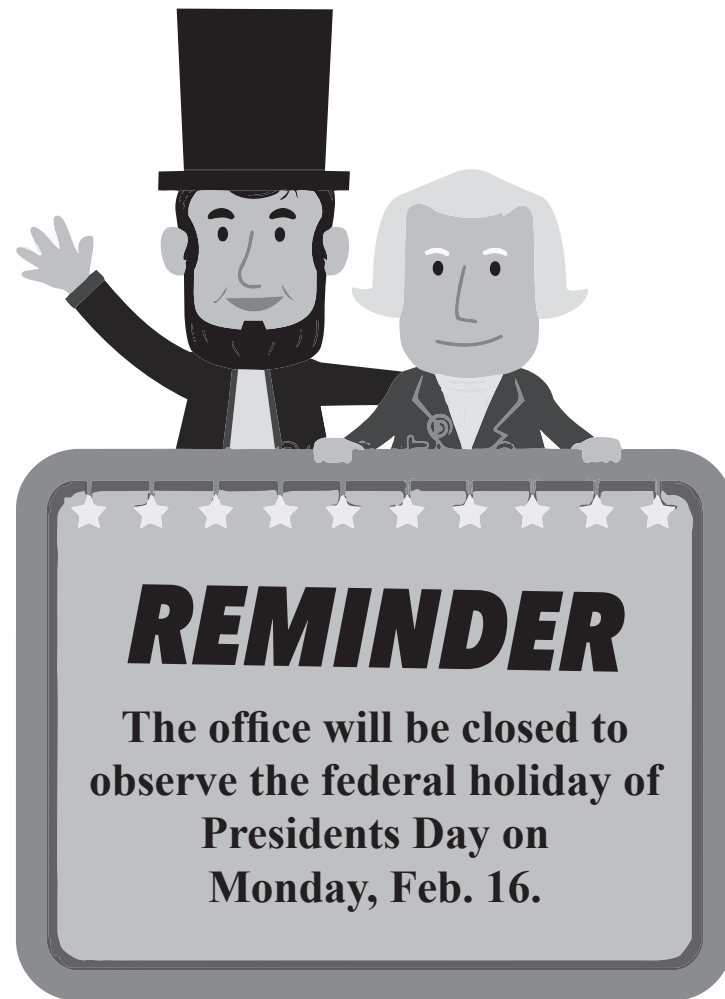


Cleaning Up Pet Waste

Whether rain, snow, sleet or hail, pet owners are expected to clean up after their pets in all weather.

From Section 6.4, N of the “Rules We Live By:” Removal and disposal of animal waste are the responsibilities of the animal owner. Animal waste must be removed immediately from the grounds and placed in a sealed or tied container before being properly disposed of in a trash receptacle.

A fee will be assessed if staff has to clean up after your animal.



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

BOARD MEETING, JANUARY 20, 2026

NEWSLETTER MINUTES

Board members present: Summer Bello, secretary; Steffany Brockman, treasurer; and Todd Smith
Board members absent: Mike Gamble, president, and Nate Pollard, vice president
Staff present: Jozie Blomquist, regional manager for CHM; Danica Murray and Kenny Irvin, site managers
Also attending: Bradley Constance, cooperative attorney

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

OPEN SESSION

Welcome

Summer welcomed members and called the meeting to order at 6:05 p.m.

Next meeting

The February meeting will be on the 17th with the open session at 6 p.m.

Minutes

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

Manager’s report

Danica presented the site manager’s report and the maintenance report. Two applications have been approved; one is in review. There have been two move-ins since the last board meeting. Projected move-ins: one in January and three in February.
 Replaced in December were a stove, a water heater, two air conditioner units and two furnaces. One roof was patched.
 In December, 76 work orders were opened and 81 work orders completed. Currently, 37 work orders are open.

Managing agent report

Jozie presented the managing agent’s report. Fall leaf clean-up is completed. Four units are open. Tree trimming is continuing. Independence Utilities is replacing gas meters on the property.

FEB 2026

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

Board meeting - Open session at 6 p.m.: **March 17**
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 Presidents' Day Office Closed	17 Board Meeting Open Session at 6pm	18	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.

Annual inspections will resume in February. All downspouts will be buried this spring.

Summer opened the floor to member comments.

Door prize

Phyllis Cannon won the \$25 cash door prize.

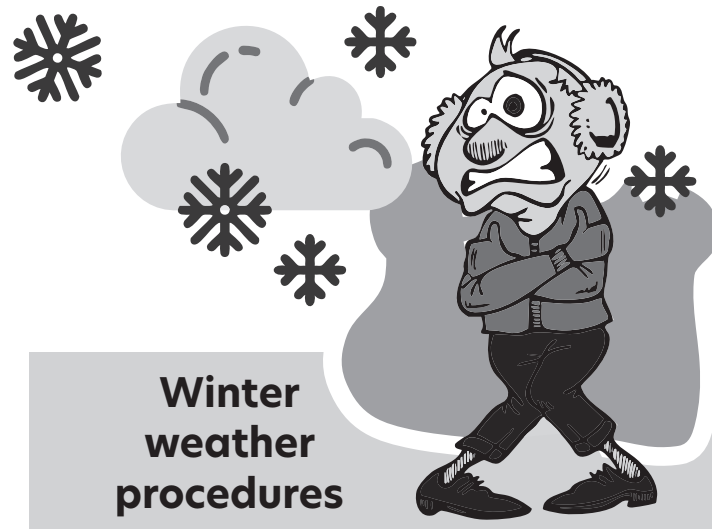
The open session ended at 6:25 p.m. The board met in closed session and the meeting was adjourned at 7:50 p.m.

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.
Please be sure to break down cardboard boxes before disposal.



Phyllis Cannon receives the door prize of \$25 from board secretary, Summer Bello, during the open session of the January board meeting.



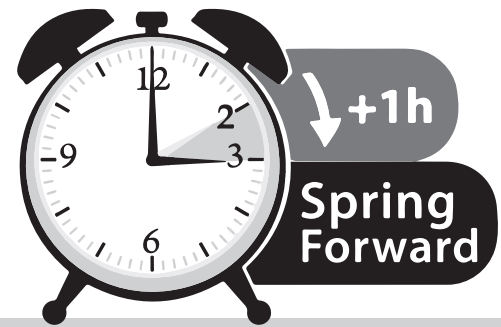
As severe weather approaches, the office and maintenance staffs may open late or close early for the safety of our staff.

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.



Daylight Saving Time Begins in March

It will soon be that time of year again. You'll lose an hour on **Sunday, March 8.** 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 8. You get your hour back on **November 1.**

Anti-theft tips for Vehicles



Thefts from motor vehicles generally occur when criminals drive or walk through areas looking for vehicles that are unlocked or have objects left in view.

It only takes a few seconds for a thief to break into your vehicle.

By observing a few simple recommendations of the National Crime Prevention Council, you can take away the criminal's opportunity to make you a victim of this crime.

Always lock your vehicle with the windows rolled up.

The harder it is for a thief to get into your car, the more likely the thief will move on to the next car.

Almost half of the thefts from inside motor vehicles involve a vehicle that was left unlocked.

Don't leave anything of value inside the vehicle in plain sight.

This includes cell phones, radios, briefcases, purses, packages, compact disks and other valuables.

They should not be left in your car period. But if they are, they shouldn't be in view.

Items that you can't take with you should be locked in the trunk.

If you can't take your valuables with you when you leave your car, at least lock them in the trunk where they are more difficult to find and steal.

Don't leave your vehicle unoccupied with the keys in it.

Don't do this even for a moment. Why make it that easy for a criminal to drive off with your car?

This is especially true at convenience stores or with children in the car.

If you have an anti-theft device for your vehicle . . . use it.

If you have a car alarm, set it. If you have a steering wheel "club," lock it in place correctly.

Make sure the license plates on your car are properly secured.

Make it difficult to remove your license plate by

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? _____

securing it tightly.

When your year sticker is in place, run a razor blade across it several times to make it more difficult to remove in one piece.

At night, park in well-lighted areas.

Not only will this deter thieves from stealing your car but you also will be safer when you return your vehicle.

Report all incidents as quickly as possible.

If you don't report a crime, the police won't know there is a problem.

~ National Crime Prevention Council