The Town Crier

Colonial Square Homes



2026

Board Members	Office Staff
Leslie LaMarche – President	Crystal - On-site Manager
Debra Capps – 1st Vice President	Brenda – Assistant On-site Mgr.
Kathy Pestock – 2nd Vice President	Cliff - Maint. Superintendent
Judy Allister – Treasurer	Wayne – Lead Maint. Tech.
Nimo Abdinour– Secretary	Jerry – Maint. Tech
	Kevin – Maint. Tech.
	Chad – 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 September 2026 total $ 51,175.49
This breaks down to $ 205.52 per unit usage. Please be mindful of your water usage. This does affect the budget.

Colonial Square Homes, Inc.
September 10, 2026
Board Meeting

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

Board members present: Leslie LaMarche, president; Debra Capps, first vice president; and Kathy Pestock, second vice president;
Nimo Abdinour, secretary, joined the meeting at 6:43 p.m.
Board member absent: Judy Allister, treasurer
Staff present: Crystal Keeton, site manager, and Cliff Abel, maintenance superintendent
Also attending: Mike Lauer, regional manager with Tailor Made Property Services, and Jessica Foxx, cooperative attorney

The board convened at 5:30 p.m.

Open Session

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

Minutes
The board approved the minutes of the August board meeting.

Office report
Crystal reviewed the office activity for August.
There were two move-outs, three move-ins and one preliminary move-out.
There were 25 statements of charges due, 12 statements of credit and 12 defaults.

Maintenance update
Cliff reported that 100 work orders were completed in August and 19 are not yet done.
Of 11 rehabs, two are done.
The maintenance staff is short a technician.

House and Grounds
In August, Tract A was walked as well as the west side of Tract B and the upper part of the east side. Twenty-five violations were cited. Seventeen work orders were issued.

Logging out
The meeting was adjourned at 8:55 p.m.

Extermination Schedule for 2026	
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

Thanksgiving	November 26 & 27, 2026
Christmas Day	Dec. 24, 2026 close at noon & Dec. 25, 2026
New Year's Day	January 1, 2027



Maintenance Tip

With the holidays approaching we will be doing a lot more cooking, baking and entertaining. That means more use of the garbage disposal. To aid in not having any problems we have comprised a list of things that should not be put down the disposal.

1. Grease
2. Rice or pasta
3. Meat bones
4. Egg shells
5. Coffee grinds
6. Stringy or tough peeled veggies like asparagus, lettuce, celery, potatoes and banana peels
7. Corn cobs

The best way to prevent a stop up is to scrape all plates, pots and pans into the trash. What is left should be able to go down the disposal. Please us only cold water.

As a reminder, if your garbage disposal stops working and is not repairable, it will not be replaced.



Register for the Colonial Square Homes 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 you 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 for assistance in updating our records.
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.

Carrying Charges and Other Payments

Your monthly payment of carrying charges for your unit is due on or before the first day of every month and delinquent after the 10th.

Payments may be mailed, hand delivered and put in the drop box at the office or paid online through the resident portal.

Payments received after the 10th of the month must include late charges and be paid with a money order or cashier’s check.

Checks returned for “Insufficient Funds” must be repaid with a money order or cashier’s check including late charges and a returned check charge.

A notice of default will be sent to any member whose payments are not received on the due date and time. Payment that has not been received 10 days from the date of the default notice will be sent to the attorney, and attorney fees will be charged to the member’s account.

Carrying Charges are due on the 1st of every month.

Carrying Charges are delinquent after the 10th. If the 10th falls on a weekend or holiday, payment must be received by 8 a.m. the next business day.

Members’ accounts are sent to the attorney 10 days following the date of the default notice.

The member is responsible for attorney fees and the filing fee at the prevailing rate.

Monthly statements will be sent to members who have balances due or credits greater than $5.

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 #: _____



Creamy White Chicken Chili



Ingredients

- 1-pound boneless skinless chicken breasts, cut into 1/2-inch cubes
- 1 medium onion, chopped
- 1-1/2 teaspoons garlic powder
- 1 tablespoon canola oil
- 2 cans (15-1/2 ounces each) great northern beans, rinsed and drained
- 1 can (14-1/2 ounces) chicken broth
- 2 cans (4 ounces each) chopped green chiles
- 1 teaspoon salt
- 1 teaspoon ground cumin
- 1 teaspoon dried oregano
- 1/2 teaspoon pepper
- 1/4 teaspoon cayenne pepper
- 1 cup sour cream
- 1/2 cup heavy whipping cream
- Optional: Tortilla chips, shredded cheddar cheese and sliced seeded jalapeno pepper

Directions

1. In a large saucepan, sauté chicken, onion and garlic powder in oil until chicken is no longer pink. Add the beans, broth, chiles and seasonings. Bring to a boil. Reduce heat; simmer, uncovered, 30 minutes.
2. Remove from heat; stir in sour cream and heavy cream. If desired, top with tortilla chips, cheese and jalapenos.



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, 2027.

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!

Safety tips:

Don’t leave any items visible inside your vehicle. Put them in the trunk or bring inside your unit.
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 high-way 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.

Please leave your front and back porch lights on for added safety. The coop will replace the bulbs free of charge.

October 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8 Board Meeting 7 pm	9	10
11 Late Fees Applied	12 Columbus Day	13 Extermin-ations 1850-1890	14	15	16	17
18	19	20	21 Attorney Referrals	22	23	24
25 31 Halloween	26	27	28	29	30	Happy Birthday to members born in October!