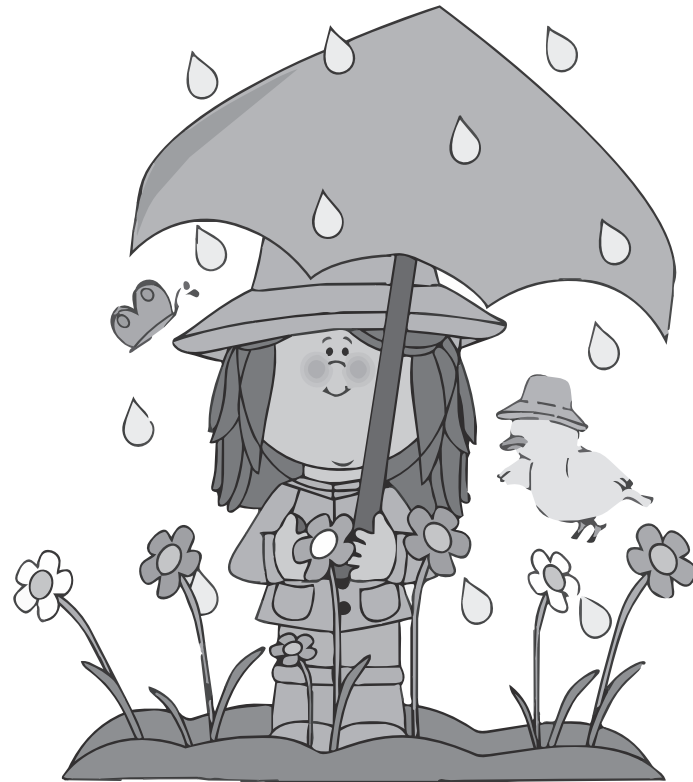


Door Prize Drawing



Doris Lion receives the door prize of \$25 from Steffany Brockman, board treasurer, during the open session of the March board meeting.



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

Steffany Brockman
Treasurer
Elected 2025, 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

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.

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.

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.

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

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

Grass should not be more than six inches tall.

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

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.

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

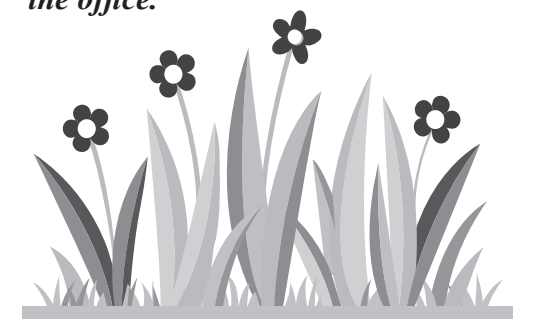
If a member gets three notices for mowing violations during a calendar year, the fence may be removed and the member's account charged.

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.

Reminder: Grass seed is available free to members. Pick up a bag from the office.



APR 2026

Carrying charges due: May 1

Pest control: May 4 Weather permitting

Carrying charges delinquent: May 11

Carrying charges delinquent: May 11

Board meeting - Open session at 6 p.m.: May 19

Memorial Day observed: May 25 - Office closed

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

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, MARCH 17, 2026 NEWSLETTER MINUTES

Board members present: Summer Bello, secretary; Steffany Brockman, treasurer; and Todd Smith

Members absent: Mike Gamble, president, and Nate Pollard, vice president

Staff present: Danica Murray and Kenny Irvin, site managers

Also attending: Jessica Foxx, cooperative attorney

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

Minutes

The board voted to approve the minutes of the February board meeting.

OPEN SESSION

Welcome

Four members signed in. Summer welcomed them and called the meeting to order at 6 p.m.

Next meeting

The April meeting will be on the 21st with the open session at 6 p.m.

Site manager's report

Danica presented the site and maintenance reports.

One application has been approved; four are in review; and one was denied. There have been two move-ins since the last meeting.

Projected move-ins: one in March; one in April; and two in June.

Replaced: two refrigerators, two water heaters, two stoves, one A/C unit and one furnace.

In February, 57 work orders were opened; 60 were completed; and 36 are currently open.

Annual inspections have begun and will continue throughout the year.

Spire is on the property replacing gas lines.

Summer opened the floor to member comments.

Door prize

Doris Lion 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 7:20 p.m.

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.

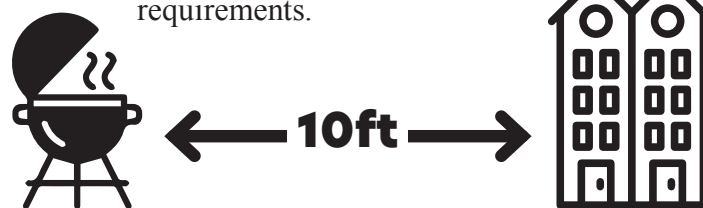
If Maintenance has to mow, your account will be billed for the service.

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.



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? _____

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.

