

Cooperative Living: More than 40 Years of Affordable Housing

Housing cooperatives like Highleah Townhouses, Inc., are home to young families with children, single parents, college students, empty-nesters, senior citizens and retirees.

The first thing you notice about housing cooperatives is their affordability.

“Housing co-ops were built to provide safe, economical housing for people of moderate incomes,” said Melva Linville, who manages Highleah and other co-ops in the Kansas City area. “Those that were financed by the Department of Housing and Urban Development operate as a nonprofit organization whose mission is affordability.”

People who live in Highleah and other cooperatives are not renters, tenants or homeowners. They are members of a housing cooperative.

The Midwest Association of Housing Cooperatives, MAHC, defines a cooperative as “a group of people working together in a joint economic activity that is owned and operated by its members for their mutual benefit.”

Housing cooperatives are corporations.

People who live in a co-op are members or shareholders in a corporation. They don't own the space they live in -- they own stock in the corporation.

Stock in the corporation, or membership certificates, give members the right to occupy a dwelling and participate in the operations of the corporation, according to the association.

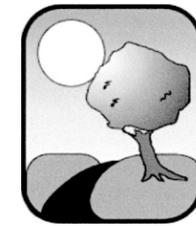
“A cooperative is a business controlled by the people who use it,” the housing association states. “It is a democratic organization whose earnings and assets belong to its members.”

Cooperative members don't pay rent. They pay carrying charges every month.

Carrying charges cover the costs of carrying on the co-op's business: mortgage charges, real estate and other taxes and expenses associated with administration, operation and maintenance of the property. HUD properties also are required to set aside some in savings to cover emergencies as well as routine upkeep and replacements for roofs, furnaces and other major expenditures.

Thousands of HUD-financed co-ops across the country were built in the 1960s and '70s. Today, there are some 1,190,000 housing cooperatives in the United States. They were built by private developers, state housing agencies, nonprofit membership organizations, tenant groups and federal government programs.

For more information, visit the Web site of the Midwest Association of Housing Cooperatives: www.mahc.com.



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: \$8,890.31
Electric: \$1,284.71

BOARD MEETING, February 27, 2012 NEWSLETTER MINUTES

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

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

Two members signed in for the open session: Dave Johnson and Marwan Nussairat.

Minutes of the January 23 board meeting were approved unanimously.

Dorinda reported for the Pet Committee. One violation has been corrected and closed; one pet owner's paperwork has not yet been updated; and one recurring violation has been and continues to be corrected. Dorinda sent out invitations to new members due to serve on the committee.

Todd reported for House and Grounds. Six units were tagged on Friday.

In response to continual violations of House and Grounds regulations by a member, the board scheduled a grievance for March 19.

Carol discussed the on-site manager's report. In January, there were 31 statements of credit, 54 statements of charges due, two attorney referrals, eight installation permits received, one extermination, one noise violation and one housekeeping standards violation.

Twenty-two units are on the market: nine three-bedroom units (five are sold) and 13 two-bedroom units (one is sold). Five of the units are still occupied.

The board voted unanimously to accept Carol's report.

Kevin presented the maintenance superintendent's report. In January, 138 work orders were completed. There were two move-ins.

Grounds projects planned include granular fertilizer and pre-emergence application, gutter clean-out and leaf clean-up.

Fourteen of seventeen rehabs are under way.

Two Labor-Ready employees may start on Wednesday.

Kevin presented three bids for foundation repairs to 17884 Buckingham Court. The board voted unanimously to accept the bid of \$12,845 from KC Waterproofing Solutions to repair foundation damage caused by tremors from an earthquake on November 5, 2011.

Twelve buildings are scheduled for termite treatment at a cost of \$7,500, included in the 2011-2012 budget.

The floor was opened for member comments and the open session ended at 6:28 p.m.

From the Rule Book

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.

Referral Bonus Available for Members

Members are reminded that a \$100 referral bonus will be paid when a member of the cooperative refers a qualifying new member.

The referral must be mentioned at the time of application.

Board Appoints Paula Goth

Paula Goth has been appointed to the board of directors.

Paula is filling a vacancy on the board and will serve until the Annual Meeting in September.

She works as a paralegal for a law firm in Independence and teaches low-impact and intermediate aerobics at the Roger T. Sermon Center.

In her letter of application, Paula wrote, "I am a family-oriented person and would love the chance to attempt to bring together all the good things I know co-op living can encompass.

"I'm asking for the chance to serve you and the Highleah community to my fullest capacity."

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.

High School Seniors Can Apply for \$500 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 19.

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 19.