

December

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Happy Birthday to all members born in December!	1 Carrying Charges Due	2	3	4	5	6
7	8	9 No Exterminations	10	11 Board Mtg. 7 pm Late Fees Applied	12	13
14	15	16	17	18	19	20
21	22 Attorney Referrals	23	24 Office & Maint. Closed	25 Christmas Day Office & Maint. Closed	26 Kwanzaa Begins	27
28	29	30	31 New Year's Eve	Jan. 1, 15 New Year's Day Office & Maint. Closed		

THE TOWN CRIER

COLONIAL SQUARE HOMES

DECEMBER 2014

Seasons Greetings

BOARD MEMBERS	OFFICE STAFF
Richard Gibson—President	Crystal Keeton—On-site Manager
Leslie LaMarche—1st Vice President	Clifford Abel—Maint. Superintendent
Clyde Whitney—2nd Vice President	Wes Harness—Asst. Maint. Super.
Debra Capps—Treasurer	Wayne Morrison—Maint. Tech.
Mark Shoffner—Secretary	Jerry Burch—Maint. Tech.
	David Harris—Maint. Tech.

COLONIAL SQUARE OFFICE :	816-452-6664
SECURITY NUMBER:	816-809-9600
MAINTENANCE EMERGENCY:	913-894-3549

IN THIS ISSUE:

Page 2—November Board Mtg. Min	Page 8—From the Office & Maint.
Page 3—November Board Mtg. Cont.	Page 9—Recipe
Page 4—Keli Management	Page 10— Snowflake Facts
Page 5—Keli Management	Page 11—Coloring Page
Page 6—Annual Inspection Notice	Page 12—Calendar
Page 7—Office/Extermination/Crimes/NNI	

2110 N.E. PARVIN ROAD KANSAS CITY, MO 64116
 PHONE: (816) 452-6664 WEBSITE:
 WWW.COLONIALSQUAREHOMES.COM

Colonial Square Homes

November 13, 2014

Board Meeting

NEWSLETTER MINUTES

The board convened at 5:30. Present were: Richard Gibson, President; Leslie LaMarche, First Vice President; and Debra Capps, treasurer. Absent were: Clyde Whitney, Second Vice President; and Mark Shoffner, Secretary.

Also attending were Dudley Leonard, Cooperative Attorney; Clifford Abel, Maintenance Superintendent; Crystal Keeton, On-site Manager; Lisa Gamble, Property Manager with Keli Management; and Debbie McCarty, Recording Secretary.

New Member Orientation

Four households appeared at 6:30 for orientation. Board members reviewed Colonial Square rules and regulations and expectations for cooperative living and membership.

Orientation ended at 7 p.m.

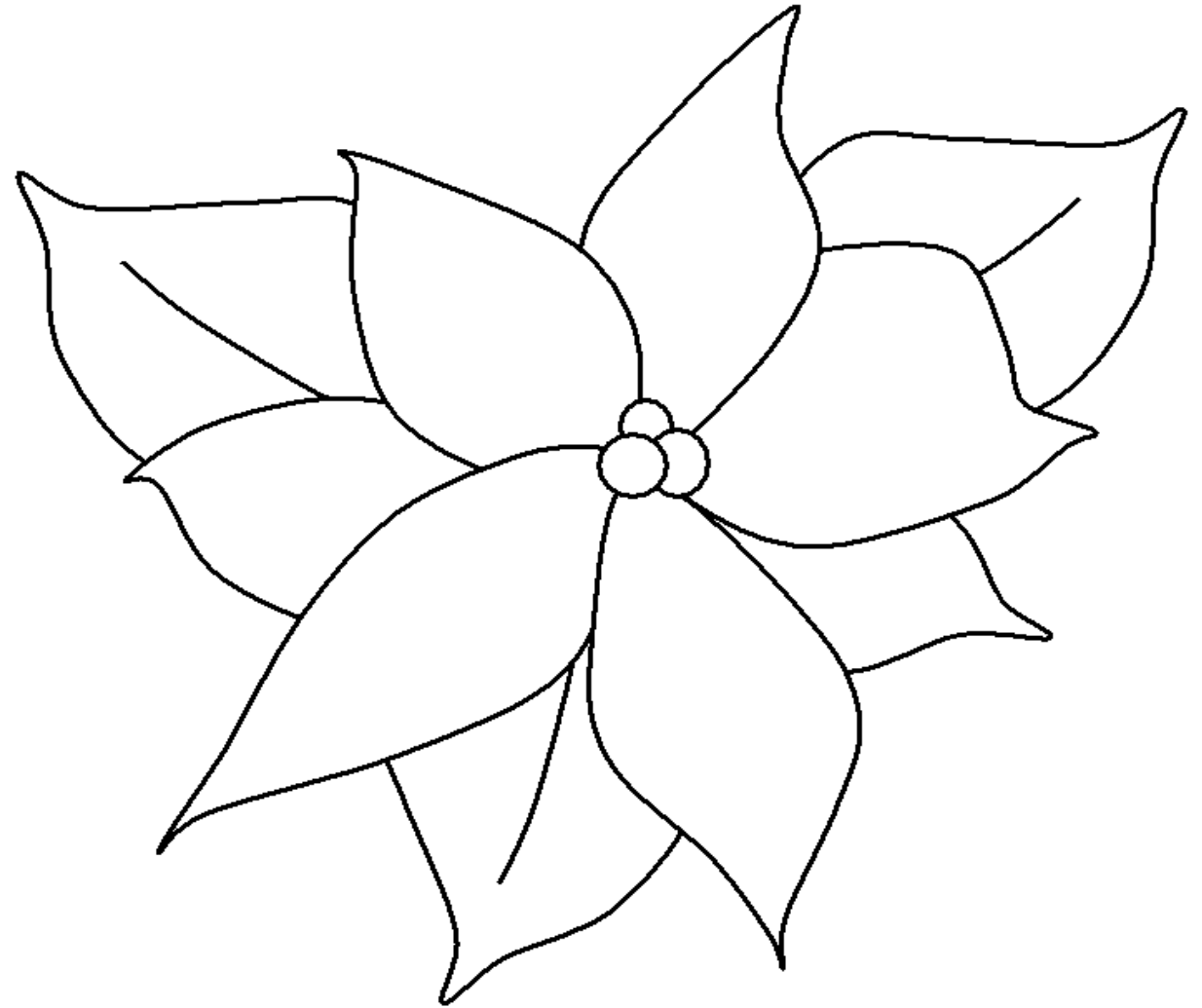
Open Session

Steve Jones with Metro Public Safety distributed a police department crime map of the neighborhoods surrounding Colonial Square.

Also attending the open session were Darrin Lowery of 2224 and Girma Ginet of 2060.

Richard welcomed them and all present observed a moment of silence.

In the monthly office report for October, Crystal reported 3 new waiting list applicants, 1 notice of intent to vacate, 27 statement of charges due, 14 statements of credit, 24 defaults. One was sent to Dudley and 1 miscellaneous complaint was taken care of.



**Happy
Holidays**

They say that no two are exactly alike. Either way these beautiful crystals fall from the sky every winter to transform the landscape into a wonderland. They can also cause great disasters when their power is accumulated such as in blizzards or avalanches. Are any two alike? Read more and you will find out. Here are some interesting facts about snowflakes.

Fact 1: Snowflakes are not white. They are clear, but the many crystal faces make them appear white in color.

Fact 2: Nobody is really sure why snowflakes stick. Some theories are that the crystal arms interlock. Other ideas are static attraction or a special liquid on the snowflake's surface.

Fact 3: Nearly all snow that falls in flake form contains flakes that have six arms or points.

Fact 4: In 1885 Wilson Alwyn Bentley photographed thousands of snowflakes with a microscope in an attempt to find two identical flakes. This work gave us knowledge about all the different snowflakes we know about today.

Fact 5: The largest snowflakes ever recorded were in Fort Keogh, Montana in January of 1887. The Guinness Book of World Records states the largest flake was 15 inches (38 cm) in diameter.

Fact 6: The average snowflake is made up of 10 quintillion (that's 10 followed by 10 zeros) water molecules.

Fact 7: Snowflake study and research is going on at Penn State University, Hokkaido University in Japan, the University of Utah and Yale University.

Fact 8: Most snowflakes are not perfectly symmetrical.

Fact 9: When a snowflake melts and refreezes it does not go back to the same shape.

Fact 10: Are any two really alike? Yes and no. Simple snow crystals can appear identical. The chances of complex ice crystals, or six armed flakes, being identical is nearly zero.



Darren Lowery asked Cliff about the backlog of work orders and what is the time frame. Cliff reported that right now, the focus is on water heaters and furnaces due to the return of cold weather.

Cliff gave the House and Grounds and Maintenance Superintendent report for October: In tract A, 4 units were tagged and 4 complied. In tract B, 3 units were tagged and 3 complied. Tract A had 1 parking violation and tract B had 2 parking violations.

There were 124 work orders completed. There was one preliminary inspection for the month. There are 13 rehabs, 3 more are coming, and 3 are turning over. The goal is for 3 move-ins in mid-January move with a possibility of a fourth one.

Street lighting in B tract is completed. Inspections will be done in December. Tract A inspections will be conducted December 8-12 and tract B inspections December 15-19.

Leaf clean up started on the October 28, 2014. It is projected that all leaf cleanup will be completed within the next 6 days.

Cliff reported that the coop is prepared for the upcoming snow season. All trucks have been inspected, snow plows are ready, and ice melt is stocked up.

Lisa gave the managing agent's report. Financials are completed and have been submitted to the board. In reserves is \$520,000. The budget is on track.

Steve Jones reported for security. There was a robbery in tract A. There have also been complaints of a lot of foot traffic in the area from people cutting through from the nearby hotel. Security is keeping a close watch on this.

The open session ended at 8:10 p.m.



Notes from Keli Management

Cooperative Funds

Reserve & Escrow balances as of October 2014:

Designated funds for Real Estate Taxes & Insurance:	\$ 68,831.08
General Operating Reserve (restricted funds):	\$ 81,009.00
Replacement Reserve:	\$292,959.12
Other Miscellaneous Reserves:	\$146,127.91

*Happy Holidays from all of us at Keli Management.
We wish you a safe, fun and happy holiday season!*

Calzone Pinwheels

Ingredients

- 1/2 cup ricotta cheese
- 1 teaspoon Italian seasoning
- 1/4 teaspoon salt
- 1/2 cup shredded part-skim mozzarella cheese
- 1/2 cup diced pepperoni
- 1/4 cup grated Parmesan cheese
- 1/4 cup chopped fresh mushrooms
- 1/4 cup finely chopped green pepper
- 2 tablespoons finely chopped onion
- 1 package (8 ounces) refrigerated crescent rolls
- 1 jar (14 ounces) pizza sauce, warmed



Directions

- In a small bowl, combine the ricotta, Italian seasoning and salt.
- Stir in the mozzarella cheese, pepperoni, Parmesan cheese, mushrooms, green pepper and onion. Separate crescent dough into four rectangles; seal perforations.
-
- Spread cheese mixture over each rectangle to within 1/4 in. of edges.
- Roll up jelly-roll style, starting with a short side; pinch seams to seal. Cut each into four slices.
-
- Place cut side down on greased baking sheets. Bake at 375° for 10-15 minutes or until golden brown. Serve warm with pizza sauce.
- Refrigerate leftovers. Yield: 16 appetizers.

FROM THE OFFICE & MAINTENANCE STAFF



The holiday season has arrived but before you start decorating the outside of your unit here are a few tips to keep in mind. Please do not puncture the siding, wood, concrete, brick or flashing around doors and windows as this will result in a charge for damage to the building. To plug in any outdoor lighting you may use a porch light socket. Please use outdoor rated cords and ground fault if possible. If you have any questions, please call the office. Decorations must be taken down by February 1, 2015.

To prevent frozen outside faucets we ask that you please remove your garden hoses and take them inside for the winter. Maintenance will be doing an inspection and will disconnect any hoses they find still connected.

This is also a good time to clean out flower beds, empty and bring in flower pots & yard decorations that may not survive the freezing temperatures.

Vehicles must be parked so the bumpers are even with the curb. This is to aid the maintenance staff during snow removal and for persons to walk on the sidewalk. If your vehicle is found over the curb there will be a \$25.00 fine. Remove items from your stoops so the maintenance men can shovel and put out ice melt. Maintenance will not be responsible for damage to yard ornaments or decorations that are covered with snow.

If you are out of town during the winter months set your thermostat at 60 degrees to prevent pipes from freezing.

And last but not least, please be kind to the office and maintenance staff during the flu season. We ask that if you are ill that you PLEASE drop payments in the door slot. If your household has the flu, if possible, please wait until you are well before calling in work orders unless it is an emergency, so the maintenance men will not be exposed to the virus. It will be GREATLY APPRECIATED!

Reminder

Register for the Colonial Square Homes Resident Portal

Only a few members have registered for the Resident Portal. Here are some of the things you can do in the Portal:

- Pay your carrying charges online one time or as an automatic payment
- View your account balance
- Share items of interest with your neighbors such as hobbies, events, etc.
- Keep up to date on cooperative events

You do not have to set up online payments to be a part of the Resident Portal. You can register for access just to keep in touch with your community.

HOW TO GET STARTED

1. Log on to our property website www.colonialsquarehomes.com and choose the Resident Portal link
2. Select 'Residents'
3. Register for the resident portal

IMPORTANT: You must have a valid email address registered in our system. Contact the on-site office or Keli Management for assistance in updating our records.

Thank you for being a member of the cooperative. If you have any questions, please stop by the on-site office or call Keli Management at 816.216.1862 during normal business hours. You may also email questions anytime to youtmatter@kelimanagement.com and we will respond as quickly as possible.

While we encourage you to sign up for online payments through the Portal, members can still pay by check or money order in the on-site office. Members may also complete an authorization form in the office for automatic payments without registering for the Portal if desired.

ANNUAL INSPECTION NOTICE

On December 8th the Maintenance Dept. will be starting Annual Inspections for 2014. Maintenance will be inspecting Tract A from 12/8/14 thru 12/12/14 and Tract B from 12/15/14 thru 12/19/14. We will be trying to inspect 30 to 50 units per day so this will only give the person doing the inspection 15 to 20 minutes per unit.

Please do not take offense if the inspection person does not stop to talk to you about a problem you might be having. If you need a work order generated on a repair in your unit please call the on-site office and place a work order.

Any defects found in your unit by the person doing the inspection will be put on a work order by the Maintenance Dept. and will be dealt with in the order of the severity of the defect found.

The following is a list of some of the items that will be inspected:

Housekeeping, furnaces and filter changes, water heaters, all smoke & CO alarms, any structural or water damage, stoves, refrigerators, a clear path to the breaker boxes, 3 feet of clearance in front of the water heater & furnace, any fire & safety hazards, door locks & dead bolts, building exterior – screens, windows, yard areas etc.

Maintenance will be tagging doors one week before inspection. We would like to thank you in advance for your cooperation. If you have any questions please call the office at 452-6664.

Office News

Colonial Square Activities Committee

There will be **NO** Activities Committee Meeting in December.

Water bills for November \$ 14851.88

Trash bill for November \$ 1728.15

Members please park in the middle of your numbered space.

EXTERMINATION SCHEDULE FOR 2014

NO EXTERMINATIONS DONE IN DECEMBER

JANUARY 13, 2015

1934-1976



Crimes reported to the office in the month of November:

Tract A: Home invasion, member knew suspect **Tract B: None**

If you hear or see any suspicious activity please call the Police or Security.

Police Emergency: 911

Metro Public Safety: 816-809-9600

Colonial Square Office: 816-452-6664



Please check the Northland Neighborhoods, Inc. calendar for December meeting dates. Their website is nni.org

