

# October



<b>1</b> Carrying Charges Due	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>8</b>	<b>9</b> Columbus Day	<b>10</b> Exterminations 1978-2022	<b>11</b> Late Fees Applied	<b>12</b> Board Meeting @ 7pm	<b>13</b>	<b>14</b>
<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b> Attorney Referrals
<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>
<b>29</b>	<b>30</b>	<b>31</b> HALLOWEEN				

# THE TOWN CRIER

COLONIAL SQUARE HOMES

OCTOBER 2023

# HAPPY HALLOWEEN

### BOARD MEMBERS

Leslie LaMarche—President  
 Debra Capps—1st Vice President  
 Kathy Pestock —2nd Vice President  
 Judy Allister—Treasurer  
 Clyde Whitney—Secretary

### OFFICE STAFF

Crystal—On-site Manager  
 Brenda—Asst. Manager  
 Cliff—Maint. Superintendent  
 Wayne—Lead Maint. Tech.  
 Jerry —Maint. Tech.  
 Bob—Maint. Tech.  
 Alex—Groundskeeper

COLONIAL SQUARE OFFICE : 816-452-6664  
 SECURITY NUMBER: 816-802-8020  
 MAINTENANCE EMERGENCY: 913-894-3549

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**Colonial Square Homes, Inc.**  
**September 14, 2023**  
**Board Meeting**

**NEWSLETTER MINUTES**

**Board members present:** Leslie LaMarche, president; Debra Capps, first vice president; and Kathy Pestock, second vice president

**Board members absent:** Judy Allister, treasurer, and Clyde Whitney, secretary

**Staff present:** Crystal Keeton, on-site manager, and Cliff Abel, maintenance superintendent

**Also attending:** Mike Lauer, regional manager with Tailor Made Property Services, Inc., and Brad Constance, cooperative attorney

The board convened at 5:30 p.m.

**Open Session**

Leslie opened the session with a moment of silence at 7 p.m. Amy Ingala joined the meeting at 7:08 p.m.

**Maintenance summary**

Cliff reported that repairs to roofs in Tract A are complete.

Eight rehabs are currently underway.

Onyx installer looked at bathrooms on August 30.

Annual inspections will be conducted in October and November.

**Minutes**

The board voted to approve the minutes of the August 10, 2023, meeting.

**Open ends**

The open session ended at 7:21 p.m. and Crystal and Cliff were allowed to leave at 7:38 p.m. The board convened for an executive session and the meeting was adjourned at 8:30 p.m.



## 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, 2024.

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.

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!



**Members:** It was reported to the office last year during the holidays that packages left on door steps were being stolen. With the holidays approaching please make special arrangements to pick them up yourself or have a neighbor pick them up for you. The office does not accept deliveries for mem-

### Members:

Please be mindful of other members cars when entering or exiting your vehicle. We have had complaints about members finding door dings on their cars.



### Trick or Treat Safety Tips

Never eat any treats until they are examined by an adult at your home.



Trick or Treat with friends or with adult supervision. Don't go alone.

Never enter the house or car of a stranger.

Trick or Treat in the late afternoon or early evening.

Trick or Treat in your own neighborhood and visit only houses that you know.

Stay on streets that are well lit and only cross the street at the corners

Never run across the street and always look both ways before crossing.

Do not take short cuts through backyards, alleys, or parks.

Carry a flashlight or wear reflective tape so drivers can see you and you can see hazards in the street as well as other people



# Office News

## Members:

The office has a form members can sign for a Non Probate Transfer Designation. If the unforeseen happens this will allow the chosen person/persons to make application for or sale the membership of your unit in case of your death.

Please see the office for more details.

Household Comp forms must be returned in 10 days or your account will be sent to the attorney. If the attorney has to send you a letter your account will be charged \$37.00.

## Crimes reported to the office in the month of September

**Tract A:** None

**Tract B:** None

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

Police Emergency: 911

Homeland Security Protective Services 816-802-8020

Colonial Square Office: 816-452-6664

Emergency Work Orders: 913-894-3549



## EXTERMINATION SCHEDULE FOR 2023

OCTOBER 10, 2023 1978-2022

NOVEMBER 14, 2023 2024-2074

NO EXTERMINATIONS DONE IN DECEMBER

JANUARY 9, 2024 2110-2146

THE OFFICE WILL BE CLOSED ON THE FOLLOWING HOLIDAYS

THANKSGIVING NOVEMBER 23 & 24, 2023

CHRISTMAS DAY DECEMBER 22, 2023 (half day) December 25, 2023

## Safety tips:

**Don't leave any items visible inside your vehicle. Put them in the trunk or bring inside your unit. And make sure to lock the doors.**

With winter coming please do not leave your car running unattended. We have had cars stolen in the past because of this. The Kansas City Ordinance reads:

Sec. 70-251. - Unattended motor vehicles.

No person driving or in charge of a motor vehicle shall permit it to stand unattended without first stopping the engine, locking the ignition, removing the key from the ignition, effectively setting the brake thereon and, when standing downhill upon any grade, turning the front wheels to the closest curb or side of the street or highway and, when standing uphill upon any grade, turning the front wheels to the closest side of the street or highway if there is no curb or turning the front wheels away from the closest curb if there is a curb. The use or operation of a remote starter system in a vehicle with locked doors shall be sufficient to comply with the provision of this section requiring a person in charge of an unattended motor vehicle to stop such vehicle's engine. As used in this section, the phrase "remote starter system" means any device installed in a motor vehicle that allows the engine of such vehicle to be started by remote or radio control.

**Members have had catalytic converters stolen off their vehicles. If you find this has happened to you please call the police, security and the office to report it.**