

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 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 Phone numbers will not be published in the newsletter.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? _____

Why does or did your neighbor do this? _____

Oct 2021		Carrying Charges Due: Nov. 1 Daylight Saving Time Ends: Nov. 7 Carrying Charges Delinquent: Nov. 10	Board Meeting: Nov. 16 Open Session @ 6pm Delinquent Accounts to Attorney: Nov. 22 Thanksgiving Observed: Nov. 25 & 26, Office Closed			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Carrying Charges Due	2
3	4	5	6	7	8	9
10	11 Carrying Charges Delinquent	12	13	14	15	16
17	18	19 Board Meeting Open Session 6pm Congratulations, Bobbie George!	20	21 Delinquent Accounts to Attorney	22	23
24/31	25	26	27	28	29	30

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

- Sheryl Frank**
President
Elected 2021, 3-year term
- Michael Menosky**
Vice President
Elected 2020, 3-year term
- Judy Henthorn**
Secretary-Treasurer
Elected 2019, 3-year term

- Bill Bather**
Elected 2020, 3-year term
- Moises Valerio**
Elected 2021, 3-year term

- #### Handy Phone Numbers
- Indep. Square Office
816-252-0444
 - State Public Safety
816-425-4027
 - Animal Shelter
816-621-7722
 - 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

ANNUAL MEETING, SEPTEMBER 15, 2021 NEWSLETTER MINUTES

Board members present: Sheryl Frank, president; Judy Henthorn, secretary-treasurer; and Michael Menosky, vice president
Board members absent: Bill Bather, vice president, and Ray Gamble
Staff present: Alexis Martin, on-site manager; Tina Greene, assistant on-site manager; Tim Ralph, maintenance superintendent
Also attending: Brad Constance, cooperative attorney; and from Tailor Made Property Services, Mike Lauer and Betsy Kilker, regional managers

Quorum
 Sheryl Frank, president, confirmed with Alexis Martin, on-site manager, that a quorum was present and called the meeting to order at 7 p.m.

Meeting Notice
 Sheryl welcomed members and thanked them for attending. She referred to the official notice of the Annual Membership Meeting mailed on September 6 to all members as proof of notice of the meeting.

Minutes of 2020
 Judy read aloud the minutes of the annual meeting on September 16, 2020. The minutes were approved as read.

Office Report
 Alexis gave the office report. In the past year, the office processed 28 applications and had 22 move-ins. Currently, two memberships are for sale; one application is pending; and four move-ins are scheduled.
 Donations for Thanksgiving and Christmas gift baskets are being accepted in the office now.

Maintenance Summary
 Tim presented the annual maintenance report. The cooperative completed 18 rehabs in the last year. Five rehabs are underway.
 The maintenance crew completed approximately 1,000 work orders. Of those, 84 were HVAC issues.
 Upcoming projects include fence replacement, concrete repair and the green grass project.

Managing Agent Report

Betsy presented the managing agent's report. She discussed a pie chart showing the breakdown of how carrying charges are spent. The cooperative's assets are \$7,138,506; the reserves are \$530,049.

Election Inspectors

Sheryl asked for three volunteers to serve as inspectors of election. Andria Knapp, Summer Conaway Armillio and Lynn Brown volunteered.

Board Positions Open

Sheryl announced that there were two positions for three-year terms open on the board of directors. The candidates are Sheryl Frank, Mike Gamble and Moises Valerio.

Nominations From the Floor

Sheryl asked for nominations from the floor. There were no nominations from the floor and a motion to close the nominations was made and carried.

Speeches

Candidates addressed the members.

Vote

Members cast ballots.

Election Results

Brad and the election inspectors left to count ballots and returned with the results: Sheryl Frank, 29; Moises Valerio, 24; and Mike Gamble, 17.

Door Prizes

Door prize drawings were held. Phyllis Cannon won a month's free carrying charges. Jennifer Cary won second prize of \$50 and Dawn Zans, third prize of \$25.

The annual meeting ended at 7:40 p.m. The board met in closed session and the meeting adjourned at 8:26 p.m.

Daylight Saving Time Ends on November 7

It's that time of year again. You'll gain an hour on Sunday, Nov. 7. That's when Daylight Saving Time ends. So, set your clocks back one hour. For example, if you get up at 6 a.m. on Sunday, move the time back to 5 a.m.



From the Site Manager's Monthly Report

Office and Playgrounds

After having been closed for months due to Covid precautions, the playgrounds and the office have reopened.

We still have the office door locked but we will open the door once you press the button.

Available Free to Members

- Furnace filters
- Leaf bags
- Porch light bulbs
- Appliance light bulbs
- Smoke detector batteries

Ask for these from the office staff.

Holiday Decorations

We will be collecting food items for our holiday baskets again this year. Last year, the donations were plentiful. Thank you very much. Your generosity was overwhelming.

We are hoping for this year to be as successful. If you know of any members who might need assistance during the holidays, please call the office and let us know.

~ Alexis Martin, Site Manager

Foundation Repairs

If you are having waterproofing issues, please contact the staff and put in a service request.

Please mark the area on the basement wall where water is coming in.



Building Issues

HVAC

Air filters are available at the office or will be changed by maintenance upon request. Four of the five replaced air conditioners this year were caused by filter-related issues.

New Extermination Company

SOS Pest Control is now treating the exterior of the building as well as bathrooms, basement laundry area and kitchen.

Plumbing

Do not pour grease down the drains. Do not flush wipes or other such items down the toilets.

Upcoming Projects

- Fence replacement
- Concrete repair
- Green Grass Project

~ Tim Ralph, Maintenance Superintendent



By the Numbers: Sept. 2020 to Sept. 2021

Office

28 Applications Processed
22 Move-ins

Maintenance

26 Rehabs
5 Rehabs Currently Underway
Some 1,000 Service Requests Completed

Kudos to All Our Good Neighbors

With heartfelt appreciation, the Board of Directors for Independence Square Townhouses congratulates all members who have been named Good Neighbor of the Month since the award was started in April of 2010.

Our Good Neighbor award recognizes members who exemplify the special spirit of cooperation that makes our community a better place for all of us.

Good Neighbors are recognized at monthly board meetings and given a \$25 gift card. Names of the current year's recipients are read aloud during the annual meeting.

GOOD NEIGHBOR OF THE MONTH HONOR ROLL

2021

Josh Rogers • Abigail Perez

2020

Aaron Harris • Fran McGowan • Mary Jane Hart

2019

Judy Henthorn • Paul Fenton • Helen McElfresh
Jacob Newport • Cora Little • Barbara Wood

2018

Dakota Cook • Josh Rogers • Helen McElfresh

2017

Tim Underhill

2016

Judy Henthorn • Logan Rogers • Mary Jane Hart

2015

Jean Hudgens • Sheila Wells • Michael Mahan
Jessie Phillips • Abigail Perez

2014

Cora Little • Ed Korte • Sheryl Frank

2013

Deborah Stephens • Stephen Myers
Denice Bartley and Bob Hopkins • Josh and Felecia Rogers

2012

Helen McElfresh

2011

Jessie Phillips • Josefina Acosta • Bruce Raney • Josh Rogers
John and Wanda Buckingham • Michael Benz • Bea Parks

2010

Linda Dykeman • Chelle Marler • Ed Korte
Edwin and Jenifer Schapeler • Marilyn Clark • Bonnie Jones
Mary Lou Hemmy • Aurora Subang