



**BEST WISHES FOR A  
JOYOUS HOLIDAY SEASON,  
A HAPPY NEW YEAR  
& SAFE CELEBRATIONS**

from your Board of Directors and Staff  
at Independence Square Townhouses, Inc.



**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

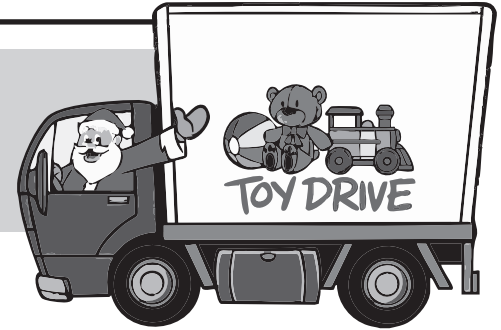
Citizens Info Center  
816-325-7000

Police (Non-Emergency)  
816-325-7300

Police (Emergency)  
911

Report Power Outage  
816-325-7550

**Food & Toys Drive  
Ends Dec. 12**



The office is collecting food for  
Independence Square families in need  
during the holidays.

Please consider contributing toys, canned goods and other nonperishables.

Last year, we were able to help six families.

The holiday giving is an annual tradition at Independence Square. The cooperative collects food, toys and nonperishables to help members in need. How many families are helped is based on the quantity of donations brought to the office in November and December. Drive ends on December 12.

To donate, please stop by the cooperative office during regular business hours. Thank you.

**Toys (new)**

- Small stuffed animals
- Dolls or action figures
- Toy cars or trucks
- Coloring books and crayons
- Puzzles or board games
- Building blocks
- Play-Doh or craft kits

**Food and Non-perishables**

- Canned vegetables and fruit
- Canned soup or chili
- Peanut butter
- Pasta and rice
- Cereal or oatmeal
- Granola bars
- Canned tuna or chicken
- Baby food or formula

**ANNUAL MEETING, OCTOBER 21, 2025**

**NEWSLETTER MINUTES**

**Board members present:** Mike Gamble, president; Nate Pollard, vice president; Summer Bello, secretary; Steffany Brockman, treasurer; and Todd Smith

**Staff present:** Danica Murray and Kenny Irvin, site managers

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

**Consulted by phone:** Jozie Blomquist, regional manager

**DEC 2025**

New Year's Day - Office closed: **January 1**  
Carrying charges due: **January 1**  
Carrying charges delinquent: **January 12**

Martin Luther King Jr. Day - Office closed: **January 19**  
Board meeting - Open session at 6 p.m.: **January 20**  
Delinquent accounts to attorney: **January 22**

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 Food & Toy Drive Ends	13	
14	15	16	17	18	19	20	
21	22 Delinquent accounts to attorney	23 Board Meeting Open Session at 6:30 pm	24 Christmas Observed Office Closed		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.

Mike called the meeting to order at 6:15 p.m.

**Welcome**

Mike welcomed members.

**Next board meeting**

The next board meeting is January 20, 2026.

**Site manager's report**

Danica reviewed the site manager's and maintenance reports.

Applications: one approved and two in review. There have been two move-ins and two are projected in November and one in December.

All units have been sold.

Maintenance update: 49 work orders currently open and 72 closed.

Parking lot striping continues.

Contractors are submitting bids for tree clean-up.

Dryer vent and air conditioner clean-outs and furnace filter changes continue.

The sewer line in Building 10, units 1338 and 1356, has been replaced.

Fall leaf clean-up is scheduled.

The toy and food drive will continue through December 12.

**Good Neighbor**

Brant Stewart was recognized as the Good Neighbor for the month of November. He was presented with a \$25 cash award.

Mike opened the floor to member comments.

**Door prize**

Jessie Phillips won the \$25 cash door prize.

The open session ended at 6:40 p.m. The board met in closed session and the meeting was adjourned at 7:20 p.m.

**Reminder**

**There is no board meeting in December.**

**The next board meeting is January 20, 2026.**

**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.



**It's Time to Shine**



'Tis the season for dazzling displays of holiday cheer and creativity.

From October 1 to January 15, members can make holidays brighter by lighting up their yards with decorations.

Be festive. Be creative. Be mindful of a few rules.

**RULES FOR HOLIDAY LIGHTS & DECORATIONS**

- ❶ Only small bulbs outside. Fused, rated string lights may be installed.
- ❷ String lights must have no more than three 100-bulb strings attached together; and where plugged together, they must be taped with electrical tape to keep moisture out.
- ❸ Holiday lights may be attached to the lower eave with clips approved by the Maintenance Department. Do not attach to shingles or other areas.
- ❹ Holiday lights will be plugged in with a socket/plug adapter screwed into the porch light only.
- ❺ Please don't climb on the roofs or create trip hazards when installing decorations.

**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? \_\_\_\_\_

**Winter weather reminders**

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.

