

40 Years of Highleah Spirit

One morning recently I was sitting on the front step reminiscing how 40 years earlier I would share quality “step time” with my daughters.

I noticed two of our senior members picking up trash while on their morning walk. I thought, “They have the ‘Highleah Spirit,’” which I coined with my girls 40 years earlier.

We moved from the City of Brotherly Love in Pennsylvania to Highleah in September of 1975. The first morning “on the step” while drinking my coffee, people started to come out of their units and introduce themselves and ask if they could be of help. They also offered information about co-op living which affects everyone pertaining to parking, dogs, noise and our responsibilities. I realized then that the ‘Highleah Spirit’ is one that you live not just for yourself but also for one another.

One must understand that Highleah was not designed for government assistance: it was HUD’s program for “moderate income” families as a starter home. This is one reason why we don’t enter by income adjustments.

In checking my figures and in the 40 years I have lived here, my monthly carrying charges have increased only \$373. To save space, I won’t list all the updates for my home -- which you have also. Try a winter with the old single-pane glass, then you’ll appreciate why money for improvements is needed.

When I was working full time, I enjoyed my step and streets cleared of snow and my yard mowed (with Kevin as a teen with his machine.)

After 30 years here when I retired, I wanted to contribute back to Highleah and work part time. It was only then I realized the shop had the ‘Highleah Spirit,’ too: the Maintenance Department overhauls and repairs first to save money toward updating necessary items and technology.

I must say that the snow removal at 5 a.m. did test my ‘Highleah Spirit’ at times and affirmed my decision of not wanting a house to dig out of.

I always liked the idea of a Board of Directors in case I needed help. Again, this is part of my responsibility as a member to provide input and voting power when elections are held.

I was asked lately what I thought of our Security patrol. Yes, we have questions with trying to balance cost with coverage. All I can say is that the little girl on the step with me 40 years ago feels safe having the grandkids play in our community and trusts our Management process for our safety.

While writing this on my step, I saw the light pole that I have watched for 40 years weathering and bending over with age. It has just been tagged for removal and I feel like I’m losing an old friend.

Like that pole, my wife Shirley and I are here to the end by the choice we made 40 years earlier. We have never regretted it and people have come to live here by our witness.

I urge the younger members here to try and catch the ‘Highleah Spirit’ by your service and carry the attitude and conviction that together we can solve our problems.

~ Dave and Shirley Johnson



Highleah Highlights

2001 Pembroke Crescent West Independence, MO 64057

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

Board of Directors

Martha Ramcke
President (Elected 2013)

Andrea Thompson
Vice President (Elected 2014)

Tina Windhausen
Treasurer (Elected 2015)

Jordan Baze
Secretary (Elected 2015)

Diane Pulford
(Elected 2013)

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: 9/8 - 10/6
Water/Sewer: \$10,552.25

BOARD MEETING, October 19, 2015 NEWSLETTER MINUTES

OPEN SESSION

Board members present: Martha Ramcke, president; Andrea Thompson, vice president; Jordan Baze, secretary; Tina Windhausen, treasurer; and Diane Pulford

Board members absent: Gina Zukel, on-site manager; Linda Thompson, assistant manager; and Kevin McQuade, maintenance superintendent

Also attending: Dudley Leonard, cooperative attorney; Betsy Kilker administrative assistant, and Carmen Detherage, comptroller, for Linville Management Services, Inc.

Thirteen members signed in for the open session. Martha welcomed them and called the session to order at 6:05 p.m.

Gina gave the office report. In August, there were 46 statements of credit and 42 statements of charges due. In September, there were 38 statements of credit and 40 statements of charges due. In August there was one attorney referral and in September, there were two. Two installation permits were received and one reasonable accommodation request.

There were two exterminations, five animal violations, three vehicle violations and two yard and common area violations.

Five units are on the market: three two-bedroom and two three-bedroom units.

Kevin presented the maintenance report for September. For the month, 185 service requests were received and 184 completed. There were two move-ins and one move-out. JC’s Lawn Service mowed the grass five times and trimmed all the bushes. Six rehabs are underway. Three new employees have been hired.

Betsy presented the Linville Management updates. Three applications were approved and three final statements were completed.

Sixty-seven reply cards were mailed back from 330 sent to members on October 1.

Martha opened the floor to member comments.

Joan Cook won the door prize drawing.

The open session ended at 6:30 p.m.

Tips from the Toolshed

Kevin McQuade, Highleah maintenance superintendent, wants members to understand that the toilet is not a trash can.

Toilets are designed to remove only human waste and toilet paper. Other solids do not readily break down in water.

Cleaning a sewer back-up can be messy, costly and inconvenient.

Please do not flush anything else down the toilet, even products labeled “flushable” such as baby wipes, hand wipes, facial wipes and cleaning wipes. These are thicker and sturdier than toilet paper. They do not break down easily, which can cause blocked pipes and back-ups in units.

Other products that should never be flushed include dryer sheets, feminine hygiene products, coffee grounds, dirt, plastic bags, paper towels and napkins, cotton balls and swabs, tissues, bandages, chewing gum, cosmetics, food, hair, toys and toilet bowl scrub pads.

Here are other items that should never be flushed.

Syringes and needles: Disposing of these down the toilet is dangerous and could injure a member of the maintenance team.

Diapers: Most main pipes are only four inches wide. Cloth, plastic or biodegradable diapers will clog a toilet or an outgoing line.

Fats, oils and grease: Grease is a byproduct of cooking. It comes from meat, lard, oil, shortening, butter, margarine, food scraps, baked goods, salad dressing, sauces and dairy products.

Never pour grease into your sink drain or toilet. It sticks to the inside wall of the pipes where it continues to build up until it causes a blockage. This can be an expensive problem if blocked sewer pipes cause raw sewage to back up into a home.

Cat litter: Even “scoopable” and “flushable” litter sinks to the bottom of pipes and promotes clogs.

Dental floss: Dental floss is not biodegradable and wraps around small clogs and tangles into bigger clogs.

Chemicals: Paints, solvents, sealants, thinners, motor oil, automotive fluids, poisons, hazardous wastes, fertilizers, pesticides and furnish polish are all harmful to the wastewater process.

Cigarette butts: Cigarette filters do not biodegrade easily. The filters are filled with chemicals, which leach into the wastewater.

Medications: Flushing medications just adds chemicals into the water system.

Flushing any of these items can lead to a blockage in the line, which can be costly and inconvenient to everyone. Please remember the toilet should not be used as a trash can.

New Wildlife Rule Passed

At the October board meeting, a new rule was passed: “It is prohibited for any person within the boundary of Highleah Townhouses, Inc., to hunt, shoot, trap, dispose of, harm or kill any animal, reptile or bird.

“The cooperative may on occasion hire the services of professionals to remove certain wildlife that are causing damage to the property.”

The cooperative is using behavior modifications and conditioning to encourage wildlife away from populated areas and back to their natural habitat.

Please do not feed the birds and squirrels.

Squirrels cost the cooperative money -- both in their capture and in the damage they do.

Highleah has to pay to have squirrels removed from the grounds.

Squirrels cause a considerable amount of damage to the exterior of the buildings.

The cooperative cannot kill them. Squirrels must be trapped and transported to another area and released. Feeding them just encourages more of the squirrels to hang around the property and do their damage.



Pet Privileges May be Permanently Revoked

The board continues to receive frequent and serious complaints about pet waste on the grounds.

Dog owners who fail to clean up after their dogs may lose their pet privileges.

The board also is considering paying for a professional pet-scooping company to keep the property safe and pleasant for all members to enjoy.

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.

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.



Joan Cook, door prize winner, is congratulated with a hug from board member, Tina Windhausen. Joan won the door prize drawing during the open session of the October meeting.

Available at the Office, Free to Members

FURNACE FILTERS

ICE MELT

Bring your own container.

BED BUG MONITORS

These early-detection devices are designed to be placed under mattresses and other bed bug spots. The bugs are trapped in adhesive and easily detected through a clear window.



Winter Weather Reminders

Members are reminded to drain and shut off their outside faucets and detach garden hoses.

Raked leaves should be placed in yard-water bags and left at the door of the maintenance shop.

Fund Established to Help Member

Dear Highleah Residents,

My name is Carol Whisenhunt and I have lived on Devonshire Place for 28 years. Just like many of your streets, the neighbors on Devonshire Place care and look out for each other.

Recently one of our neighbors, Billy Harrison, suffered a stroke in his home. Billy has lived in Highleah for more than 40 years. He is a hard-working, single father raising 17-year-old twins. Due to the rehabilitation path ahead for him, Billy will be unable to work for the foreseeable future.

Billy's neighbors and I have decided to start a fund at the Highleah office to help Billy and his family with his expenses. Any donation would be much appreciated.

Gina and Linda will accept donations at the office during regular business hours.

I am proud to be such a long-term resident of Highleah and I know Billy and his children will be blessed by the generosity of his community.

- Carol Whisenhunt