

From the Rule Book (cont. from October Newsletter)

New pet rules have been in place for a year now. By now, all members should have registered their pets with the office and observed the pet privileges.

Pet Rules and Regulations of Highleah Townhouses, Inc.

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.

Pet Privileges

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.

11. Pet owners are responsible for damage to the cooperative grounds and structures including the inside and outside of their units. The member will be charged for repairs including materials and labor in accordance with the Occupancy Agreement.

12. All pet complaints must be in writing, signed by a member or employee and given to the Cooperative Office. The board responds only to written complaints signed by a member or employee.

13. Members receiving notice on three (3) separate occasions of a violation of any of these rules within a 12-month period will be in jeopardy of losing their pet privileges. The member will be called before the Board of Directors for a grievance hearing to discuss the violation.

Members who have their pet privileges revoked must wait two (2) years from the date of revocation before applying to have the privileges reinstated by the Board of Directors. If a member's pet privileges are revoked a second time, the privileges will remain revoked indefinitely.

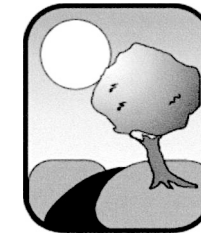
Any member accepting the duties of pet ownership by registering a pet will be required to abide by all Highleah Townhouses, Inc.'s pet rules and regulations and the Independence, Mo., ordinances concerning pet ownership.

These regulations are specifically directed to eliminating nuisances caused by poorly-controlled dogs and cats but are applicable to all animals maintained on the property.

I have read and agreed to abide by all Highleah Pet Rules and Regulations.

Revised, distributed at the annual meeting in September 2013, printed in the October 2013 newsletter and reprinted in February, May and October 2014 newsletters

continued from October...



Highleah Highlights

2001 Pembroke Crescent West Independence, MO 64057

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

Board of Directors

Martha Ramcke
President (Elected 2013)

Dee Dee Swanson
*Second Vice President
(Elected 2014)*

Diane Pulford
Secretary (Elected 2013)

Andrea Thompson
Treasurer (Elected 2014)

*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: 9/4 - 10/6
Water/Sewer: \$11,130.38

BOARD MEETING, October, 2014 NEWSLETTER MINUTES

Martha Ramcke, president, called the open session to order at 6 p.m. Also present were Dee Dee Swanson, second vice president; and Diane Pulford, secretary. Others attending were Gina Zukel, cooperative representative; Kevin McQuade, maintenance superintendent; Bryan Tim, assistant maintenance superintendent; Dudley Leonard, cooperative attorney; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

Gina presented the on-site manager's report. In September, there were 49 statements of credit, 57 statements of charges due, 40 defaults, two attorney referrals, three exterminations, eight animal violations and one yard/common area violation.

Four units are on the market: two two-bedroom units and two three-bedroom units.

Kevin gave the maintenance superintendent's report. In September, 168 requests for service were received and 193 completed. There were one move-in and one move-out.

JC's Lawn Service completed four mowings and finished trimming all the bushes. Five rehabs are under way.

Four pet waste stations have been installed.

Martha opened the floor to member concerns.

Jessica Collins won the door prize drawing.

The open session ended at 6:45 p.m.



Gina Zukel, cooperative representative, awards the door prize drawing to Jessica Collins during the open session of the October board meeting. A \$25 gift card is awarded at every open session.

Resumes Accepted for Board Vacancy

We need a board member for Highleah Townhouses, Inc.

The bylaws state that the board of directors shall consist of five members.

If you are interested in volunteering your time and energy to help your community, please submit a resume to the on-site office staff.

The board will review all resumes.

What is a housing cooperative?

A housing cooperative is an organization that fits somewhere between home ownership or a condominium organization and renting.

Every household in a cooperative is a member and owns one share of stock in the cooperative corporation and has one vote.

The cooperative corporation holds title to the property and is responsible for a mortgage. A Board of Directors is elected by the members. The directors set policy, establish rules and determine how money is spent.



Board Member

Referral Bonus Available for Member

Members are reminded that a \$200 referral fee will be paid when a member of the cooperative refers a qualifying new member.

The referral must be mentioned at the time of application.



Wildlife Cute But Costly

The cooperative is using behavior modifications and conditioning to encourage wildlife away from populated areas and back to their natural habitat.

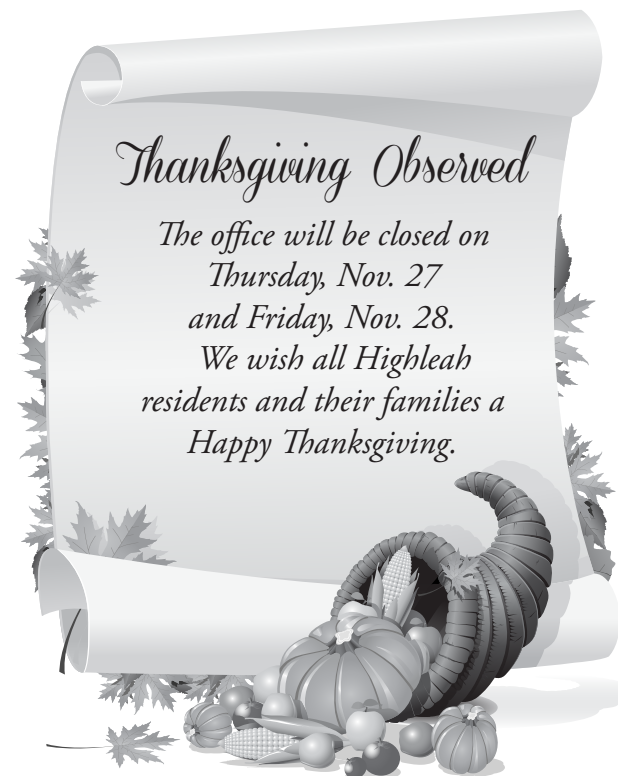
Please do not feed the birds and squirrels.

Squirrels cost the cooperative money -- both in their capture and in the damage they do.

Highleah has to pay to have squirrels removed from the grounds.

Squirrels cause a considerable amount of damage to the exterior of the buildings.

The cooperative cannot kill them. Squirrels must be trapped and transported to another area and released. Feeding them just encourages more of the squirrels to hang around the property and do their damage.



Thanksgiving Observed

*The office will be closed on
Thursday, Nov. 27
and Friday, Nov. 28.*

*We wish all Highleah
residents and their families a
Happy Thanksgiving.*

High School Seniors Can Apply for Education Grant

This spring, Highleah Townhouses, Inc., and Linville Management Services, Inc., will award the annual \$500 education grant to a deserving graduating senior.

Students and their family members must be in good standing at Highleah. The grant is awarded to high school graduates who will be attending an accredited college, university or trade school in the summer or fall. Students must complete an application, write a 500-word essay and comply with all requirements. The essay must explain why the applicant believes he or she deserves the grant.

The student also must make arrangements with a high school administrator to send an official student transcript to the office.

An information sheet and application form are available from the office. Applications, essays and transcripts must be received in the office no later than March 9.

Please send to the attention of:

**Education Grant
Highleah Townhouses, Inc.
2001 Pembroke Crescent West
Independence, MO 64057**

Grant selection committee

Selecting the grant recipient will be the responsibility of a committee of at least two and no more than four Highleah members and one representative from the board of directors.

Members who want to participate in the student selection process should submit a letter of intent. The member must be in good standing at Highleah.

The letter must include the reason the member wants to serve on the committee, an address and phone number. Please send to the attention of the board of directors by March 1.



Better a Chilly Ride Than No Ride at All

It takes just a few minutes to warm up a car . . . and even less time to steal one.

Cold weather auto thefts increased dramatically throughout the Independence area last year when owners started their vehicles and left the motor running and the cars unattended and unlocked.

Even though going to work in a cold car is uncomfortable, having your car stolen is even more bothersome. If you are going to warm up your car before leaving, consider having a spare set of car keys so you can lock it up when you go back inside.

Then, watch the car from a window or door while it is warming up.

Carpet Cleaning, Stone Restoration and More

Get your place ready for holiday gatherings!

Do you need carpet or upholstery cleaning?

Do you know a family member or friend who needs tile, marble, granite, or stone work done? Refer them to Campbell's. They are a small, environmentally friendly business. Please mention "Tully" so he can get a commission.

Tully is your neighbor at 1902 Pembroke Crescent West.

Call 816.461.7000.

www.campbellscarpetcleaning.com

www.campbellstonerestoration.com

