



the Bugler

May 2009

MAY 05 2009

Highleah Townhouses, Inc. 2001 W. Pembroke Crescent, Independence, MO 64057 816.257.0070

Highleah Townhouses, Inc.
Board Meeting
April 20, 2009

NEWSLETTER MINUTES

Jim Legge, president, called the meeting to order at 6 p.m. Other board members present were Marsha Clark, first vice president; Angela Morris, second vice president; Dan Hastings, treasurer; and Diann Taylor, secretary. Also attending were Carol Gibson, on-site manager; Gina Cowan, assistant manager; Kevin McQuade, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Su read aloud the minutes of the March 16 open session. The minutes were approved unanimously.

Carol discussed the on-site manager's report. In March, there were 21 defaults, 21 recertification packets mailed, nine installation permits submitted and approved, three reasonable accommodation requests completed, two animal violations and one vehicle violation. In April, 28 recertification packets were mailed. One eviction is in process.

Office personnel have been cross-trained on the accounting and recertification process. The Housing Authority of Independence inspected four units. One did not pass inspection but has since been rectified. There are six unsold two-bedroom units on the market.

The board reviewed Carol's written office report and voted unanimously to accept it.

Kevin discussed the maintenance report. In March, 177 work orders were completed. There were two move-ins and one move-out.

Board of Directors

Board of Directors

President: Jim Legge
Newsletter

First vice president: Marsha Clark
Security and Pet Complaints

Second vice president: Angela Morris
Pet Registration

Treasurer: Dan Hastings
House and Grounds

Secretary: Dr. Diann Taylor
Educational Grant

Utilities for March 9 through April 9, 2009

Water/Sewer: \$7,228.33

Electric: \$931.76

Handy Phone Numbers

Handy Phone Numbers

Highleah office: 816-257-0070
Maintenance emergency: 913-894-3441

Security patrol: 816-916-7634
Non-emergency police: 816-325-7300
Natural gas company: 816-756-5252
Power and light service: 816-325-7930
Animal control: 816-325-7205
Citizens Info. Center: 816-325-7000

Kevin will be installing the new private property and no parking signs. Termite treatments for the budget year, a total of eight buildings, have been completed. All appliances for the budget year have been purchased and maintenance will be delivering the last four stoves.

The board reviewed Kevin's written report and voted unanimously to accept it.

Angela gave the Pet Committee report. There have been 21 updates from members, and 42 requests for information have been sent out along with 23 first-notice compliance forms, 16 second-notice violation forms and three third-notice violation forms.

The first committee meeting was April 7 and seven members attended.

Marsha reported that two pet complaints have been handled. She gave the Security report. Officers have been on the property more this month. They will be driving around in a patrol car.

Diann reported on the education grant. There have been two applicants. Diann will meet two more times with the selection committee.

Jim welcomed those in attendance and opened the floor to concerns. Eleven members and one guest signed in.

Erosion problems on Stafford Lane were discussed. Kevin said he has plans to address the problem.

An electronic version of the cooperative newsletter was discussed. Lisa said members would have Web site access in two to three months and the newsletter would be posted on the Web site.

Members voted to change the rain date of the yard sale to May 30 instead of May 23. The yard sale will be May 16. A reminder flier will be distributed to members a week before the yard sale.

Jim thanked members for attending and the open session ended at 6:30 p.m.

Got work?

I clean in depth when you don't have time or are just not able any more.

You may know someone who needs a hand. I'm here to help.

Helping Hand Housekeeping

D. Christine Liley: 816-863-5424



Come Hear about Nopalea Juice

The juice can remove inflammation in the body.

When: Wednesday, May 13

**Where: Sheraton KC Sports Hotel
(the former Adams Mark)
on I-70 across from the stadium**

**Time: 11:30 a.m. to 1 p.m.
Free luncheon**

**7 to 8:30 p.m.
Evening presentation**

Guests must be registered to receive a free 32-ounce bottle of Nopalea juice.

Please indicate whether you are attending the luncheon or the evening meeting.

Deadline for reservations: May 7

**Please call or email Lois Vickers at 816-257-7576;
lois-email@juno.com.**

Include your name, address, phone number and email address and guest information as well.

For Sale

Twin student loft/bunk bed: \$300 or best offer.

Comes with 2 twin beds, no mattress;
desk, book shelves and 5 drawers.

If interested and would like to see it,
please call Christine at 816-863-5424.

Hamster needs a good home.

Chinese dwarf hamster. Comes with nice new cage,
food and bedding: \$20.

Call Christine at 816-863-5424.



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.

Yard Sale Slated for May 16

Look for bargains throughout the cooperative all day long on Saturday, May 16.

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

If the sale is rained out on May 16, it will be held on May 30.

