



# Highleah Highlights

2001 Pembroke Crescent West Independence, MO 64057

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

## Board of Directors

Jim Legge  
*President*  
(Newsletter & Pet Complaints)

Marsha Clark  
*First Vice President*  
(Security)

Dan Hastings  
*Second Vice President*  
(House and Grounds)

Dorinda Meihls  
*Secretary*  
(Pet Registration)

Rachel McPherson

## 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: 4/8 - 5/6

Water/Sewer: \$8,190.67  
Electric: \$1,057.56

## BOARD MEETING, May 23, 2011

### NEWSLETTER MINUTES

Jim Legge, president, called the meeting to order at 6 p.m. Other board members present were Dorinda Meihls, secretary, and Dan Hastings, second vice president. Marsha Clark, first vice president, joined the meeting at 6:10 p.m.

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

Rachel McPherson of 18020 Kent Circle was a guest of the board.

Two members signed in.

Jim introduced Rachel McPherson, who has been a member of Highleah for four years. Rachel has agreed to serve until September if the board approves her appointment. The board voted unanimously in favor of appointing Rachel.

Minutes of the April 18 meeting were unanimously approved.

Carol discussed the on-site manager's report. In May, there were 30 defaults, three attorney referrals, one eviction in process, five exterminations, one animal violation, three vehicle violations, one noise violation and one of two installation permits approved. Statements of credit and of charges due are not available at this time.

Updated rules and regulations have been placed in board books.

Four vehicles were vandalized: tires were slashed on three and one car was keyed. Security was on duty at the time but failed to report the incidents. The Security report was turned over to Marsha.

Currently on the market are two three-bedroom units and six two-bedroom units.

The board voted unanimously to accept Carol's report.

Kevin presented the maintenance report. In April, 198 work orders were completed. There were three move-ins and two move-outs.

Palmer Lawn Professionals mowed four times, trimmed the perimeter fence

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once, applied broadleaf weed control and completed an application on all crabapple trees to stop them from bearing fruit.

Palmer Lawn Professionals has begun assessing a \$25 gasoline surcharge for a service call.

Seven units are in various stages of completion. Still Contractors lowered and painted the speed bumps. They will be painting the poles next to the bumps and grinding several concrete areas.

The board voted unanimously to accept Kevin's report.

Kevin discussed an installation permit for ultraviolet germicidal lights in the HVAC system of a unit. The board approved the permit with the understanding that the member is responsible for the upkeep of these improvements.

Jim opened the floor to member comments. There were none.

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

## Free Clothing Exchange

10 a.m. to 2 p.m.  
Saturday, July 30

Beacon Heights Community of Christ  
19402 E. Holke Road (next to BVAC)

816-796-7033 • [www.beaconheights.org](http://www.beaconheights.org)

Clothes for kindergartners through eighth-graders

Bring your outgrown, clean children's school clothing in good repair. Take home clothing your children can wear for the coming school year.

Shop Us First!

Also: Visit the Ident-A-Kid program with the Independence Police Department.

## East Independence Church of Christ FOOD PANTRY

We are open from 5:30 to 8:30 p.m. every Wednesday.

We are able to help provide emergency food security for your family if you meet income guidelines.

For example, we provide assistance to families that qualify for reduced-price school lunches and to a family of four with an annual income of \$41,348 or a single person with an annual income of \$20,147.

The qualifying income varies according to the number of people in your household. We also are able to help if you have had unexpected emergency circumstances. Call us to find out more information: 816-461-0266.

We are located at the East Independence Church of Christ, 2020 S. Missouri 291 highway.



# From the Rule Book

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

## 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

## From the Rule Book *cont.*

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.

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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.

## Need a Sitter?

Do you need someone to watch your child or children while school is out? Do Mom and Dad need a "date night" without the kids?

Well, I am your answer.

I am currently available to watch children from newborn through elementary-school age. I have previous experience in two different day care centers along with watching friends' and family's children and being a family nanny for a short time.

Now I am once again wanting to watch children. The location would be most convenient is your household, but I am open to using mine if need be. I am conveniently located within walking distance to your house here at Highleah Townhouses.

Cost varies depending on frequency, number of hours and number of children.

Email me at [leobrea@yahoo.com](mailto:leobrea@yahoo.com) for more information.



## Office not open on June 16

The office will be closed on Thursday, June 16, while the ceiling of the club room is sealed and retextured.