



# NEWSLETTER

Independence Square Townhouses, Inc. • 1360 Baker Drive • Independence, MO  
[www.independencesquaretownhouses.com](http://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

## New Rules Effective June 1

“The Rules We Live By” have been revised by the board of directors and copies are being distributed to members.

The revised rules become effective June 1.

These rules and regulations are designed to promote harmony and to assure that members and guests are aware of all the privileges offered by Independence Square Townhouses, Inc.

As a housing cooperative, Independence Square depends upon the cooperation of all who live here. In exchange for affordable housing and safe neighborhoods, members agree to abide by rules and regulations of cooperative living and consider the feelings, comfort and privacy of everyone here.

You will find that most rules are based on common sense and common courtesy.



## Save the Date FRIDAY, MAY 23

Members are invited to enjoy coffee and doughnuts in the downstairs community room 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

## BOARD MEETING, APRIL 15, 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

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

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

### Minutes

The board voted to approve the minutes of the March 18 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 May 20.

#### Site manager report

Danica reviewed the site manager's and maintenance reports.

**Applications:** two in review. **Move-ins:** one in March and four projected for May/June.

**Maintenance update:** 116 work orders currently open and 96 closed. Installed were four refrigerators, one water heater and three stoves.

#### Managing agent update

Jozie reported that tree trimming is almost done. A tree behind the office is being removed on April 16. Power to the office will be off the entire day and the office will be closed.

Roof replacements and repairs began on April 14 and should take about a month. After the roofs are done, the camera system upgrade and installation are next.

Updated copies of The Rules We Live By will be distributed and members must sign an acknowledgment of receipt. The new rules become effective June 1.

In May, a 40-yard dumpster will be parked by the maintenance shop for a property-wide clean-up. Members may dispose of trash at no cost.

Mike opened the floor to member comments.

#### Door prize

Steffany Brockman won the \$25 cash door prize.

The open session ended at 6:46 p.m. The board met in closed session and the meeting was adjourned at 8 p.m.

### Door Prize Drawing



Mike Gamble, board president, awards Steffany Brockman the door prize of \$25 during the open session of the April board meeting.



### PREVENTIVE MAINTENANCE SCHEDULE

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

**Smoke detector checks and exterminations monthly**

**Parking lot painted in May**





## Dumpster Days May 13 to 16

Just in time for spring cleaning -- you can dispose of your trash, clutter and other discards with ease in May.

A 40-yard dumpster will be located in front of the office on Wednesday, May 13, and picked up on Friday, May 16.

The dumpster is free for all members.

## Reminder

**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.**

**Grass seed is available in the office.**

**Yard inspections are underway. Please be sure you are mowing your fenced-in yard.**



## 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 your 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?

## Food by dumpsters attracts rodents, raccoons

The Trash Fairy doesn't live here. But raccoons do.

If members leave garbage piled around the dumpsters, it won't magically disappear.

Those steak bones, candy wrappers, soft drink cans, coffee grounds and banana peels will end up scattered all over the grounds by critters scavenging for food. These critters not only spread trash -- they also spread disease, such as roundworms.

Please remember to put your trash in bags and to place it inside, not next to, the dumpster.

Members who empty their trash cans directly into the bin are creating a mess for the maintenance staff. When the dumpster is picked up, loose trash is blown all over the grounds. Litter and garbage strewn throughout the complex are unsightly and unsanitary.



# MAY 2025

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

Board meeting: **June 17** Open session at 6 p.m.  
Office Closed: **June 19**  
Delinquent accounts to attorney: **June 20**

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				<b>1</b> Carrying Charges Due	<b>2</b>	<b>3</b>
<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
<b>11</b>	<b>12</b> Carrying Charges Delinquent	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>
<b>18</b>	<b>19</b>	<b>20</b> Board Meeting Open Session at 6pm	<b>21</b>	<b>22</b> Delinquent accounts to attorney	<b>23</b>	<b>24</b>
<b>25</b>	<b>26</b> Memorial Day Office Closed	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>

**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.**