



Heat your home safely this winter

Home fires are a greater risk in the winter when people cook holiday meals, display decorations and use heat sources unsafely, according to the U.S. Fire Administration.

Cooking is the leading cause of all winter home fires and 5 to 8 p.m. is the most common time for winter home fires, according to the National Fire Incident Reporting System.

Heating is the second leading cause of home fires.

The biggest mistake is putting something too close to a heating source. People, pets and anything else that can burn should be three feet away from space heaters, fireplace, wood stoves and radiators.

Plug portable electric heaters directly into the wall outlet. Don't use an extension cord or power strip.

In an effort to prevent injuries, fatalities and property damage, the U.S. Fire Administration urges

parents to educate their children about the nature of fire: fire can be fast, hot, dark and deadly.

Here are some tips.

Keep matches and lighters in a secured drawer or cabinet.

Encourage your children to tell you when they find matches and lighters.

Develop a home fire escape plan. Practice it with your children and designate a meeting place outside.

Supervise young children closely.

Teach children that fire is a tool, not a toy.

Show children how to stop, drop to the ground and roll if their clothes catch fire.

Show children how to crawl low on the floor, below the smoke, to get out of the house and stay out in the case of fire.

Teach children not to hide from firefighters.

For more information, go to www.usfa.fema.gov, the Web site of the U.S. Fire Administration.



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

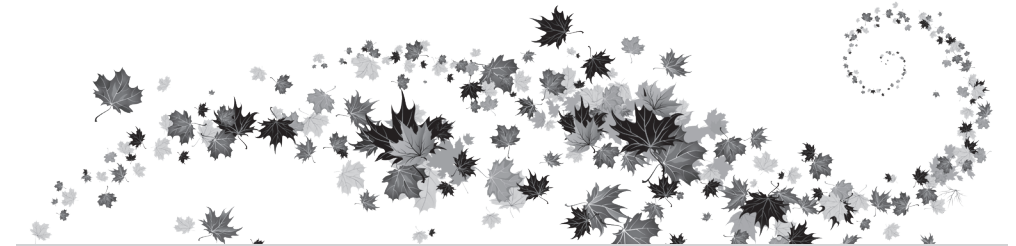
Animal Control
Dispatcher
816-325-7205

Citizens Info Center
816-325-7000

Police (Non-Emergency)
816-325-7300

Police (Emergency)
911

Report Power Outage
816-325-7550



Looking ahead 30 days Around the Corner

Leaves are falling and 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.

Members are reminded that bags of ice melt are available free from the office for use on townhouse sidewalks, steps, stoops and other surfaces.

~ Jozie Blomquist, Site manager

Rules for Holiday Lights and Decorations

Only small bulbs outside. Fused, UL-approved holiday lights may be installed.

Holiday lights may be attached on the lower eave with clips approved by the Maintenance Department. Do not attach to shingles or other areas.

Outside lights must have no more than three 100-bulb strings attached together; and where plugged together, they must be taped with electrical tape to keep moisture out.

Holiday lights and yard decorations can be installed 30 days before a holiday and must be removed within two weeks after the holiday except for the time period from October 1 through January 15.

All decorations installed cannot cause any type of a trip hazard.



NOV. 2024

Carrying Charges Due: **December 1**
Carrying Charges Delinquent: **December 10**

Delinquent accounts sent to attorney: **December 20**
Christmas observed: **December 24 and 25**
Office closed

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Carrying Charges Due	2
3 Daylight saving time ends	4	5	6	7	8	9
10	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 Thanksgiving Observed Office Closed	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.

**BOARD MEETING, OCTOBER 15, 2024
NEWSLETTER MINUTES**

Board members present: Mike Gamble, president; Nathan Pollard, vice president; Summer Bello, secretary; Cheryl Conaway, treasurer; and Todd Smith
Staff present: Jozie Blomquist, site manager, and Kenny Irvin, assistant site manager
Also attending: Bradley Constance, cooperative attorney

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

Code of Ethics

Board members signed the Board Member Code of Ethics.

Minutes

The board voted to approve the minutes of the September 18 board meeting.

Open Session

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

Welcome

Mike welcomed them and announced the next board meeting to be November 19.

Site manager report

Jozie reviewed the site manager’s report.
Four move-ins are tentatively scheduled through December. Four memberships remain.
There was one move-in on October 7.
Since October of 2023, there have been 26 move-ins.

Maintenance update

Jozie presented the maintenance report.
In September, 83 work orders were opened, 94 closed and 113 not yet completed.
Furnace cleanouts are scheduled for one building a day. The filter will be changed and dryer vents cleaned out.

Managing agent report

Jozie reported for Tamara Wallace, executive director with Community Housing Management.
The loan closing date is October 31.
Mike opened the floor to member comments.

The open session ended at 6:25 p.m. The board met in closed session and the meeting was adjourned at 8:40 p.m.

Last Meeting
The last board meeting of the year is Tuesday, November 19.
There will be no board meeting in December.
The first board meeting in 2025 is January 21.



**Recommend a friend
-- receive \$ 200**

Your friends could be worth money to you.
Independence Square Townhouses has several units on the market now.
When a member of the cooperative refers a qualifying new member to one of these units, the referring member will receive a \$200 bonus.
Four units are now available. Think of the people you know who would enjoy affordable housing, maintenance-free living and a safe, clean neighborhood.
Tell your friends about our townhouses and our friendly community of retirees, families, young couples, students and neighbors who care.
Qualifying referrals are worth \$200 and are paid to you after the new member moves in.
The referral should be mentioned at the time of application.
For more information about specific units, visit the Website, <https://independencesquaretownhouses.com>.

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.

Su Bacon, newsletter editor, will contact nominees.

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? _____

Donations accepted for holiday food baskets

The office is collecting food for Independence Square families in need during the holidays.
Please consider contributing canned goods or other nonperishables.
If every household gave just one can of food, the cooperative would have 188 cans to use for gift baskets to our members who are struggling to make ends meet during the holidays.
Last year, we were able to help four families.
To donate, please stop by the cooperative office. *Thank you.*

