

April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Carrying Charges Due	2	3
4 Easter	5	6	7	8 Board Mtg. 7 pm	9	10
11 Late fees applied	12	13 Exterminations 2352-2376 and 2076-2084 Ramadan Begins	14	15	16	17
18	19	20	21 Attorney Referrals	22	23	24 Happy Birthday to all of our members born in April!
25	26	27	28	29	30	

THE TOWN CRIER

APRIL 2021

COLONIAL SQUARE HOMES

BOARD MEMBERS	OFFICE STAFF
Leslie LaMarche—President	Crystal—On-site Manager
Debra Capps—1st Vice President	Brenda—Assistant Manager
Kathy Pestock—2nd Vice President	Robin—Office Assistant
Judy Allister—Treasurer	Clifford—Maint. Superintendent
Clyde Whitney—Secretary	Wayne—Lead Maint. Tech.
	Jerry—Maint. Tech.
	Alex—Maint. Tech.
	Thaddeus—Maint. Tech.
	Nasraldin—Groundskeeper

COLONIAL SQUARE OFFICE : 816-452-6664
 SECURITY NUMBER: 816-905-8288 OR 816-436-0401
 MAINTENANCE EMERGENCY: 913-894-3549

IN THIS ISSUE:

- Page 2—March Board Mtg. Minutes
- Page 3—March Board Mtg. Cont.
- Page 4—Office News
- Page 5—Extermination/Holidays
- Page 6—Procedure for Candidates
- Page 7—Candidate Resume Format
- Page 8—Board Resume
- Page 9—Recipe
- Page 10—Water Usage
- Page 11—Annual Mtg./Crimes/Maint. Policy
- Page 12—Vacation Notice
- Page 13—Emergency Work Orders
- Page 14—Yards
- Page 15—Coloring
- Page 16—Calendar

Colonial Square Homes, Inc.

March 11, 2021

Board 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, office manager, and Cliff Abel, maintenance superintendent

Also attending: Connie Mayer, regional manager with Tailor Made Property Services, Inc.; and Brad Constance, cooperative attorney

The board convened at 5:30 p.m.

Metro Public Safety

Steve Jones and G. Pearce joined the meeting at 6:50 p.m.

Open Session

Kathleen Morrison appeared for the open session. Leslie welcomed her and all present observed a moment of silence.

House and Grounds

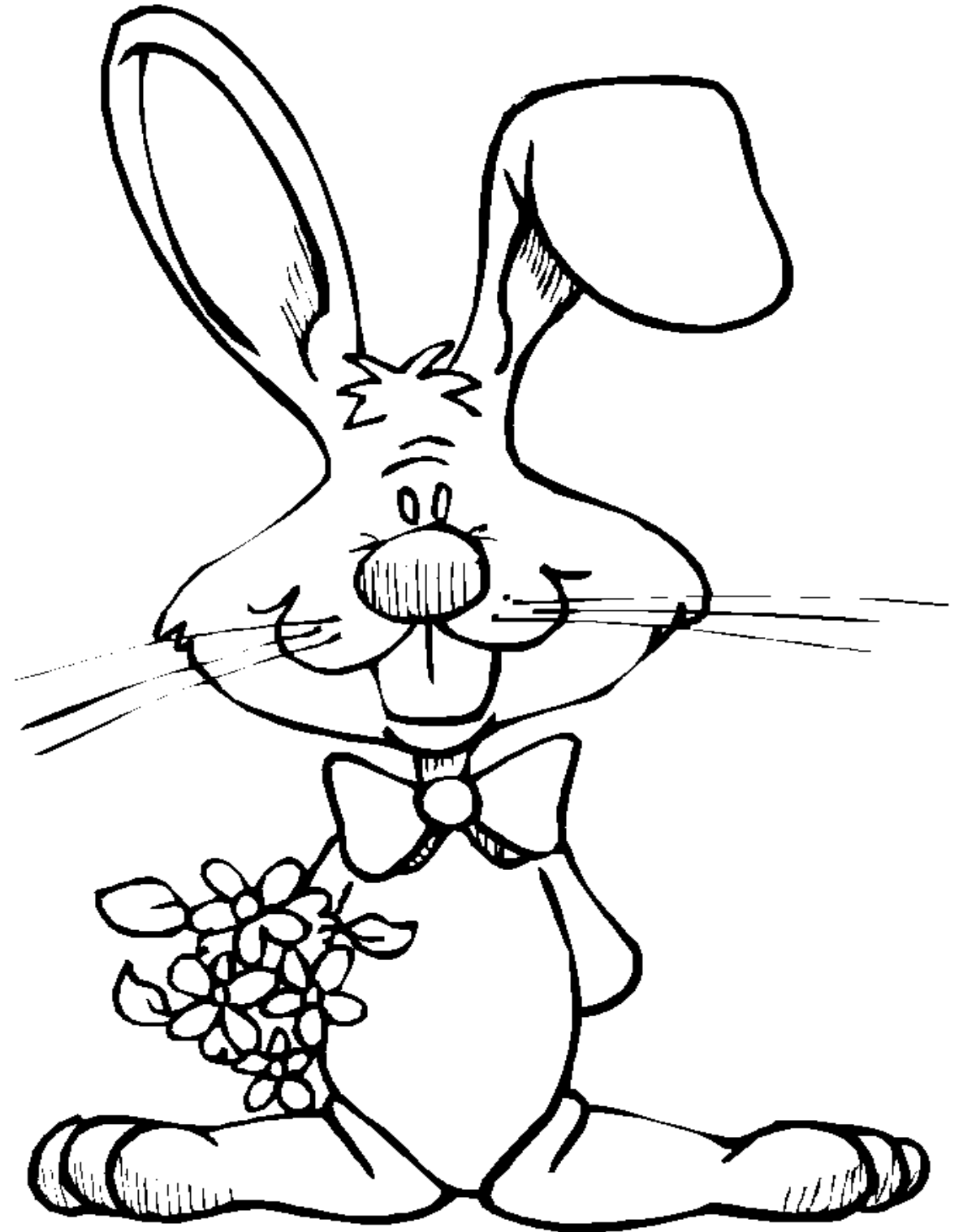
The board reviewed a report prepared by Brenda McElhaney for the month of February. In Tract B, 106 units were walked but all violations were dismissed due to snow and subzero temperatures.

Office report

Crystal presented the office report for February.

There have been one move-in, one intent to vacate, 27 statements of charges due, 50 statements of credit and 13 defaults.

Six units are on the market.



Yards

Members are allowed to have flower beds in both front and back yards but plants must not attach to or climb the building structure. Flower beds planted after October 1, 2014, cannot extend beyond the lowest step.

Fencing around the beds must not exceed twelve (12) inches in height. All planting areas must be designed to provide proper drainage away from the building. Vegetation that creates a security or safety hazard will not be allowed. If such vegetation is allowed to grow, the member will be required to remove it.

Yards should be free of debris such as tires, boards, wheels and other items that would create an eyesore.



Maintenance update

Cliff discussed the maintenance report.

In February, 108 work orders were called in. All but six have been completed. All playgrounds have been inspected.

Managing agent report

Connie reported that one roof is completely repaired and another will be shingled later this month. Three other roofs will be scheduled later this year.

Kremer Express Remodeling has signed the agreement for the bathroom project. He expects to get a delivery of five onyx sets every week.

Arbor Mortgage inspected the property on March 3 and was pleased with the construction completed so far and the overall quality of work and upkeep of the property.

Board Business

Kathy read the board business report.

A new contractor has been hired for the bathroom project and will begin as supplies are available within 30 days or so.

Concrete has been inspected in Tract A. Repairs will be scheduled for spring.

Three roofs will be scheduled late summer or early fall.

Perfect Turf has submitted a new contract and has promised better service.

The budget meeting was held on March 6.

Security summary

Steve Jones distributed security statistics for January 1 through March 10.

Officers responded to one motor vehicle accident, six parking violations, two pedestrian checks, one noise complaint, two lighting reports, one alarm, three area checks, one suspicious car and occupant, one suspicious activity and three car checks.

Member comments

Leslie opened the floor to member comments.

The open session ended at 7:25 p.m. and the meeting was adjourned at 9 p.m.

Office News

Colonial Square

The Board has approved a zero increase in carrying charges beginning May 1, 2021

Annual Meeting:

The board voted to open voting for the annual meeting on the first day of June and to keep it open through the day of the annual meeting. Resumes will be due on May 15 to be published in the newsletter and for members' names to appear on the ballot. If May 15 falls on Saturday or Sunday, the deadline will move to Monday.

Vehicles and Parking:

Each unit has one (1) numbered parking space assigned exclusively for the use of the member of that unit. This is binding even if the member does not own a vehicle. Parking in numbered spaces assigned to another unit is prohibited. Parking in numbered spaces assigned to another unit, will be subject to towing.



Vehicles can be parked in guest spaces for no longer than 24 consecutive hours. Guest parking spaces are not to be used for storage of vehicles. Any operable vehicle parked in a guest or auxiliary parking for more than 24 hours will be subject to towing.

Emergency Service

For emergency service (after office hours), call the cooperative office, (816) 452-6664, for the emergency number. All emergency work-order calls must go through the answering service. Because non-emergency calls cost you and the cooperative considerable dollars over a period of time, a maintenance charge for non-emergency calls will be assessed.

Please do not contact the staff directly.

Approved emergency calls:

Toilet stopped up – this applies if there is only one bathroom*

Bathtub stopped up*

Kitchen sink stopped up (weekends only)*

Main sewer line stopped up*

***Do not use any chemical in tub, stool or sink drain.**

Water line frozen or broken

Electricity off

Pilot light out

No heat – applies when outside temperature is below 55 degrees

Gas odors in unit (Call your natural gas service provider.)

Refrigerator quits working

Lock out – a maintenance charge applies

Security problems such as broken locks on doors or broken windows

Emergency number is 913-894-3549

Colonial Square Homes, Inc.



If you are planning to be gone for a few days or longer and would like the maintenance staff to check on your unit please complete this form and turn it in to the office. We highly recommend this as a water leak can cause a lot of damage in a short amount of time.

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 #: _____

EXTERMINATION SCHEDULE FOR 2021

APRIL 13, 2021	2352-2376 & 2076-2084
MAY 11, 2021	1850-1890
JUNE 8, 2021	1892-1932
JULY 13, 2021	1934-1976
AUGUST 10, 2021	1978-2022
SEPTEMBER 14, 2021	2024-2074
OCTOBER 12, 2021	2110-2146
NOVEMBER 9, 2021	2148-2186
NO EXTERMINATIONS DONE IN DECEMBER	
JANUARY 11, 2022	2188-2228



SPECIAL DATES FOR 2021

JUNE 10, 2021 THURSDAY 7:00 PM ANNUAL BOARD OF DIRECTORS MEETING

THE OFFICE WILL BE CLOSED ON THE FOLLOWING HOLIDAYS

MEMORIAL DAY	MAY 31, 2021
INDEPENDENCE DAY	JULY 5, 2021
LABOR DAY	SEPTEMBER 6, 2021
THANKSGIVING	NOVEMBER 25 & 26, 2021
CHRISTMAS EVE	DECEMBER 24, 2021 close at noon
CHRISTMAS DAY	DECEMBER 27, 2021
NEW YEAR'S DAY	DECEMBER 31, 2021

ATTENTION MEMBERS:

**The Annual Board of Directors Meeting will be held on
June 10, 2021 at 7PM.**

Policy and Procedures for Candidates Running for the Board of Directors

1. Members running for the Board of Directors who wish to have their resume in the Town Crier must file it with the on-site manager by May 15, 2021. Resumes must be camera ready (printed or typed on white paper).
2. Candidates may campaign in any manner they choose, i.e., door to door, fliers, etc.
3. Campaigning is not allowed in the clubroom building the evening of the Annual Meeting. All candidates will be allowed to address the membership during the Annual Meeting prior to the election.
4. The on-site staff shall not prepare or copy campaign literature for candidates.
5. Resumes must be received by May 15, 2021 in order for the candidate's name to appear on the ballot.
6. All who vote at the annual meeting whether in person, by proxy, or by absentee ballot are eligible for the door prize drawing.



Attention Members

The Annual Board of Directors Meeting is June 10, 2021 at 7pm. Absentee Voting begins June 1, 2021 and runs through June 10, 2021 at 5pm. Please plan to attend.

Crimes reported to the office in the month of March:

Tract A: NONE Tract B: NONE

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

Police Emergency: 911

Metro Public Safety: 816-905-8288 or 816-436-0401

Colonial Square Office: 816-452-6664



Maintenance Policy

No maintenance equipment, tools, ladders, dollies or other items will be loaned to members or employees.

The member must hire a contractor or person of their own choice to work on the improvement item. The maintenance staff of Colonial Square must obtain appropriate authorization to work on any improvement belonging to a member during business hours.

Members will be given 24-hour notice when any maintenance is being performed that would impede a member's ability to enter or leave the unit.

Toilets that are 50 years or older will be replaced at the member's request by a 50-50 split on materials and labor. The member pays half; the cooperative pays half.

Members:

Water bills for Colonial have been running about \$ 25,000.00 a month. With summer upon us we expect this amount to increase. We ask that you conserve water usage by following these tips.

When watering your lawn or flowers do not leave sprinklers or hoses running unattended. If Colonial finds a hose running you are subject to a charge. Your signed Occupancy Agreement states:

ARTICLE 10. UTILITIES

The Corporation shall provide trash removal, as well as sewer and water in amounts which deems reasonable. The Member shall pay directly to the supplier for all other utilities.

Call in a work order for running toilets, dripping inside and outside faucets. Leaks can waste 20 gallons a day and running toilets can waste 26 gallons.

Don't leave water running while you brush your teeth or shave. Shut water off while brushing until needed. Fill sink with water to rinse your shaver. Bathroom faucets run about 2 gallons a minute. Take shorter showers – aim for 5 minutes or less.

Wash full loads in your washing machine.

Double-dip dishes. Make use of dual sinks. Instead of letting the water run while you wash dishes, fill one sink with hot, soapy water for washing, and the other with cool, clear water for rinsing. You'll use half the water you otherwise would. If your sink is a single model, use two large bowls for washing and rinsing.

Rinse fruits and vegetables in a pan of water instead of running each one under the faucet. You can use water from the pan to water plants.

By doing some of the above you can help save money on our water bills.



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 now submit their resumes to the office for publication in the newsletter.

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.”

Judith A. Allister 2230 NE Parvin Rd

Objective

I would like to be re-elected to the Board to help with problems as they come up and to keep cost at a minimum to our members.

Experience

Bookkeeper

I worked for 12 years at Texaco and also working on the Board using a lot of people skills with some best friends past and present.

Qualifications

I served when HUD was paid off and when everyone didn't know what was next. We had meetings for all members to decide if they wanted to change to condo's or remain affordable townhomes. I'm very glad the members wanted to keep as a cooperative townhome.

Cooperative Experience

I have served on the board the first time for ten years. I ran again three years ago and was elected.

Family

I have lived in Colonial Square for over 39 years and raised my family here with my husband Bob.

Baked Chicken Taquitos

Ingredients:

2 cups shredded chicken *we use rotisserie chicken*
1/2 teaspoon ground cumin
1/2 teaspoon ground chili powder
1/2 teaspoon kosher salt
1/4 teaspoon garlic powder
1/4 teaspoon paprika
2 teaspoons fresh lime juice
1 cup shredded cheddar or Mexican blend cheese
20 corn tortillas

Toppings:

Shredded lettuce
Diced tomatoes
Guacamole
Sour Cream
Chopped Green Onion
Crumbled Queso Fresco
Pico de Gallo
Salsa



Instructions:

Preheat the oven to 425 degrees F. Spray a large baking sheet with non-stick cooking spray and set aside.

In a medium bowl, combine the shredded chicken with the cumin, chili powder, salt, garlic powder, paprika, and fresh lime juice. Stir until chicken is well coated with the seasonings. Stir in the shredded cheese.

Get two paper towels damp and place two tortillas at a time in between the paper towels. Place in the microwave for 20-30 seconds. Remove from the microwave and roll up the taquitos.

Place a heaping tablespoon of the chicken and cheese mixture in the center of the tortilla and roll it up tightly. Place the taquito, seam side down on the prepared baking sheet. Continue rolling taquitos until the tortillas and filling are gone. You should have about 20 taquitos.

Spray the taquitos generously with nonstick cooking spray. Bake for 15-20 minutes or until taquitos are golden brown and crispy. Remove from the oven and serve warm with desired toppings.