



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, MARCH 18, 2025

NEWSLETTER MINUTES

Board members present: Mike Gamble, president; Summer Bello, secretary; Cheryl Conaway, treasurer; and Todd Smith

Board member absent: Nate Pollard, vice president

Staff present: Jozie Blomquist, regional manager; Danica Murray, site manager; and Kenny Irvin, site manager

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

Minutes

The board voted to approve the minutes of the February 25 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 April 15.

Site manager report

Danica reviewed the site manager's and maintenance reports.

Applications: two approved and three are in review. Move-ins: two in February; one in March; and four projected for May/June.

Maintenance update: 110 work orders currently open and 68 closed. Installed were one refrigerator, one water heater and one stove. Two roofs have been patched and the roof that was temporarily repaired is scheduled to be replaced during the refinance.

Managing agent update

Jozie reported that tree trimming is scheduled.
 All units are sold.

Mike opened the floor to member comments.

Door prize

Doris Lyon won the \$25 cash door prize.

The open session ended at 6:57 p.m. The board met in closed session and the meeting was adjourned at 9:10 p.m.

Anti-theft tips for Vehicles

Thefts from motor vehicles generally occur when criminals drive or walk through areas looking for vehicles that are unlocked or have objects left in view.

It only takes a few seconds for a thief to break into your vehicle.

By observing a few simple recommendations of the National Crime Prevention Council, you can take away the criminal's opportunity to make you a victim of this crime.

Always lock your vehicle with the windows rolled up.

The harder it is for a thief to get into your car, the more likely the thief will move on to the next car.

Almost half of the thefts from inside motor vehicles involve a vehicle that was left unlocked.

Don't leave anything of value inside the vehicle in plain sight.

This includes cell phones, radios, briefcases, purses, packages, compact disks and other valuables.

They should not be left in your car period. But if they are, they shouldn't be in view.

Items that you can't take with you should be locked in the trunk.

If you can't take your valuables with you when you leave your car, at least lock them in the trunk where they are more difficult to find and steal.

Don't leave your vehicle unoccupied with the keys in it.

Don't do this even for a moment. Why make it that easy for a criminal to drive off with your car?

This is especially true at convenience stores or with children in the car.

If you have an anti-theft device for your vehicle . . . use it.

If you have a car alarm, set it. If you have a



steering wheel "club," lock it in place correctly.

Make sure the license plates on your car are properly secured.

Make it difficult to remove your license plate by securing it tightly.

When your year sticker is in place, run a razor blade across it several times to make it more difficult to remove in one piece.

At night, park in well-lighted areas.

Not only will this deter thieves from stealing your car but you also will be safer when you return your vehicle.

Report all incidents as quickly as possible.

If you don't report a crime, the police won't know there is a problem.

Door Prize Drawing



Mike Gamble, board president, awards Doris Lyon the door prize of \$25 during the open session of the March board meeting.

Lawn mower, grass trimmer available to members



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

You also can check out a weed eater, rake, shovel and a hoe 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 six inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have five days 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.

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.



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?

Fill in bare patches with grass seed

Grass seed is available free from the office for members to use.

Also free at the office:

Furnace filters

Change filters regularly to keep your furnace operating efficiently.

Light bulbs

Light bulbs are provided for front and back porches.

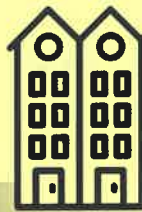
Smoke detector batteries

Stay safe. Make sure your smoke detector has working batteries.





← 10ft →



Store grills **away** from buildings

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.

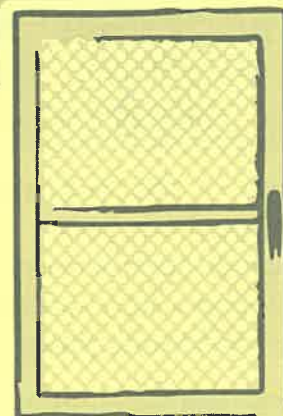
These rules are necessary to comply with the property's insurance requirements.

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.



Save the Date Friday, April 25

Members are invited to enjoy coffee and doughnuts in the downstairs clubroom from 8:30 to 10:30 a.m.

Come, socialize with your neighbors and get to know the office staff.

These gatherings will be held monthly. We hope to see you there!

~ Jozie, Danica and Kenny

APR. 2025

Carrying charges due: **May 1**
Carrying charges delinquent: **May 12**

Board meeting: **May 20** Open session at 6 p.m.
Delinquent accounts to attorney: **May 22**
Memorial Day: **May 26** | Office closed

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 Board Meeting Open Session at 6pm	16	17	18	19
20	21 Delinquent accounts to attorney	22	23	24	25 Coffee with Members 8:30 to 10:30 a.m.	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.