

Yard and Common Areas

Members are allowed to have only flower beds in the front and side of their units. Members may have flower beds and gardens only in the back of their units.

Fencing around these is not to exceed twelve (12) inches in height. All flower beds and/or gardens must be designed in such a manner as to cause water drainage away from the building and NOT create a "damming" effect. No clinging vines/flowers on any building or fences.

1. Members are not allowed to have a dog house or any type of structure, including playground equipment outside their unit with the exceptions of:

- a. Lawn furniture
- b. Barbecue grills
- c. Outdoor riding toys
- d. Garden hoses

These items are allowed but must be stored in the back yards, not in the front yard overnight. Items must be stored on your patio or within the area/size of a patio authorized for your unit. These items cannot be out in the common area.

2. Front yard flower beds and shrubs are not to extend over six (6) feet from the foundation of a townhouse and must be kept free of weeds. Back yard flower beds and vegetable gardens must extend no farther than five (5) feet from the foundation if you do not have a patio. If you have a patio in your back yard, the flower bed/vegetable gardens cannot extend more than two (2) feet from around the patio and not extend beyond the width of your unit. All gardens must be kept free of weeds. Flower beds can be on sides of the unit to extend no farther than three (3) feet. With prior permission from the board of directors, plants or flowers may be planted no more than two (2) feet from the base of a tree. Only plants or flowers can be planted. No vegetable gardens will be allowed in the front or sides of the units. Ornamental grasses cannot exceed 24 inches in height. Members agree to maintain any ground cover and/or potted plants.

3. Climbing on or in trees is not allowed on the property.

4. A trellis is only allowed within a garden area and may not be attached to the unit. Trellises are not to be taller than four (4) feet.

5. There are no water slides or slip-and-slides allowed at Highleah. Pools are limited to children's plastic or blow-up pools, maximum size limits of 6 feet wide by 12 inches deep. The pools are to be emptied daily and stored in the back of the unit. No filled pool shall be left unattended. Any damage caused to the property from a pool through neglect of a member will be the responsibility of the member to repair the damages. Maintenance will repair the damage at the member's expense.

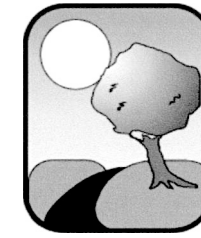
6. Tents for children only may be set up for overnight usage. Any damage caused to the property from a tent through neglect of a member will be the responsibility of the member to repair the damages. Maintenance will repair the damage at the member's expense.

7. Members are not to discard appliances, metal furniture, car batteries, tires, oil or yard waste in the dumpster. Christmas trees are considered yard waste and should be disposed of off property. The City of Independence has provided a drop-off site in the past for Christmas trees. Please contact the City of Independence for current locations. Any large objects that are too big for the dumpsters (mattresses, wooden and fabricated furniture, etc.) must be put out for trash pickup on Monday, Wednesday or Friday.

8. Political signs may be displayed within three (3) feet of the unit. The sign must be removed within twenty-four (24) hours following the election. Signs should be no larger than 18 inches by 24 inches in size.

9. Maintenance personnel have the right/authority to remove or trim any plants, bushes, flowers, grasses or vegetation that do not comply with the regulations or those that may cause a safety hazard after a member has been given a written notice of ten (10) days to take care of a situation. Members will be charged the hourly rate of the maintenance personnel for such work or materials that may occur.

10. Should Maintenance have to remove or repair any items in violation of the "Rules and Regulations," the unit member will be charged the hourly rate to resolve the problem. Unit members WILL NOT be compensated for the value of items removed.



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
(Security)

Dorinda Meihls
First Vice President
(Pet Committee)

Paula Goth
Second Vice President

John Baggs
Secretary
(Community Relations/Activities)

Todd McQuade
Treasurer
(House and Grounds)

Handy Phone Numbers

Highleah Office
816-257-0070

Maintenance Emergency
913-894-3441

Security Patrol
816-645-3001

Police (Non-Emergency)
816-325-7300

Natural Gas Company
816-756-5252

Power & Light Service
816-325-7930

Animal Control
816-325-7205

Citizens Information Center
816-325-7000

UTILITIES: 1/9 - 2/7

Water/Sewer: \$8,873.64
Electric: \$1,271.02

BOARD MEETING, March 19, 2012

NEWSLETTER MINUTES

(Please note: The March board meeting was closed to allow board members to review and discuss the budget. Here are the reports traditionally given during the open session.)

Marsha Clark, president, called the meeting to order at 6 p.m. Other board members present were Dorinda Meihls, first vice president; Paula Goth, second vice president; John Baggs, secretary; and Todd McQuade, treasurer.

Also attending were Carol Gibson, on-site manager; Kevin McQuade, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager; Carmen Detherage, comptroller; and Suzanne Miles, human relations coordinator; with Linville Management Services, Inc.

Minutes of the February 27 board meeting were approved unanimously.

Carol discussed the on-site manager's report. In February, there were 44 statements of credit, 41 statements of charges due, 37 defaults, eight installation permits received, one animal violation, two vehicle violations, seven yard/common area violations, one housekeeping standards violation and two reasonable accommodation requests completed.

The spring yard sale is scheduled for Saturday, May 5.

Twenty-four units are on the market: eight three-bedroom units (three are sold) and 16 two-bedroom units (one is sold; six are still occupied.)

One application has been received for the education grant.

Carol negotiated a new proposal with Allied trash service.

The board voted unanimously to accept Carol's report.

Kevin presented the maintenance superintendent's report. In February, 206 work orders were completed. There were three move-ins and two move-outs.

Mowing will start next week. Other projects include gutter clean-out and leaf clean-up.

Eighteen rehabs are under way. Four of the units are sold.

The board voted unanimously to accept Kevin's report.

Suzanne reported that the damage to the foundation at 17884 Buckingham Court was not enough to turn in for insurance.

The session ended at 6:15 p.m.



Members Can Earn \$200 Referral Bonuses

Members of Highleah can receive referral bonuses of \$200.

The board voted at the March closed meeting to raise the bonus from \$100 to \$200.

This is our way of expressing appreciation to referring members for their vote of confidence in our cooperative and for helping us attract qualifying new members.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Highleah for their new home, it means that you enjoy living here and that you know someone else who would be a good neighbor for us.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in.

Yard Sale

Look for bargains throughout the cooperative all day long on Saturday, May 5.

That's the date for the annual cooperative yard sale.

Palmer Center Programs to Enjoy

The Palmer Center in Independence is offering some new programs for seniors.

Mondays @ 12:30 p.m. Bare Bones Art. Bring your own art or craft project to work on in a positive, encouraging environment with others. Starts April 9.

Mondays @ 1 p.m. TRX Essentials Flexibility Class. Improve posture, increase range of motion and build greater stability from head to toe. This class uses a suspension system anchored to the wall - designed for those who are fairly active and fit. \$3 each class, takes place at the Truman Memorial Building across the street from Palmer.

Wednesdays @ 2 p.m. Learn to Belly Dance. Dance barefoot or bring ballet slippers and a scarf to tie around your waist. \$1 each class. Starts April 11. See attached flyer.

Fridays @ 10:15 a.m. Crochet 101. Learn some basic crochet stitches - pursue a new hobby with friends. Some special events:

April 12 - Red Hat Tea Party

April 20 - Planning for the Golden Years, 10 - 11:30 a.m. Free refreshments, door prizes, speakers on: Legal planning, funeral preparations, home care services, senior communities and hospice. Free, but please register by calling 325-6200.

April 24 - Line Dance Showcase

For more information:
The Palmer Center & Senior Adult Services
Parks & Recreation Department
City of Independence, MO
218-A North Pleasant Street
Independence, MO 64050
Office: 816-325-7369
Website: www.indepmo.org/parksandrec

Buyer-friendly Sales Bring Bigger Bucks to Sellers

Successful yard sales make buyers feel welcome and make it easy for customers to buy your goods.

Here are some tips to help you sell.

- 1. Get the word out.**
Advertise by word of mouth: tell friends and neighbors.
- 2. Get buyers out of their cars.**
Make your merchandise visible from the street. Pennants, streamers, balloons and even clothes for sale fluttering in the breeze help catch a buyer's eye.
- 3. Get them to look at what you've got.**
Presentation is important. Organize your yard sale. Displays need to appear neat, clean and organized.
Group related items together, such as high chairs, cribs and other large baby furniture. But remember, you want buyers to walk around the entire sale. So, in another area of your sale, group baby clothes, bottles and toys together.
- 4. Get them to buy.**
Put price stickers on everything. Buyers don't want to guess or ask you what you want. Nor do they want to consult an elaborate chart with color-coded pricing on it to try to figure out how much you want for a particular item. Prices should be realistic, negotiable and attached to the item.
Be prepared to barter. It's often better to come down a bit than to lose the sale. Odds are not in your favor that another size 9 who needs a worn-only-once prom dress will come along again during your sale.

These tips can help make yard sales fun and successful for both sellers and buyers.



Highleah Committees Meet Monthly

The Activities Committee: 6 p.m. on the first Tuesday

The committee is responsible for planning and structuring activities to promote healthy and enjoyable social life among the cooperative's adults, adolescents and children. Volunteers are needed to assist with bingo, welcome baskets, holiday gifts for seniors and other activities being considered for Highleah members.

House and Grounds Committee: 7 p.m. on the second Wednesday

The committee helps the Board meet its maintenance responsibilities. This committee studies and reports on the maintenance and general conditions of buildings and grounds.

Pet Committee: 6 p.m. on the first Thursday

The committee helps the Board in ensuring the members with pets are registering them and following the Pet Rules and Regulations. All committee meetings are in the clubhouse.

Highleah Dates to Remember

in April:

Carrying charges due: April 1

Board meeting: Monday, April 16

Open session at 6 p.m.

in May:

Carrying charges due: May 1

Cooperative yard sale: Saturday, May 5

Board meeting: Monday, May 21

Open session at 6 p.m.

Office closed: Monday, May 28, Memorial Day