



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

Save the Date FRIDAY, MARCH 21

Members are invited to enjoy coffee and doughnuts in the downstairs clubroom from 8 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



BOARD MEETING, FEBRUARY 25, 2025 NEWSLETTER MINUTES

Board members present: Nathan Pollard, vice president; Summer Bello, secretary; Cheryl Conaway, treasurer; and Todd Smith

Board member absent: Mike Gamble, president

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

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

Minutes

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

OPEN SESSION

Members signed in for the open session at 6 p.m.

Welcome

Nathan welcomed them and announced the next board meeting to be March 18.

Site manager report

Danica reviewed the site manager's and maintenance reports.

Applications: two approved, one denied and two are in review. Move-ins: four in January; two scheduled for February; three projected in March; and

one in April.

Maintenance update: 106 work orders currently open and 78 closed. Installed were two refrigerators and two stoves. A roof that has been temporarily repaired is scheduled to be replaced during the refinance.

Kenny contacted the District 2 City Council representative after the January winter storms about the need to clear snow from Baker Drive, a city street. Baker was plowed after the snow in February.

Managing agent update

Jozie reported that she will be meeting on Wednesday with the electrical contractor to start replacing breaker boxes in the units. Roof replacements have been scheduled.

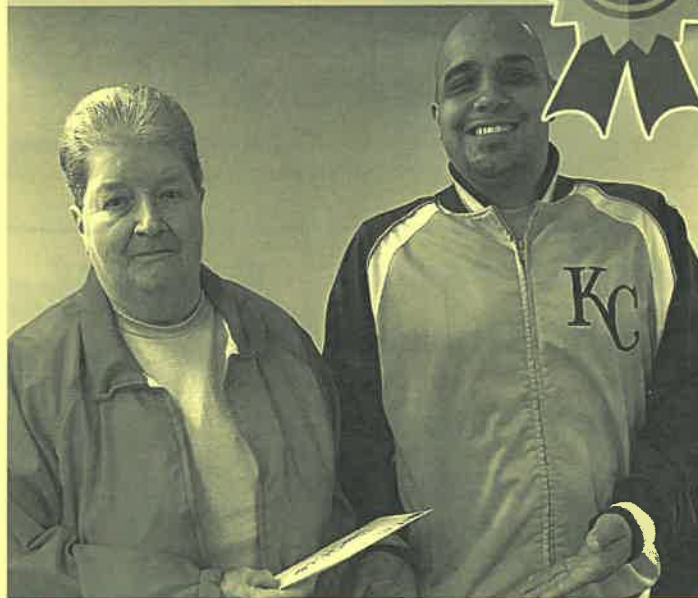
Nathan opened the floor to member comments.

Door prize

Jessie Phillips won the \$25 cash door prize.

The open session ended at 6:20 p.m. The board met in closed session and the meeting was adjourned at 8 p.m.

Door Prize Drawing



Nathan Pollard, board vice president, awards Jessie Phillips the door prize of \$25 during the open session of the February board meeting.

Grounds Rules

Keep Property Looking Good

Independence Square rules and regulations are designed to improve the appearance of the property and the safety and quality of life of all of us who live here.

Please help keep our community clutter-free and attractive. Here are some of the rules members have agreed to follow when they signed their Occupancy Agreements.

Members are responsible for maintaining their flower beds and fenced-in backyards.

Planting: Planting that could cause structural problems or mowing problems will not be approved.

Vines: Clinging vines and flowers will not be allowed on the buildings.

Flower beds: Flower beds in front and back yards shall be planted next to the buildings. They shall not extend beyond the stoop approximately 56 inches.

They will be sloped away from the building to allow

for drainage. Raised flower beds are considered as improvements and require a permit.

All flower beds must be kept weed-free and maintained by the member. This includes all potted plants outside.

Any type of edging used must allow for drainage and may not be taller than six inches.

Yard ornaments: Yard ornaments are to be confined to the flower bed.

Fenced back yards: The member is responsible for fenced back yards. They are to be mowed and kept free of clutter.

Grass should not be more than six inches tall.

If you receive notice from Maintenance to mow your yard, you will have five days to do so. If not done in this time period, Maintenance will mow your yard and your account will be charged.

If a member gets three notices for mowing violations during a calendar year, the fence may be removed and the member's account charged.

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? _____

Reminder

Salt bags are always available and free to members.

During inclement weather if roads are bad, the office and maintenance may open late or close early for the safety of our staff.

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

Annual inspections have begun and notices are being mailed out.



PREVENTIVE MAINTENANCE SCHEDULE

Clean outs: window wells, gutters, dryer vents and air conditioners in March

Sidewalk repairs in March/April

Smoke detector checks and exterminations monthly

Parking lot painted in June.

<div> MAR. 2025 <div> Carrying charges due: April 1 Carrying charges delinquent: April 10 </div> <div> Board meeting: April 15 Open session at 6 p.m. Delinquent accounts to attorney: April 21 </div> </div>						
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	18 Board Meeting Open Session at 6pm	19	20 Delinquent accounts to attorney	21	22
23	24	25	26	27	28	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.