

# 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

# AUGUST 2026

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

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

**Phyllis Cannon**  
Appointed June 2026

**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

## FROM THE BOARD OF DIRECTORS

### LETTER TO MEMBERS

Dear Members of Independence Square Townhouses,

You have spoken.  
And we have listened.

We thank all the members who participated in the special meeting on June 24.

Be assured the board of directors heard your concerns and is following up with Community Housing Management.

We ask for your patience. Many of the issues are already in the process of being addressed.

- **Electrical work** -- Breaker boxes are scheduled to be replaced. City permits are issued only one building at a time, which makes the process slower than we would like.
- **Open session time** -- Starting in August, the open sessions will begin at 6:30 p.m. to allow members who work until 5 p.m. more time to get to the session.
- **The Rules We Live By** -- A committee is being formed to update the rules. Three members will be chosen to serve.

The rules review committee will begin meeting after the annual meeting in September.

There have been no new rules created since June of 2025 when the current edition of The Rules We Live By was distributed and signed for by all members.

- **Work orders** -- Please schedule your work orders through the portal so orders can be tracked.
- **After-hours maintenance emergencies** -- Please call 816.671.3068.

We made note of all your concerns and are investigating them. After we have all the information we need, we will work toward a resolution.

Thank you for caring about our community.

Sincerely,  
Mike - Summer - Steffany - Todd - Phyllis

## BOARD MEETING, JUNE 16, 2026 NEWSLETTER MINUTES

**Board members present:** Mike Gamble, president; Steffany Brockman, treasurer; and Todd Smith  
**Members absent:** Summer Bello, secretary, and Nate Pollard, vice president  
**Staff present:** Jozie Blomquist, regional manager for Community Housing Management  
**Also attending:** Jessica Foxx, cooperative attorney

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

### Minutes

The board voted to approve the minutes of the May 19 board meeting

### OPEN SESSION

#### Welcome

Members signed in. Mike welcomed them and called the meeting to order at 6:05 p.m. in the clubroom.

#### Next meeting

The next board meeting will be July 21.

#### Site manager's and maintenance report

Todd presented the site and maintenance reports. Two applications have been withdrawn; one is in review.

In May, 62 work orders were opened and 74, closed. Currently 13 work orders are open.

Two stoves and two air conditioning units have been replaced. The roof that was temporarily repaired

is scheduled for replacement.

#### Managing agent report

Todd reported that the ending balance in the General Operating Account is \$313,718.96.

Revenue in May was \$131,849.10; expenses, \$109,134.61. Revenue in excess of expenses for May was \$22,714.49.

The City of Independence will issue only one permit at a time per building for electrical work. When the schedule to replace the breaker boxes is known, members will be notified.

Bids are being accepted for parking lot repainting and foundation work.

Gutter clean-outs have started. Roofs will be cleared of debris as well.

#### Office closed

The office will be closed on Friday in observance of Juneteenth.

#### Members comment

The floor was opened for member comments.

#### Door prize

Katherine Cary won the door prize drawing. She was awarded \$25.

#### Open ends

The open session ended at 6:50 p.m.

#### Adjournment

The board met in closed session and the meeting was adjourned at 8:30 p.m.

## Resumes accepted for board of directors

Members of Independence Square will vote to fill three positions on the board of directors at this year's annual meeting on Wednesday, September 16.

Members in good standing who care about our community are encouraged to run for office. Resumes of candidates will be printed in the September newsletter.

## Candidate resumes published in newsletter

If you are interested in running for the Independence Square Board of Directors, please submit a resume to the office.

Resumes will appear in the August and September issues of the "Around the Square" newsletters.

If you want to publish a resume in the newsletter, here is an easy format to follow.

- You don't need to use every category.
- Please limit the length to a half typed page.

Here is a format you can use to prepare a resume.

Name:

Cooperative experience:

Qualifications:

Family:

Work history:

Education:

"I want to serve on the board of directors because:"

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

## From Community Housing Management

We would like to extend our sincere thanks to all of our members for your patience, understanding and support during the transition from our previous office staff.

Please welcome our new property manager, Ghana.

Change can bring challenges, and we truly appreciate your kindness and cooperation as our team works to ensure a smooth and seamless experience for everyone.

~ Jozie Blomquist  
Regional Manager

### Door Prize Drawing



*Katherine Cary accepts the \$25 door prize from board president, Mike Gamble, during the June open session.*

## ANNUAL MEETING TO BE HELD SEPTEMBER 16

Members of Independence Square will vote to fill three positions on the board of directors at this year's annual meeting.