

cont. from pg. 3

(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.

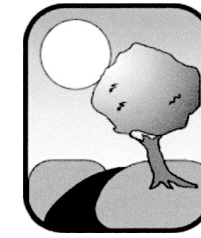
Signs should be no larger than 18 inches by 24 inches in size.

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
(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: 2/6 - 3/6
Water/Sewer: \$8,378.27

OPEN SESSION, March 17, 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; Betsy Kilker, administrative assistant; and Carmen Detherage, comptroller, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Six members signed in for the open session.

Minutes of the board meeting on February 25 and March 5 budget workshop were approved unanimously.

Gina presented the office report. In February, there were 35 statements of credit, 55 statements of charges due, three installation permits received and approved and one extermination. In March, there have been 37 defaults and one reasonable accommodation request.

Three three-bedroom units are for sale.

Kevin presented the maintenance superintendent's report. In February, there were 115 requests for service and 99 completed. There were two move-ins and two move-outs.

Palmer Lawn Professionals completed one application of salt and sand to the streets on February 3.

Five rehabs are in various stages of completion.

Committee reports were given.

Diane reported that there were no applicants for the \$500 educational grant. The board voted to invest the \$500 this year and offer a \$1,000 grant next year.

Nicole reported that security will be on the property seven days a week from April 1 to October 31, 2014.

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

The open session ended at 6:25 p.m.

Members Welcome at All Open Sessions of Board Meetings

Open sessions of monthly board meetings begin at 6 p.m. on the third Monday of the month.

The sessions involve the board of directors, the on-site manager, the maintenance superintendent, property manager, cooperative attorney and other corporation advisers.

The sessions are open to all members of Highleah Townhouses.

Minutes of open, closed and executive sessions are a record of what is done or decided during a board meeting. Minutes are not a record of what is said.

If you are interested in hearing the complete discussion of an open session, you are encouraged to attend the sessions.



Martha Ramcke, secretary of the board, was in the St. Patrick's Day spirit as she awarded the door prize to William Green on March 17.

For Sale

Brown Love Seat
In good condition
Only \$100
Call 816.853.9628

Pet Waste Left on Grounds Poses Health Threat to Other Pets, People

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

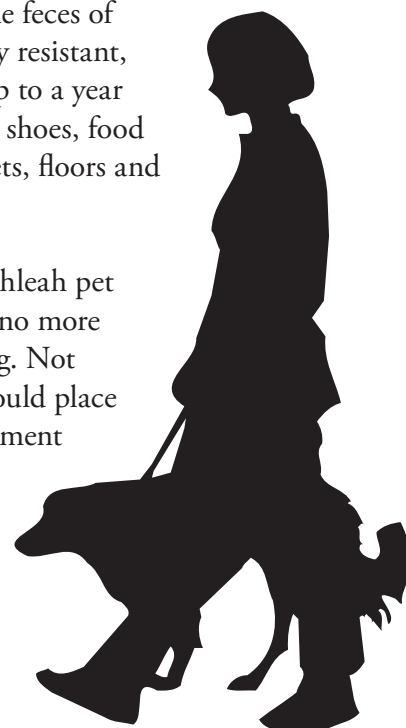
All pet waste must be cleaned up immediately anywhere at all times when the pet is outside the unit on the cooperative grounds. Pet waste must be placed in a plastic bag and disposed of in a proper trash receptacle.

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.

Kansas City area animal shelters are reporting a recent outbreak of parvovirus in Missouri and Kansas. The virus is extremely contagious to dogs and is often transmitted through the feces of an infected dog. Highly resistant, the virus can survive up to a year outside in the grass, on shoes, food bowls, sidewalks, carpets, floors and other surfaces.

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.



Yard Sale Slated for May 31 and June 1

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.

Now is the perfect time for some spring cleaning to prepare for the sale.

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.



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