

The Town Crier

Colonial Square Homes

July 2026

Board Members	Office Staff
Leslie LaMarche – President	Crystal - On-site Manager
Debra Capps – 1 st Vice President	Brenda – Assistant On-site Mgr.
Kathy Pestock – 2 nd Vice President	Cliff - Maint. Superintendent
Judy Allister – Treasurer	Wayne – Lead Maint. Tech.
Nimo Abdinour – Secretary	Jerry – Maint. Tech
	Kevin – Maint. Tech.
	Ray -- Groundskeeper

Office News

Colonial Square Office: 816-452-6664

Maintenance Emergency: 913-894-3549

KC Police non-emergency # 816-234-5111

**Parking Patrol for big rigs parked on Parvin please call:
816-581-0707**

Please call 911 if you see or hear any suspicious activity.

Water bills for June 2026 total \$ 31,446.86

Colonial Square Homes, Inc.

June 11, 2026

Annual Meeting

NEWSLETTER MINUTES

Board members present: Leslie LaMarche, president; Debra Capps, first vice president; Kathy Pestock, second vice president; Clyde Whitney, secretary; and Judy Allister, treasurer

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 Jessica Foxx, cooperative attorney

Quorum

Leslie confirmed with Crystal Keeton, on-site manager, that a quorum had been met. More than 25 percent of the members were represented in person, by proxy or by absentee vote.

Call to order

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

Introductions

The front table was introduced.

Notice of meeting

Leslie showed a copy of the June 1, 2026, letter sent to members informing them of the annual meeting. The letter was submitted for the record as proof of notice of the annual meeting.

Reading of the minutes

Minutes of the June 12, 2025, annual meeting were approved unanimously.

Site report

Crystal compiled the monthly office report. In May, there were 17 statements of charges due, 16 statements of credit and 20 defaults.

Two letters were sent about rules violations, and one letter about parking.

There was one move-in.

Maintenance summary

The annual maintenance report shows 1,611 work orders completed from April of 2025 through April of 2026 -- an average of 134 a month -- and nine residents moved in last year. Fourteen moved out. There was one transfer and three preliminary move-outs. There was a water main break in B Tract, in front of 2286.

Inspectors of election

Three volunteers were selected to serve as election inspectors: Denise Donovan, Patti Easter and Mohamed Tarey.

Candidates

Leslie announced that there were two positions open and five candidates have filed: Debra Capps, Clyde Whitney, Nimo Abdinour, Angelica Escobar and Amy Ingala.

Closing nominations

A motion was made and seconded to close the nominations.

Speeches

Candidates addressed the members.

Voting

Ballots were cast. Election inspectors left with Jessica Foxx to count ballots.

Door prizes

Door prize drawings were held. Mara Gierster won a month's free carrying charges. Judy Allister won \$50 and Aisha Haji won \$25.

Voting results

Jessica and the election inspectors returned with the ballot tabulation: Debra, 60; Nimo, 54; Angelica, 51; Clyde, 49; and Amy, 17.

Debra and Nimo will serve on the board.

Service recognized

Leslie thanked Clyde for his many years of service on the board of directors.

Adjournment

The annual meeting ended at 7:50 p.m. The board convened for closed session and the meeting was adjourned at 8:45 p.m.

Extermination Schedule for 2026	
July 14, 2026	2276-2310
August 11, 2026	2310-2350
September 8, 2026	2352-2376 & 2076-2084
October 13, 2026	1850-1890
November 10, 2026	1892-1932
December 8, 2026	No Exterminations
January 12, 2027	1934-1976

THE OFFICE WILL BE CLOSED ON THE FOLLOWING HOLIDAYS

Independence Day	July 3, 2026
Labor Day	September 7, 2026
Thanksgiving	November 26 & 27, 2026
Christmas Day	Dec. 24, 2026 close at noon & Dec. 25, 2026

The Board of Directors would like to thank Debra Capps, Clyde Whitney, Amy Ingala, Nimo Abdinour and Angelica Escobar for running for a position on the Board.

Congratulations to Debra Capps and Nimo Abdinour. They were elected to serve as Board members.

The winners of the door prizes are as follows:

Mara Gierster— Free month carrying charge

Judy Allister — \$50.00

Aisha Haji — \$25.00

Thank you!

I would like to thank you all for re-electing me to the Board of Directors.

Debra Capps

Colonial Square Homes, Inc. Vacation Notice

If you are planning to be gone for a few days and would like the maintenance staff to check on your unit, please complete this form and turn it in to the office.

Name: _____

Address: _____

Time frame of vacation: Leaving _____

Returning _____

Emergency Contact: Name: _____

Phone: _____

Number you can be reached at (if applicable): _____

Your cell phone number (if applicable): _____

Will you have someone checking on the unit while you are gone? If so, please provide the following:

Name: _____

Phone #: _____



There is a **NO FIREWORKS ordinance within the city limits of Kansas City.**

This includes Colonial Square Homes

Celebrate as you please but do so in a manner that is safe and legal.

Million Dollar Dip Recipe

Ingredients

- $\frac{2}{3}$ cup slivered almonds toasted and chopped (can use pecans or walnuts)
- 1 (8 ounce) package cream cheese, softened
- 1 cup mayonnaise
- 8 ounces cheddar cheese, grated
- 6 slices bacon cooked until crisp, finely chopped or real bacon bits
- 4 green onions thinly sliced
- $\frac{1}{2}$ teaspoon garlic powder
- $\frac{1}{4}$ teaspoon ground black pepper
- $\frac{1}{8}$ teaspoon ground cayenne pepper (can omit if you don't like spice)

Instructions

1. In a large mixing bowl, combine the softened cream cheese and mayonnaise with a rubber or silicone spatula and mix well to combine. (It's ok if the mixture is not entirely smooth.)
2. Fold in the chopped almonds, cheddar cheese, chopped bacon, green onions, garlic powder, black pepper and cayenne pepper. Cover and refrigerate for 1 hour.
3. Top with a few more sliced scallions and serve with buttery crackers, toasted baguette, and/or fresh-cut vegetables.



July 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 Office & Maint. Closed	4 Independence Day
5	6	7	8	9 Board Meeting 7 pm	10	11 Late Fees Applied
12	13	14 Exter- minations 2276- 2310	15	16	17	18
19	20	21 Attorney Referrals	22	23	24	25
26	27	28	29	30	31	Happy Birthday to members born in July!