

January



Sunday	Monday	Tuesday	Wednes- day	Thursday	Friday	Satur- day
Happy Birthday to all of our members born in January!			1 New Year's Day Carrying Charges Due Office & Maint. Closed	2	3	4
5	6	7	8 NNI-9 am Seniors Workshop	9 Board Mtg. 7 pm	10	11
12	13 Late Fees Applied	14 Exterminations 1978-2022 NNI-8:30 am 1st District Problem Solving	15	16	17	18
19	20 Martin Luther King Jr. Day Office & Maint Closed	21	22 NNI- 7 pm Leader Works	23 Attorney Referrals	24	25
26	27 NNI- 6 pm Meet Your Council Persons	28	29	30	31	

THE TOWN CRIER

JANUARY 2014

COLONIAL SQUARE HOMES

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. Superintendent
Debra Capps—Treasurer	Wayne Morrison—Maint. Tech.
Kathy Pestock—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

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N E W S L E T T E R M I N U T E S

The board convened at 5:30 p.m. Present were Richard Gibson, president; Leslie LaMarche, first vice president; Clyde Whitney, second vice president; Debra Capps, treasurer; and Kathy Pestock, secretary.

Also present were Crystal Keeton, on-site manager; Cliff Abel, maintenance superintendent; Dudley Leonard, cooperative attorney; and Lisa Gamble, property manager, and Lori Renfro, office manager, with Keli Management, Inc.

The board reviewed photos taken by Cliff of unapproved improvements. Some involve code violations and structural changes.

Lisa gave the managing agent's report.

Open Session

Two members appeared for the open session. Steve Jones of Metro Public Safety also attended.

Richard called the meeting to order at 7 p.m. All present observed a moment of silence.

Crystal reported for the Pet Committee (no violations) and for the office. There have been two notices of intent to vacate, 39 statements of charges due, 33 statements of credit, 13 statements of new charges, 23 defaults and three attorney referrals.

Five units are on the market and four have not yet been signed over to the cooperative.

Skillet Chicken Fajitas

Ingredients

- 1 teaspoon chili powder
- 1/2 teaspoon ground cumin
- Salt and pepper
- 2 (6- to 8-ounce) boneless, skinless chicken breasts, trimmed and sliced thin crosswise
- 1/4 cup vegetable oil
- 1 red bell pepper, stemmed, seeded, and sliced thin
- 1 onion, halved and sliced thin
- 2 tablespoons chopped fresh cilantro
- 4 teaspoons lime juice
- 8 (8-inch) flour tortillas, warmed



Instructions

- 1.** Combine chili powder, cumin, 1/2 teaspoon salt, and 1/4 teaspoon pepper in bowl. Pat chicken dry with paper towels and season with spice mixture. Heat 2 tablespoons oil in 12-inch nonstick skillet over medium-high heat until just smoking. Add chicken and cook until well browned all over and cooked through, 6 to 8 minutes. Transfer to platter and tent loosely with aluminum foil.
- 2.** Return now-empty skillet to medium-high heat and add remaining 2 tablespoons oil, bell pepper, onion, and 1/4 teaspoon salt. Cover and cook, stirring occasionally until vegetables are soft and beginning to brown, 6 to 8 minutes. Remove from heat and stir in cilantro and lime juice. Transfer to platter with chicken. Serve with tortillas.

Be a Nosy Neighbor

Be a nosy neighbor. What are your neighbors doing? Are they out of town? Coming in late? Living alone? Now I'm not talking becoming a stalker, but knowing what is going on around you and your area is a good thing.



If your neighbors are out of town keep an eye on their unit for them. When you walk by, check for open doors, broken windows, and anything out of place. Live next door, listen for running water or smoke detectors beeping. Members can call the office to have their unit checked by maintenance while away.

Is your neighbor coming home late? If you know someone who works late and walks to their unit alone make it a point to watch them until they get home safe. Again, don't be a stalker, just a nosy neighbor.

Do you have a neighbor who lives alone? Check on them from time to time. Have them give you a family members' phone number for a contact person in case you don't see them for a while. The office and maintenance can not do a well being check without a family member or police present.

Remember to report any suspicious activity to the office or security as soon as possible. If you notice a vacant unit and are not aware of that household moving out call the office. Never hesitate to call 911 for more serious crimes.

Everyone should have received a flyer for Metro Public Safety, our new security company. Their number is 816-809-9600.

Sometimes it's good to be a nosy neighbor. We all need to get involved to keep our coop safe.

Cliff gave the maintenance report. In November, 160 work orders were completed and there were two preliminary move-outs.

All tree work is done. Twenty trees have been removed and more than 20 trimmed. Tuff Turf is working on leaf removal.

Lisa reported a balance of \$472,418.79 in reserves. From reserves, \$27,900 was used to pay for the tree work.

Richard opened the floor to member comments.

The meeting was adjourned at 7:15 p.m.

Closed Session

Minutes of the November 14 board meeting were approved.

Wayman Casey of Jackson County Protective Service appeared at 8 p.m. to discuss security.

Richard thanked Casey for attending the meeting and Casey left.

Crystal and Cliff were allowed to leave at 8:45 p.m.

The meeting was adjourned at 10 p.m.



Notes from Keli Management

Cooperative Funds

Reserve & Escrow balances as of November 2013:	
Designated funds for Real Estate Taxes & Insurance:	\$150,121.32
General Operating Reserve (restricted funds):	\$ 81,009.00
Replacement Reserve:	\$231,192.64
Other Miscellaneous Reserves:	\$160,217.15

From Keli Management to all of our friends at Colonial Square Homes...

Happy New Year!

SPECIAL DATES FOR 2014

JUNE 12TH, 2014 THURSDAY 7:00 PM
ANNUAL BOARD OF DIRECTORS MEETING

THE OFFICE WILL BE CLOSED ON THE FOLLOWING HOLIDAYS

NEW YEAR'S DAY	JANUARY 1, 2014
MARTIN LUTHER KING JR. DAY	JANUARY 20, 2014
PRESIDENT'S DAY	FEBRUARY 17, 2014
MEMORIAL DAY	MAY 26, 2014
INDEPENDENCE DAY	JULY 4, 2014
LABOR DAY	SEPTEMBER 1, 2014
THANKSGIVING	NOVEMBER 27 & 28, 2014
CHRISTMAS EVE	DECEMBER 24, 2014
CHRISTMAS DAY	DECEMBER 25, 2014
NEW YEAR'S DAY	JANUARY 1, 2015



Office News



Colonial Square 2014 Activities Committee

There will be NO Activities meeting in the month of January.

Water bill for December \$ 13,612.48

Trash bill for December \$ 1,728.15

EXTERMINATION SCHEDULE FOR 2014

JANUARY 14, 2014	1978-2022
FEBRUARY 11, 2014	2024-2074
MARCH 11, 2014	2110-2146
APRIL 8, 2014	2148-2186
MAY 13, 2014	2188-2228
JUNE 10, 2014	2230-2274
JULY 8, 2014	2276-2310
AUGUST 12, 2014	2312-2350
SEPTEMBER 9, 2014	2352-2376 & 2076-2084
OCTOBER 14, 2014	1850-1890
NOVEMBER 11, 2014	1892-1932
NO EXTERMINATIONS DONE IN DECEMBER	
JANUARY 13, 2015	1934-1976



Annual Meeting / Board of Directors Election

Colonial Square's annual meeting is held each year on the 2nd Thursday of June. One of the primary agenda items is the election of board members to serve as the governing body of the cooperative for the next term. Interested candidates may submit their resume to the office for publication in the newsletter beginning in February 2014.

Here is an easy format to help you organize your information. Most of the categories are optional. You may choose to write in complete sentences or use only bullet points.

The board requests that all resumes be submitted in this format. Board and management will reserve the right to refuse publication in the Town Crier for any offensive or false content. Submissions should be limited to one page.

Name:

Cooperative experience:

Qualifications:

Family:

Work history:

Education:

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

The office and maintenance staff would like to thank the members for all the cards and goodies during the holiday season.

We appreciate you thinking of us.



Crimes reported to the office in the month of December:

Tract A: Car doors found open Tract B: Car doors found open

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



Snow Removal

To help aid the maintenance department with snow removal we ask that you remove all items from your front stoop and sidewalks.

When the snow gets deep or drifts items get buried and maintenance can not see them. The cooperative will not be responsible for any damage caused to items that are left out.



MAINTENANCE NEWS

TREE DISPOSAL

Please **do not** put trees in the dumpster. Place them NEXT to the office mulch bin at west end of Maintenance building. Thank you for your cooperation.

SENSIBLE TRASH DISPOSAL

If your normal dumpster is full please do not leave bags on the ground next to it. If possible locate another dumpster that is not overflowing.

HOLIDAY LIGHTS

All outdoor holiday lights and decorations are to be taken down by February 1, 2014. If Maintenance has to remove them your account will be charged.

Members:

We have been receiving calls in the office concerning a letter about Water Line Protection. These letters come to you from different companies trying to get you to buy their services.

When you get these in the mail please throw them away. You, as members, are not responsible for the repairs of any water lines individually.

Call the office if you have any questions.

