



# 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, JANUARY 18, 2025

### 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, regional manager; Danica Murray, site manager; and Kenny Irvin, assistant site manager

**Also attending:** Bradley Constance, cooperative attorney

Mike called the meeting to order at 5:50 p.m.

#### Minutes

The board voted to approve the minutes of the November 19, 2024, 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 February 18.

#### Site manager report

Danica reviewed the site manager's report.

Applications: two approved, two denied and two are in review. Move-ins: two in December, four in January and two scheduled for February.

Maintenance update: 109 work orders currently open and 166 closed. Installed were three refrigerators and three stoves. A roof scheduled to be replaced has been patched twice.

#### Managing agent update

Jozie reported that bids are being finalized for refinancing projects of roofs, cameras and tree trimming.

Mike opened the floor to member comments.

#### Door prize

Toni Oliva won the \$25 cash door prize.

The open session ended at 6:26 p.m. The board met in closed session and the meeting was adjourned at 8:25 p.m.



+1h  
Spring  
Forward

## Daylight Saving Time Begins in March

It will soon be that time of year again.

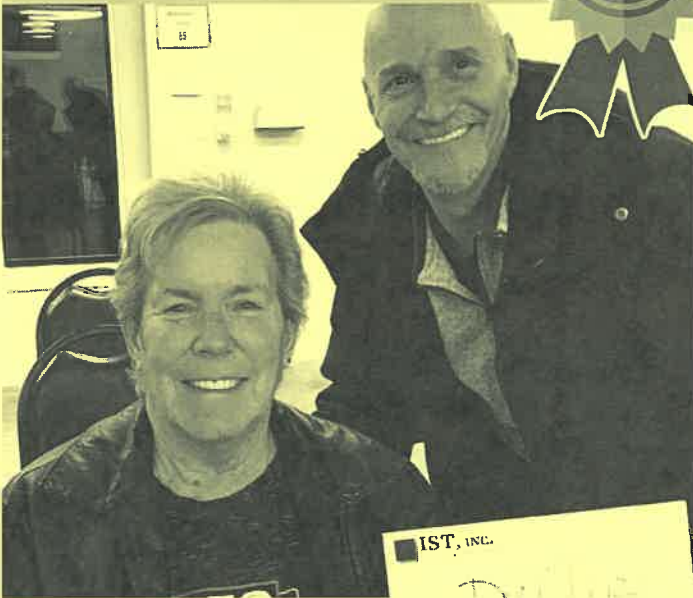
You'll lose an hour on **Sunday, March 9.**

That's when Daylight Saving Time kicks in. So, set your clocks ahead one hour.

For example, if you get up at 6 a.m. on Sunday, move the time up to 7 a.m. on March 9.

You get your hour back on November 2.

## Door Prize Drawing



*Mike Gamble, board president, awards Toni Oliva the door prize of \$25 during the open session of the January board meeting.*

## Reminder

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

**Please update your paperwork for  
2025. Annual inspection notices  
will be mailed out.**



## Looking ahead 30 days *Around the Corner*

### Preventive Maintenance Schedule

- Clean outs: window wells, gutters, dryer vents and air conditioners in March
- Sidewalk repairs in March
- Smoke detector checks and exterminations monthly
- Parking lot painted in June



As severe weather approaches, the office and maintenance staffs may open late or close early for the safety of our staff.

If the weather is poor, call the office before you come up.

Our snow removal service will push snow and salt drives and sidewalks.

Please know that the service may not push the snow until it has stopped falling.

Baker Drive is a public street. It is not the private property of Independence Square Townhouses. It is the city's responsibility to plow and take care of that street.

# 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? \_\_\_\_\_

## Members receive \$200 referral bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they recommend becomes a member.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Independence Square for their new home, it means that you enjoy living here and that you know

someone else who would be a good neighbor for us.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in.





## Keep surfaces slip-free with ice melt granules

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

Furnace filters also are available at the office.



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

## **COMMUNITY HOUSING MANAGEMENT**

1702 BUCKINGHAM STREET

ST. JOSEPH, MO 64506

816.233.4250



*Happy Valentine's Day*

# FEB. 2025

Carrying charges due: **March 1**  
Carrying charges delinquent: **March 10**

Board meeting: **March 18** Open session at 6 p.m.  
Delinquent accounts to attorney: **March 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 Presidents Day Office Closed	18 Board Meeting Open Session at 6pm	19	20 Delinquent accounts to attorney	21	22
23	24	25	26	27	28	

*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.*