

# 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  
 Clifford—Maint. Superintendent  
 Wayne—Lead Maint. Tech.  
 Jerry—Maint. Tech.  
 Chad—Maint. Tech.  
 Tim—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 8, 2022**  
**Board Meeting**

**NEWSLETTER MINUTES**

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

**Board member absent:** Judy Allister, treasurer

**Staff present:** Crystal Keeton, office manager

**Staff absent:** 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.

**After-hours calls**

The board voted to raise the fee for non-emergency calls to \$50 from \$25.

**Minutes**

The board approved the minutes of the August 11 board meeting.

**Open Session**

Marion McCormack and his son Jeff appeared for the open session. Leslie called the meeting to order at 7 p.m.

**Office report**

Crystal presented the office report.

There have been two new waiting list applicants, one move-in, 38 statements of charges due, 47 statements of credit and 13 defaults.

In Tract B, a temporary tag and a catalytic converter were stolen.

## **House and Grounds**

Brenda McElhaney walked 188 units in August. There were 25 violations cited and 13 work orders issued.

## **Maintenance summary**

In August 130 work orders were completed; 11 have yet to be completed.

There was one move-out.

Seven rehabs are underway.

## **Board Business**

Kathy read the report.

BuildWiser will start bathroom remodels on November 1.

## **Closing**

Leslie opened the floor to member comments and the open session ended at 7:15 p.m.

## **Adjournment**

The meeting was adjourned at 7:30 p.m.



# Office News

Colonial Square 2022

## Stop for school buses!!!

According to the Missouri State Highway Patrol, Missouri drivers must stop for school buses when the stop arm is extended on all two-lane roads, regardless of the direction of the drivers.



Motorists also must stop in either direction even if there is a central turn lane in between the lanes of traffic.

### EXTERMINATION SCHEDULE FOR 2022

OCTOBER 11, 2022	2024-2074
NOVEMBER 8, 2022	2110-2146
NO EXTERMINATIONS DONE IN DECEMBER	
JANUARY 10, 2023	2148-2186



### SPECIAL DATES FOR 2022

#### THE OFFICE WILL BE CLOSED ON THE FOLLOWING HOLIDAYS

THANKSGIVING	NOVEMBER 24 & 25, 2022
CHRISTMAS	DECEMBER 23 Half day & 26



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

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

Police Emergency: 911

Homeland Security: 816-802-8020

Colonial Square Office: 816-452-6664



### **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.**

## Attention Members:

Please watch your children when they are outside playing. The office has been called with concerns of small children playing in the street with no supervision. Small children cannot be seen from behind most vehicles or while running in front of them from between parked cars. This puts your child in danger of being injured or killed. Use the playgrounds on the property to keep children safe.



## Colonial Square 2022

**Reminders:** Do not put baby/wet wipes down the toilet. These can and have caused sewer clogs and back ups in the basement. If we have to retrieve these from your plumbing you will be billed.



Maintenance is finding large amounts of bulky items in the dumpsters. Furniture, mattresses, large tv's etc. should all be brought to the dumpster on the south side of the office building. If your dumpster is full please take your trash to the office dumpster or another dumpster. Colonial is charged for overflowing dumpsters. If maintenance can determine what unit the items came from the member will be billed for the removal of the item they had to bring to the office dumpster.

If you see someone dumping you do not believe lives on the property please safely get the license plate number, make and model of the vehicle. The coop attorney will send them a no trespass letter.

Please do not feed stray dogs and cats on the property. Leaving out food can bring out the rodents, raccoon and opossum. The cats urinate in flower beds and cause a terrible smell. These stray animals can also expose your pet to diseases.



When your pets are outdoors make sure they are on a leash and controlled by a responsible person.

### 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

## 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, 2023.



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 members.



***NOTICE !***

By paying your carrying charges or other fees by check, please be aware that you are authorizing Colonial Square Homes, Inc. to use the information on your check to make a one-time electronic payment from your checking account. The electronic payment will be for the amount indicated on your check and may be withdrawn from your bank account as soon as the same day payment is received. Please note that your check will not be returned by the financial institution but will instead appear under the "Electronic Items" section on your bank statement. If you have any questions, please contact us at 816.452.6664.

# Pumpkin Cake Mix Crinkle Cookies

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## Ingredients

- 1 Box Pillsbury Pumpkin Cake Mix
- 2 Eggs
- 1/3 Cup Vegetable Oil
- 1 Cup Powdered Sugar
- Makes approx. 15 cookies



## Instructions

Preheat oven to 350. Mix together cake mix, eggs, and oil until it forms a nice dough.


Work the dough together into a ball. If your dough is a little soft, wrap it in plastic wrap and place it in the fridge to chill for 20 minutes.

Line cookie sheet with parchment paper. Roll dough into 1in balls then roll your dough into the powdered sugar. And place on baking sheet. While baking the powdered sugar stays on top.

Bake at 350 degrees for 10-12 minutes then let cool on a wire rack.



# October

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		Happy Birthday to all members born in October!				1 Carrying Charges Due
2	3	4	5 Yom Kippur	6	7	8
9	10 Columbus Day	11 Exterminations 2024-2074 Late Fees Applied	12	13 Board Mtg. 7 PM	14	15
16	17	18	19	20	21 Attorney referrals	22
23	24	25	26	27	28	29
30	31 Halloween					