, please place them outside your fence and call the office. We will have someone pick them up.

Furnace clean-outs are occurring building by building. We will be changing furnace filters and also cleaning out dryer vents.

If you have a work order or concern, please make sure you are calling the office to report.

~ Jozie Blomquist
Site manager



Available at the office free to members

Yard waste bags

Trash bags only for leaf clean-ups are provided to members.

Call the office to have your bagged leaves picked up.

Pre-bagged ice melt

Stay safe this winter -- scatter some ice melt on sidewalks, stoops and steps.

Furnace filters

Change filters regularly to keep your furnace heating efficiently.

Light bulbs

Light bulbs are provided for appliances,



Check out tools from Maintenance shop

Tools are available to check out at the Maintenance shop from 8:30 a.m. to 4 p.m. All borrowed tools must be returned before 4:45 p.m. the same day. You must contact the office to schedule a pick-up.

Yard tools: lawn mower, weed eater, shovels, rakes and pruners.

Sprinklers, hoses and a water timer also are available.

Car tools: jump box, portable air pump and jumper cables

Members are responsible for picking up and returning tools to the maintenance shop.

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?

Officers Elected



The board elected officers for the 2024-2025 year.

President: Mike Gamble

Vice President: Nathan Pollard

Secretary: Summer Bello

Treasurer: Cheryl Conaway