

# Pet Rules and Regulations of Highleah Townhouses, Inc.

All members must file a statement whether or not the member has a pet on the premises at the time of move-in and every year at the time of recertification.

## Definitions

**Control:** A pet shall be deemed to be under control of a responsible person when that person can observe and take effective corrective action to prevent nuisance or harm to people, animals or property.

**Owner:** Shall mean any person residing in the community who keeps or harbors a pet.

**Pet:** Any non-human creature maintained in the community.

## Registration

All pets kept on the premises must be registered with the Cooperative Office within 10 days after move-in or acquisition of the pet. The following forms are required to complete the registration.

1. Pet registration form
2. Signed Pet Rules and Regulations form
3. Proof of current vaccinations in accordance with City of Independence animal ordinances
4. Current weight of the pet
5. Current photo of the pet
6. Written proof of spaying or neutering
7. A one-time, nonrefundable fee of \$50 per pet

## Pet Privileges

Pet owners may have two (2) dogs, two (2) cats or one (1) dog and one (1) cat per household. Any of the following also are allowed:

- a. One (1) aquarium up to 50 gallons for fish. Members will be responsible for any water damage to the unit from the aquarium.
- b. Two (2) birds in cages kept indoors inside the unit.
- c. Two (2) hamsters or gerbils kept indoors inside the unit.

1. Any pet not listed here is considered to be unauthorized and not allowed. The cooperative reserves the right to refuse pets having the propensity to injure including but not limited to the following dog breeds: American pit bull terrier, American Staffordshire terrier, Staffordshire bull terrier, Chows, Akitas, Rottweilers, Dobermans or any mix thereof.

No pets for breeding purposes shall be kept on Highleah Townhouses, Inc. property.

2. The maximum weight allowed for a dog at full growth is 50 pounds.

3. All cats and dogs will be vaccinated annually or as recommended by a veterinarian in accordance with the rules of Highleah and the ordinances of the City of Independence. Verification must be submitted to the Cooperative Office within 10 days.

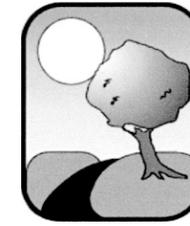
4. Visiting pets are not allowed.

5. Pets will not be allowed to make unreasonable noise.

6. No pet, cat or dog is allowed to run loose on the cooperative grounds at any time. All pets, cats and dogs must be on a lead and under the control of a responsible person when on cooperative grounds.

7. All pet feces 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.

*Pet Rules to continue in November issue...*



# 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*  
(Newsletter/House & Grounds)

Diana Pulford  
*First Vice President*  
(Education Grant)

Martha Ramcke  
*Secretary*  
(House & Grounds)

Nicole Zaragoza  
*Treasurer*  
(Security)  
highleahsec@yahoo.com

## 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

Animal Control  
816-325-7205

Citizens Information Center  
816-325-7000

## UTILITIES: 8/8 - 9/5

Water/Sewer: \$9,663.33  
Electric: \$1,202.23

## ANNUAL MEETING, September 22, 2013

### NEWSLETTER MINUTES

Marsha Clark, president, announced that a quorum was present and called the meeting to order at 1:10 p.m.

Other board members present were Diane Pulford, first vice president; Martha Ramcke, secretary; and Nicole Zaragoza, treasurer. Also attending were Carol Gibson, on-site manager; Gina Zukel, assistant manager; Kevin McQuade, maintenance superintendent; Bryan Tims, assistant maintenance superintendent; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Marsha welcomed members and thanked them for attending. She said enough members were present for the annual meeting but not enough to vote on the bylaws, which requires a majority of the members.

Marsha referenced the official notice of the Annual Membership Meeting mailed to all members on September 9 as proof of notice of the meeting.

Martha read the minutes of the annual meeting held on September 18, 2012.

Marsha announced that Highleah pet rules and regulations have been revised by the board. Members are now allowed to have two pets per household and a \$50 per pet non-refundable, one-time fee will be required.

There will be a Pet Amnesty Period from September 22 to November 1. During this time, members may register pets without paying the fee. Copies of the new pet rules were distributed to members.

Marsha asked for three volunteers to serve as inspectors of election. Jane Leonard, Shirley Minor and Deah D'Alessandro volunteered.

Marsha announced that four positions were open on the board of directors. Three board members currently serving have filed for re-election: Martha Ramcke, Nicole Zaragoza and Diane Pulford.

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She asked for nominations from the floor. There were no nominations from the floor and a motion to close the nominations was made and carried.

The candidates addressed the members and fielded questions.

Members chose to vote by acclamation: Martha, Nicole and Diane were elected.

Melva gave the managing agent's report. She prepared a pie chart illustrating how carrying charges were spent and distributed copies to members. The cooperative's assets are \$12,169,369. Reserves are \$831,580.

Door prize drawings were held. Kim Kepferle won a month's free carrying charges; JoAnn Conley won \$50; and Brea Baggs won \$25.

The annual meeting ended at 2 p.m. and members enjoyed a picnic and children's games hosted by Highleah.

## Pet Amnesty Period Ends on November 1

Pet owners are allowed to register their pets for free until November 1.

After that time, members are required to pay a \$50 per pet non-refundable, one-time fee for each pet.

## Daylight Saving Time Ends on November 3

It's that time of year again.

You'll gain an hour on Sunday, Nov. 3.

That's when Daylight Saving Time ends. So, set your clocks back one hour.

For example, if you get up at 6 a.m. on Sunday, move the time back to 5 a.m.

You get your hour again in March of 2014.

## Thank You

*With heartfelt appreciation, we acknowledge the hard work of the office and maintenance staffs who helped make our picnic and annual meeting so successful.*

*We also thank all the members who turned out to vote and participate in the governing of our cooperative.*

*Many of you have shared kind words and compliments with us about the event and have remarked that there was something for everyone -- retirees, seniors, young couples and families.*

*We are grateful for your support, your interest and your spirit of cooperation.*

*Appreciatively,*

*Highleah Board of Directors*

## Referral Bonus Available for Members

Members are reminded that a \$200 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.

