



## Pets Need to be Registered

All members must file a statement whether or not the member has a pet on the premises at the time of move-in and every year at the time of recertification.

### Definitions

**Control:** A pet shall be deemed to be under control of a responsible person when that person can observe and take effective corrective action to prevent nuisance or harm to people, animals or property.

**Owner:** Shall mean any person residing in the community who keeps or harbors a pet.

**Pet:** Any non-human creature maintained in the community.

### Registration

All pets kept on the premises must be registered with the Cooperative Office within 10 days after move-in or acquisition of the pet.

The following forms are required to complete the registration.

1. Pet registration form
2. Signed Pet Rules and Regulations form
3. Proof of current vaccinations in accordance with City of Independence animal ordinances
4. Current weight of the pet
5. Current photo of the pet
6. Written proof of spaying or neutering
7. A one-time, nonrefundable fee of \$50 per pet

### Pet Privileges

Pet owners may have two (2) dogs, two (2) cats or one (1) dog and one (1) cat per household. Any of the following also are allowed:

- a. One (1) aquarium up to 50 gallons for fish. Members will be responsible for any water damage to the unit from the aquarium.
- b. Two (2) birds in cages kept indoors inside the unit.
- c. Two (2) hamsters or gerbils kept indoors inside the unit.

## From the Rule Book

### Curfew

No minor under the age of seventeen (17) shall loiter in or upon the streets, walkways, playgrounds, clubhouse and patio areas or open area of any of the premises within Highleah Townhouses, Inc., between the hours of 10:00 p.m. and 6:00 a.m.

a. Except minors fifteen (15) years of age to seventeen (17) years of age shall be permitted out until 12:00 a.m. on Friday and Saturday nights and on the nights or eves of the principal United States holidays which are as follows: New Year's Eve, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving and Christmas.

b. Provided, however, that the provisions of this regulation do not apply to a minor accompanied by his or her parent, guardian or other adult person having the care and custody of the minor to a minor who is upon an emergency errand directed by his or her parent, guardian or other adult person having the care and custody of the minor.

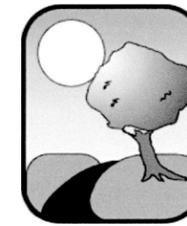
### Weapons

1. No person shall discharge a firearm or projectile weapon on the property of Highleah Townhouses, Inc.

2. "Firearm" means any weapon that is designed or adapted to expel a projectile by the action of an explosive.

3. "Projectile weapon" means any bow, crossbow, pellet gun, slingshot or other weapon that is not a firearm, which is capable of expelling a projectile that could inflict serious physical injury or death by striking or piercing a person.

4. No person shall discharge a paint ball gun on the premises or cause a paint ball impact within Highleah Townhouses.



# Highleah Highlights

2001 Pembroke Crescent West Independence, MO 64057

PHONE (816) 257-0070 FAX (816) 257-2639  
www.highleah.com

### Board of Directors

Marsha Clark  
President  
(Newsletter/House & Grounds)

Diane Pulford  
First Vice President (Education Grant)

Martha Ramcke  
Secretary (House & Grounds)

Nicole Zaragoza  
Treasurer (Security)  
highleahsec@yahoo.com

*If you have pet complaints,  
please turn them in to the office.  
The House and Grounds  
Committee handles only violations of  
the pet waste disposal rule.*

### Handy Phone Numbers

Highleah Office  
816-257-0070

Maintenance Emergency  
913-894-3441

Non-Emergency Police  
816-325-7300

Security  
911  
*\*The dispatcher will send  
an officer to Highleah*

Natural Gas Company  
816-756-5252

Power & Light Service  
816-325-7930

Citizens Information Center  
816-325-7000

Regional Animal Shelter  
21001 E. Highway 78, Independence  
816.621.7722  
Hours: Noon to 8 p.m.  
Tuesday through Friday  
11 a.m. to 6 p.m.  
Saturday and Sunday

**UTILITIES: 3/7 - 4/4**  
Water/Sewer: \$8,378.27

## OPEN SESSION, April 21, 2014 NEWSLETTER MINUTES

Marsha Clark, president, called the meeting to order at 6 p.m. Also present were Diane Pulford, first vice president; Martha Ramcke, secretary; Nicole Zaragoza, treasurer; Linda Thompson and Gina Zukel, cooperative representatives; Kevin McQuade, maintenance superintendent; Bryan Tims, assistant maintenance superintendent; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Roger Lane, an off-duty police officer with the Independence Police Department, also was present. Lane and other officers provide the property with security patrols.

Thirteen members signed in for the open session.

Minutes of the March 17 board meeting were approved unanimously.

Gina presented the office report. In March, there were 37 defaults, two move-ins, six reasonable accommodation requests, three exterminations, three animal violations and one vehicle violation.

The yard sale will be May 31 and June 1.

Two units are for sale: a one-bedroom and a three-bedroom.

Kevin presented the maintenance superintendent's report. In March, there were 157 requests for service and 143 completed. There were two move-ins and four move-outs.

JC's Lawn Service applied crabgrass pre-emergence plus fertilizer, cleaned all the gutters and cleaned and removed leaves once.

Five rehabs are in various stages of completion.

The board reviewed a bid from Classic Roofing to replace the roof on Building #64, 1900 through 1906 Stafford Place, for \$10,232. The board voted unanimously to accept the bid.

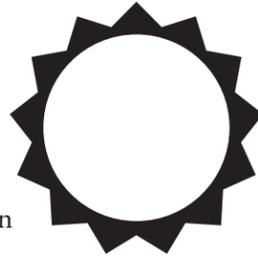
Marsha opened the floor to member comments. Robin McGlasson won the door prize drawing and received a \$25 gift card.

The open session ended at 6:20 p.m.

## Warm Weather Reminders From the Board of Directors

*Spring is now here.*

With the coming of the warmer weather, we must be aware of the dangers that are present around us. One of these concerns should be little children playing ball in the street.



Not only is the danger that they might not be seen by an oncoming vehicle but also the possibility of their toy rolling down the gutter and into the storm drain. While these openings in the street may seem quite small to some of us, that doesn't seem to deter our smaller residents.

Very young children have been known to try to climb down into the storm drain to retrieve their lost toys. This is very dangerous in that they may injure themselves attempting this or they may become stuck and need to be extricated.

There is no telling what else has washed down that drain. Broken glass is one possibility not to mention what type of creatures may find that a convenient hiding place.

Please keep our children safe and out of the streets. Encourage them to use the designated play areas located throughout the grounds.

***Please don't feed the animals.***

We've seen this sign often enough whenever we visit the zoo or some other wild animal park or recreation area.

It may seem unfortunate but that admonition holds true here at Highleah.

The damage and unsanitary conditions that result from our feeding the squirrels, geese and smaller birds cost Highleah Townhouses a significant amount of dollars every year.

When there is a steady, free food supply for these animals, there is no need for them to look elsewhere for food and a place to live. We are left with holes in the roofs and gnawed woodwork from squirrels seeking shelter and sharpening their teeth.

We are left with having to dodge the green slime left from feeding geese (even our major lakes in the area now have signs posted warning folks not to feed the geese for this specific reason) and the spilt seeds from neglected bird feeders attract rodents of every type.

Please help us keep Highleah looking as good as it does by not feeding the wild animals.

Thank you.

## Please Clean Up After Your Pet

Whether rain, snow, sleet or hail, pet owners are expected to clean up after their pets in all weather.

All pet waste must be cleaned up immediately anywhere at all times when the pet is outside the unit on the cooperative grounds. Pet waste must be placed in a plastic bag and disposed of in a proper trash receptacle.

Pet waste is considered unsanitary and annoying to members of all ages who enjoy our grounds. A recent U.S. Geological Survey study of streams and creeks in the Kansas City region showed that bacteria from pet waste is the source of about 25 percent of the bacteria in local waterways.

When pet waste is disposed of improperly, water quality isn't the only thing that suffer your health may be at risk, too. Adults working in their gardens, children playing outside and family pets are at risk for infection from some of the bacteria and parasites found in pet waste.

Complying with Highleah pet waste rules is easy and no more costly than a plastic bag. Not complying, however, could place your Occupancy Agreement in jeopardy.



## Hot Coals Set Trash on Fire

Smoldering coals from outdoor grilling do not belong in the dumpster.

Please extinguish all charcoal before throwing it away. Coals that are still hot will burn the trash inside the dumpster, melt the paint, create fumes and damage the dumpster beyond repair.

You are also endangering the members of the cooperative by creating a fire hazard. In these dry conditions, fires can quickly spread and destroy everything in their path.

Members also are reminded to put trash in bags and to place them inside, not next to, a dumpster.

Members who empty their trash cans directly into the bin are creating a mess for the maintenance staff. When the dumpster is picked up, loose trash is blown all over the grounds. Litter and garbage strewn throughout the complex are unsightly and unsanitary.

Illegal dumping

The maintenance staff has evidence that some of the trash in Highleah dumpsters is coming from companies and individuals who are not members of the cooperative.

This is illegal. If you believe a motorist throwing trash into a dumpster is not a Highleah member, please get a license tag number and turn the number into the office.

Illegal dumping makes extra work for our maintenance staff and fills up dumpster space intended for use by members.



Look for bargains throughout the cooperative all weekend on Saturday, May 31, and Sunday, June 1.

Those are the dates for the annual cooperative yard sale.



*Martha Ramcke, board secretary, awards the door prize to Robin McGlasson. A \$25 gift card is given to the winner of a door prize drawing during open sessions of monthly board meetings.*

## A Reminder

The office will be closed on Monday, May 26, in observance of Memorial Day.

