

January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Happy Birthday to all members born in January!					1 New Year's Day Office Closed Carrying Charges Due	2
3	4	5	6	7	8	9
10	11 Late Fees Applied	12	13	14 Board Meeting @ 7pm	15	16
17	18 Martin Luther King Day Office Closed	19	20	21	22 Attorney Referrals	23
24	25	26	27	28	29	30
31						

THE TOWN CRIER

JANUARY 2016

COLONIAL SQUARE HOMES



BOARD MEMBERS	OFFICE STAFF
Richard Gibson—President	Crystal Keeton—On-site Manager
Leslie LaMarche—1st Vice President	Clifford Abel—Maint. Superintendent
Clyde Whitney—2nd Vice President	Wes Harness—Asst. Maint. Superintendent
Debra Capps—Treasurer	Wayne Morrison—Maint. Tech.
Judy Allister—Secretary	Jerry Burch—Maint. Tech.
	David Harris—Maint. Tech.

COLONIAL SQUARE OFFICE :	816-452-6664
SECURITY NUMBER:	816-809-9600
MAINTENANCE EMERGENCY:	913-894-3549

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 WWW.COLONIALSQUAREHOMES.COM

Colonial Square Homes, Inc.

December 10, 2015

Board Meeting

NEWSLETTER MINUTES

Board members present: Richard Gibson, president; Leslie LaMarche, first vice president; Debra Capps, treasurer; and Judy Allister, secretary

Board members absent: Clyde Whitney, second vice president

Staff present: Crystal Keeton, on-site manager, and Cliff Abel, maintenance superintendent

Also attending: Connie Mayer, regional manager with Tailor Made Property Services, Inc.

The board convened at 5:30 p.m.

Cliff submitted a bid from Discount Tire & Brake, Inc., to repair the 2003 Ford Ranger. Total cost is \$2,898.43 and includes a used engine with a two-year warranty.

The board voted unanimously to approve the bid. Cliff was asked to get the warranty in writing.

Open Session

Appearing for the open session at 7 p.m. was Bill Halvoren.

Richard welcomed him and all present observed a moment of silence.

Crystal presented the monthly office report for November. There are two new waiting list applicants. There have been two move-outs, one move-in and one miscellaneous complaint. There were no pet complaints.

Nine units are on the market in Tract A and six in Tract B. The cooperative does not yet have possession of four of these units.



1 - blue
2 - black

3 - grey
4 - orange

Turkey Shepherd's Pie

Ingredients:

- 1 tablespoon olive oil
- 2 cloves garlic, minced
- 1 carrot, finely diced
- 1 small onion, chopped
- 8 ounces ground turkey
- 1/2 teaspoon finely chopped fresh thyme
- 2 tablespoons ketchup
- 1 cup low-sodium chicken broth or stock
- 2 teaspoons all-purpose flour
- 1/2 cup frozen peas, thawed
- Kosher salt
- 1 pound red-skinned potatoes, cubed
- 1/2 cup warm 2% milk
- 1/3 cup shredded sharp Cheddar
- 1 scallion, chopped
- Freshly ground black pepper
- Nonstick cooking spray



Directions:

Preheat the oven to 425 degrees F. Heat the oil in a medium ovenproof skillet over medium-high heat. Add the garlic, carrots and onions; cook until tender and beginning to brown, about 5 minutes. Add the turkey and thyme, and continue to cook, breaking the turkey up with a spoon, until the turkey is cooked through and lightly browned. Stir in the ketchup and cook until lightly caramelized. Stir the broth and flour together in a small bowl until smooth, and then pour into the skillet. Cook until thickened, about 2 minutes. Stir in the peas and season with 1/4 teaspoon salt.

Meanwhile, place the potatoes in a medium pot and cover with cold salted water. Bring to a boil, lower the heat and simmer until tender when pierced with a knife. Drain the potatoes and return to the pot over low heat. Stir the potatoes for a couple of minutes to dry them out. Add the milk, cheese and scallions, and mash until smooth. Season with salt and pepper.

Swirl the mashed potatoes over the filling. Lightly mist with nonstick cooking spray and bake until the potatoes are lightly browned and the turkey filling is bubbly around the edges, 10 to 15 minutes.

Cliff reported for House and Grounds. One unit was tagged in Tract B and complied. No violations in Tract A.

There were three parking violations in Tract A and two in Tract B. All complied.

For the maintenance superintendent's monthly report, 147 work orders were completed and 11 rehabs are underway.

Annual inspections in Tract A have been unfinished and all outdoor hoses unhooked.

Connie gave the managing agent's report. KCP&L responded to the cooperative's inquiry about frequent outages. Alex Cambiano, engineer, attributed the outages to bad weather and issues on other circuits.

Colonial Square is due for the utility's tree trimming this year.

The open session ended at 7:20 p.m.



Office News

Colonial Square Activities Committee

There will be no Activities Committee Meeting in January.

Trash bill \$ 1728.15 Water bill \$ 27,285.09

Reminder: 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.

Other members and guest vehicles will park in available unnumbered spaces. Entire vehicles must be parked between the yellow lines provided and must not extend over the curb.

Crimes reported to the office in the month of November:

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: 816-809-9600

Colonial Square Office: 816-452-6664

Holiday Decorations:

Please remember that all holiday decorations must be taken down by February 1, 2016

EXTERMINATION SCHEDULE FOR 2016

JANUARY 12, 2016	1892-1932
FEBRUARY 9, 2016	1934-1976
MARCH 8, 2016	1978-2022
APRIL 12, 2016	2024-2074
MAY 10, 2016	2110-2146
JUNE 14, 2016	2148-2186
JULY 12, 2016	2188-2228
AUGUST 9, 2016	2230-2274
SEPTEMBER 13, 2016	2276-2310
OCTOBER 11, 2016	2312-2350
NOVEMBER 8, 2016	2352-2376 & 2076-2084

NO EXTERMINATIONS DONE IN DECEMBER

SPECIAL DATES FOR 2016

JUNE 9, 2016 THURSDAY 7:00 PM ANNUAL BOARD OF DIRECTORS MEETING

THE OFFICE WILL BE CLOSED ON THE FOLLOWING HOLIDAYS

NEW YEAR'S DAY	JANUARY 1, 2016
MARTIN LUTHER KING JR. DAY	JANUARY 18, 2016
PRESIDENT'S DAY	FEBRUARY 15, 2016
MEMORIAL DAY	MAY 30, 2016
INDEPENDENCE DAY	JULY 4, 2016
LABOR DAY	SEPTEMBER 5, 2016
THANKSGIVING	NOVEMBER 24 & 25, 2016
CHRISTMAS EVE	DECEMBER 24, 2016 (closed Dec. 23, 2016)
CHRISTMAS DAY	DECEMBER 25, 2016 (closed Dec 26, 2016)
NEW YEAR'S DAY	JANUARY 1, 2017 (closed Jan. 2, 2017)