

JUNE 2026						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	1 Carrying Charges Due Pest Control Weather Permitting	2	3	4	5	6
7	8 Bldgs 19, 20, 21 & 22	9 Bldgs 13, 14 & 15	10 Carrying Charges Delinquent Bldgs 16, 17 & 18	11 Bldgs 10, 11 & 12	12 Bldgs 7, 8 & 9	13
14	15 Bldgs 2, 3, 4, 5 & 6	16 Board Meeting Open Session at 6pm	17	18	19 Juneteenth Observed Office Closed	20
21	22 Delinquent accounts to attorney	23	24	25	26	27
28	29	30	31	1	2	3

Please note: Gutter and roof cleaning will take place June 8 through June 15. The calendar dates indicate which buildings will be cleaned.

JULY 2026						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	1 Carrying Charges Due	2	3 Independence Day Observed 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	31	1

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.



# 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

## SPECIAL MEETING FOR MEMBERS 7 TO 9 P.M. ON JUNE 24

Members will meet with the board from 7 to 9 p.m. on Wednesday, June 24, in the clubhouse.

The Special Meeting is called in response to a petition signed by at least 20 percent of the members of Independence Square Townhouses. The purpose of the meeting, according to the petition, is for the board to hear member grievances regarding Community Housing Management and the on-site managers.

Sign-in will begin at 6:45 p.m. The meeting will adjourn at 9 p.m.

Members who want to address the board will need to raise their hands and be recognized. Members then will stand, state their name and address and their grievance. Speakers will be allowed two minutes.

The meeting is not a question-and-answer session. The board will listen to member concerns. All grievances presented will be taken under advisement by the board.

Comments will be limited to the stated purpose of the petition -- to air grievances about CHM and on-site managers.

Order will be maintained. Members are asked to refrain from interrupting or speaking over one another so that everyone has the opportunity to be heard respectfully and fairly. If order cannot be maintained, disruptive individuals will be asked to leave. If necessary, the meeting will be adjourned.

## Holiday spirit in springtime

Goodwill knows no season.

And Farney Smith made holidays brighter at Independence Square Townhouses with her donation of the April door prize.

Farney won the \$25 door prize and gave it back to the cooperative.

Board members voted to use the donation for the cooperative's annual food and toy drive. Every November, toys and food are collected 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.

The drive has become increasingly successful over the years with more and more families able to be helped thanks to the generosity of members like Farney.



## BOARD MEETING, MAY 19, 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:** Jozie Blomquist, regional manager  
**Also attending:** Jessica Foxx, cooperative attorney, and Tamara Wallace, executive director for Community Housing Management

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

### Minutes

The board voted to approve the minutes of the April 21 and May 13 board meetings.

### OPEN SESSION

#### Welcome

Members signed in. Summer welcomed them and called the meeting to order at 6:10 p.m. in the clubroom.

#### Next meeting

The next board meeting will be June 16.

#### Site manager's and maintenance report

Todd presented the site and maintenance reports. Two applications have been approved; four are in review.

There has been one move-in since the April board meeting. Projected move-ins: one in June, two in July and one in August.

In April, 83 work orders were opened and 81, closed. Currently eight work orders are open.

One refrigerator and one water heater have been replaced. Roof repairs have been made on Building #10.

#### Managing agent report

Todd reported that the ending balance in the General Operating Account is \$280,912.58.

Revenue in April was \$166,181.40; expenses, \$100,690.42. Revenue in excess of expenses for April was \$65,490.98.

When city permits are in place, electrical work will begin with replacing the breaker boxes.

#### Petition

Angela Pierce submitted to the board a petition

signed by 40 households requesting a special meeting with the board. On-site managers and representatives of Community Housing Management will not attend the meeting.

The purpose of the meeting stated in the petition will be to discuss grievances with the managers and the property management company.

#### Members comment

Discussion followed. Topics included cars being broken into on the property, 1098 forms, security cameras, evictions, whether communications to management reach the board, attitudes of site managers and a financial report for members based on the audit of the property.

#### Rules review

Steffany reported that a committee is being formed to review the rules. Three members from the community will be chosen to serve on the committee.

#### Door prize

Nikki Wood won the door prize of \$25.

#### Open ends

The open session ended at 7:20 p.m. The board moved upstairs for a closed session and the meeting was adjourned at 8:40 p.m.



Nikki Wood receives the door prize of \$25 from Steffany Brockman, board treasurer, during the open session of the May board meeting.

### How to deal with ants, plastic wrap



Phyllis Cannon shared this recipe for getting rid of ants.

3/4 cup warm water

1 tablespoon of Borax

1/3 cup sugar

Dissolve Borax and sugar in warm water. Soak cotton balls in mixture. Place on waxed paper.

"I put the cotton balls on the sink and at the patio door," Phyllis said.

And another tip from Phyllis.

"If you struggle with plastic wrap, keep it in the refrigerator," Phyllis said.

Keeping the roll refrigerated takes the static out and the wrap does not stick to itself.

When pulling wrap off the roll, it will still stick to the dish you are covering.



### From Community Housing Management

We remain fully committed to supporting and maintaining our community.

Please note that Danica Murray and Kenny Irvin are no longer part of the management team.

We are currently working to hire and train replacements and appreciate your patience during this transition.

~ Tamara Wallace  
Executive Director

## 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 you 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? \_\_\_\_\_

### Holidays in June, July



The office will be closed to observe federal holidays in June and July.

On Friday, June 19, the office will close in observance of Juneteenth.

On Friday, July 3, the office will close in observance of Independence Day.