

The Town Crier

Colonial Square Homes



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.
	Chad – Maint. Tech.
	Dan – 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 \$ 43,123.46

Colonial Square Homes, Inc.
August 13, 2026
Board Meeting

NEWSLETTER MINUTES

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

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

Amy Ingala and Ahmed Aden signed in.

Minutes

The board approved the minutes of the July board meeting.

Office report

Crystal reviewed the office activity for July.

There were two move-ins, one move-out and one preliminary move-out.

There were 17 statements of charges due, 13 statements of credit and four defaults.

A letter was sent about parking violations.

Maintenance update

Cliff reported that 184 work orders were completed in July and 21 are not yet done.

Of 11 rehabs, two are done and move-ins are scheduled.

Two maintenance positions have been filled and the crew is now fully staffed.

House and Grounds

Tracts A and B have been walked and resulted in 41 violation notices.

Sixteen work orders have been issued. Follow-up is continuing.

Managing agent's report

Mike reported that \$193,953.85 was processed in accounts payable for July.

Member comments

Leslie opened the floor to member comments.

Open ends

The open session ended at 7:33 p.m. and the board moved into closed session. The meeting was adjourned at 8:30 p.m.

Extermination Schedule for 2026	
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

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



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.



Bed Bugs

Colonial Square has adopted a zero-tolerance policy for bed bug infestation. We are committed to the total and complete eradication of this pest. In keeping with this commitment, we have developed educational materials and practical procedures which, when applied consistently and with the cooperation of all parties involved (management, member and pest management

professional), will greatly aid in this commitment to control this pest problem prevalent throughout our country. The following information outlines the responsibilities of the member and the cooperative alike when it comes to treating the member's home should it become necessary.

Member Responsibilities:

Members must review the educational materials provided with this policy to better understand how to detect the presence of bed bugs in the unit.

Members must report any suspicion of the presence of bed bugs immediately to the on-site office.

If bed bugs are discovered during an inspection by a qualified party authorized by the cooperative, members must sign the treatment agreement that will be provided at that time.

Members must fully cooperate with inspectors, management and pest management professionals during the entire process of eliminating the pests. Members must continue to help the cooperative by monitoring the unit for bed bugs after treatment has been made.

Cooperative Responsibilities:

We will take bed bug problems seriously and will schedule a qualified inspection as soon as possible.

We will schedule inspections for adjacent units to assess the extent of the infestation and will treat all units found to be affected by the infestation.

We will pre-inspect the day before treatment is scheduled to make sure the unit is properly

prepared. We will let members know if anything is not ready.

We will assist the pest management professionals in gaining proper access to all areas to be treated.

We will make any structural repairs recommended by the pest management professional necessary to eliminate bed bug hiding places. We will caulk and seal any cracks and crevices in the unit.

We will schedule follow-up treatments for the member's unit as necessary and recommended by the pest management professional. The exterminator will be

asked to provide confirmation that the member complied or did not comply with the requirements.

We will commit to using the most effective treatment recommended for the infestation. In most cases, heat treatment (when available) will be used.

The cooperative will provide one treatment at no cost to the member as long as full cooperation is given. However, should a member fail to follow the instructions for elimination of the pest or should they have repeated infestation issues that originate in their unit, the member may be subject to charge for the treatment. A member's failure to report suspected infestations and/or failure to comply with the necessary procedures for the elimination of the pest will result in a violation of the Occupancy Agreement and possible termination of occupancy.

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.

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 #: _____





Cheeseburger Potato Soup



Ingredients:

1/2 pound ground beef
4 tablespoons butter, divided
3/4 cup chopped onion
3/4 cup shredded carrots
3/4 cup diced celery
1 teaspoon dried basil
1 teaspoon dried parsley flakes
1-3/4 pounds (about 4 cups) cubed peeled potatoes
3 cups chicken broth
1/4 cup all-purpose flour
8 to 16 ounces Velveeta, cubed (can use cheddar cheese if you prefer)
1-1/2 cups whole milk
3/4 teaspoon salt
1/4 to 1/2 teaspoon pepper
1/4 cup sour cream

Directions:

In a large saucepan over medium heat, cook and crumble beef until no longer pink, 6-8 minutes; drain and remove from pan. In same saucepan, melt 1 tablespoon butter over medium heat sauté onion, carrots, celery, basil and parsley until vegetables are tender, about 10 minutes. Add potatoes, broth and beef; bring to a boil. Reduce heat; simmer, covered, 10-12 minutes or until potatoes are tender. Meanwhile, in a small skillet, melt remaining 3 tablespoons butter. Add flour; cook and stir until bubbly, 3-5 minutes. Add to soup; bring to a boil. Cook and stir for 2 minutes. Reduce heat to low. Stir in cheese, milk, salt and pepper; cook until cheese melts. Remove from heat; blend in sour cream.

September 2026



Sunday	Monday	Tuesday 1	Wednesday 2	Thursday 3	Friday 4	Saturday 5
6	7 Labor Day Office & Maint. Closed	8 Exter- minations 2352- 2376 & 2076- 2084	9	10 Board Meeting 7 pm	11 Late Fees Applied First Day of Rosh Hashanah	12
13	14	15 Hispanic Heritage Month Begins	16	17	18	19
20 Yom Kippur	21 Attorney Referrals	22 Autumn Begins	23	24	25	26
27	28	29	30			Happy Birthday to members born in September!