

# the Bugler

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

## Board of Directors

Jim Legge  
President  
(Newsletter & Pet Complaints)

Marsha Clark  
First Vice President  
(Security)

Angela Morris  
Second Vice President  
(Pet Registration)

Dan Hastings  
Secretary  
(House and Grounds)

## Handy Phone Numbers

Highleah Office  
816-257-0070

Maintenance Emergency  
913-894-3441

Security Patrol  
816-916-7634

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

Mar. 5, 2010 - April 1, 2010

Water/Sewer: \$7,172.61  
Electric: \$980.52

## BOARD MEETING, April 19, 2010

### 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; and Dan Hastings, secretary.

Also attending were Carol Gibson, on-site manager; Gina Cowan, assistant on-site manager; Kevin McQuade, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Five members signed in. The board reviewed and approved the minutes of the March 15 meeting.

Carol discussed the on-site manager's report. In March, there were 34 statements of credit, 25 statements of charges due, two attorney referrals and 22 defaults. In April, 30 recertification packets were mailed. Two installation permits were approved and one denied. Four households made reasonable accommodation requests.

Vandalism was reported on five cars in the area of Covington Bend. Four units passed inspections by the Housing Authority of Independence.

The board voted to accept Carol's report as submitted.

Kevin discussed the maintenance report. In March, 146 work orders were completed. There were two move-ins and six move-outs. Interior work on 80 units was finished in March. Walk-through inspections and punch lists have been completed on 80 units. Excluding basement windows, interior work has been completed on 152 units. Mansards have been completed on 36 units and soffits and fascias wrapped on 16 units. Roofs need to be replaced on two buildings damaged by a straight wind and rain storm of 70 miles an hour on April 2. The board voted unanimously to authorize Kevin to negotiate and settle with the insurance company and proceed with reroofing on the two buildings.

The board voted to accept Kevin's report as submitted. Jim opened the floor to member comments. A Web site proposal was presented.

Angela gave the Pet Committee report. In March, 33 updates were received and 36 letters were sent out. Jim reported that he is now responsible for the Education Grant committee. Three students have submitted applications.

Jim thanked members for attending and the open session ended at 6:40 p.m.



## **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 22

Look for bargains throughout the cooperative all day long on Saturday, May 22.

That is the date for the annual cooperative yard sale.

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## Collecting for Muscular Dystrophy

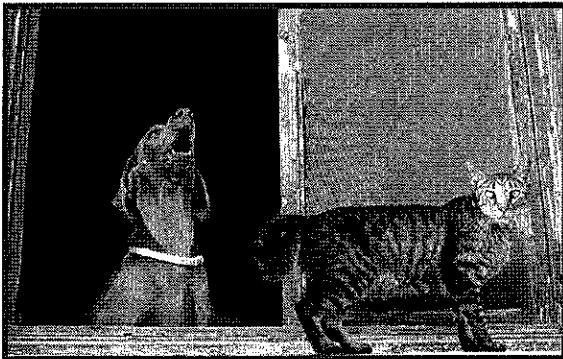
A member of Highleah has placed a collection container in the cooperative sales office for the Muscular Dystrophy Association. Donations will be accepted until the Jerry Lewis telethon on Labor Day weekend in September. At that time, the container will be taken to the local telethon and presented on behalf of Highleah.

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## Referral Fee Available for Members

Members are reminded that a \$100 referral fee will be paid when a member of the cooperative refers a qualifying new member. The referral must be mentioned at the time of application.

Currently, Highleah has one-, two- and three-bedroom units available.



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## Please Report Pet Violations

Barking dog? Cat at large? Owner not picking up after pets? If you've got a complaint about a pet, please put it in writing and turn it into the office.

Pet complaints are kept confidential. Your name will not be revealed to the member who is disregarding Highleah rules and regulations. The Pet Committee will send a letter to the pet scofflaw.

Compliance with pet rules helps make the cooperative a safer, more enjoyable place for everyone to live. The Pet Committee urges members to please report violations of the rules. Unfortunately, our lawn-mowing professionals, maintenance employees and the construction crews are now dealing with pet waste left on the grounds by members who found the snow a convenient excuse not to clean up after their pets.

# MAY 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 <i>Carrying Charges Due</i>
2	3	4	5	6	7	8
9	10 <i>Late Fees Applied</i>	11	12	13	14	15
16	17 <i>Board Meeting Open Session 6:00 pm</i>	18	19	20 <i>Attorney Referrals</i>	21	22 <i>Cooperative Yard Sale</i>
23	24	25	26	27	28	29
30	31 <i>Office Closed Memorial Day</i>					