

From the Rule Book

New pet rules have been in place for a year now. By now, all members should have registered their pets with the office and observed the pet privileges.

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.

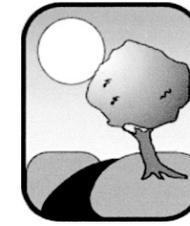
1. Any pet not listed here is considered to be unauthorized and not allowed. The cooperative reserves the right to refuse pets having the propensity to injure including but not limited to the following dog breeds: American pit bull terrier, American Staffordshire terrier, Staffordshire bull terrier,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

to be continued in November...



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)

Dee Dee Swanson
*Second Vice President
(Elected 2014)*

Diane Pulford
Secretary (Elected 2013)

Andrea Thompson
Treasurer (Elected 2014)

*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*

BOARD MEETING, September 16, 2014 NEWSLETTER MINUTES

OPEN SESSION

Marsha Clark, president, announced that a quorum was present and called the meeting to order at 6:10 p.m.

Other board members present were Diane Pulford, first vice president; and Martha Ramcke, secretary.

Also attending were Gina Zukel and Linda Thompson, cooperative representatives; Kevin McQuade, maintenance superintendent; Joeffrey Bahr, maintenance technician; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney. An off-duty Independence Police Department officer also was present as security for the cooperative.

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.

She read the official notice of the Annual Membership Meeting mailed to all members as proof of notice of the meeting.

Martha Ramcke read aloud the minutes of the annual meeting held on September 22, 2013. The minutes were approved as read.

Marsha asked for three volunteers to serve as inspectors of election. Deah D'Alessandro, Vicky Wray and Tanner Nivert volunteered.

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 \$12,170,050. Reserves are \$589,477.

Marsha announced that two three-year positions are open on the board of directors. Five candidates have submitted resumes and their names are on the ballot: Marsha Clark, Venita Davis, Karen Powell, Dee Dee Swanson and Heidi Taylor.

She asked for nominations from the floor. Joyce Nilson nominated

Andrea Thompson. There were no more nominations from the floor and a motion to close the nominations was made and carried.

The six candidates addressed the members and fielded questions.

Members voted by ballot. Dudley and the election inspectors left to count ballots.

Door prize drawings were held. Vicky Wray won \$25; Mary Weld won \$50; and Amber Wiedmier won a month's free carrying charges.

Additional prizes were awarded that had been donated by merchants and vendors.

Dudley and the inspectors returned at 7 p.m. Marsha announced the results: Andrea Thompson and Dee Dee Swanson won the two positions on the board.

The annual meeting was adjourned at 7:05 p.m.

Resumes Accepted for Board Vacancy

We need a board member for Highleah Townhouses, Inc.

The bylaws state that the board of directors shall consist of five members.

If you are interested in volunteering your time and energy to help your community, please submit a resume to the on-site office staff.



The board will review all resumes.

Board Member

Highleah Members Enjoy Affordable Advantages

At the annual meeting, Melva Linville, property manager for Linville Management Services, Inc., presented these facts about cooperative living at Highleah.

If individual members were required to pay the water bill for their unit, it would cost every household about \$30 a month.

Every member of Highleah Townhouses, Inc., pays an average cost of only \$43 a month for mowing and grounds maintenance from April through September and \$3 a month for snow removal from November through February.

Every member of Highleah pays an average cost of only \$13 a month for security patrols.

Every month, the Board of Directors holds an open session of the board meeting to allow members the opportunity to find out more about the operations of the cooperative.

Members can ask questions or voice their concerns to the board and to management. The open session is at 6 p.m. on the third Monday of the month.

Liberty Tax Service Seminar

7 p.m. on Wed., Oct. 22 in the clubhouse.

Learn about:

- Affordable Care Act
- Earned Income Credit
- Renter's Rebate

For more information, call 816.252.9990. Snacks will be provided.



Doggie Waste Disposal Bags Now Available on Site

New pet waste clean-up reminder signs and stations with disposal bags have been posted on the property.

We hope to encourage all members to clean up after their pets and keep the grounds neat and clean for everyone to enjoy.

Those who fail to do so are sent a notice and given 24 hours to clean up.

Pet waste is considered unsanitary and annoying to members of all ages who enjoy our grounds. A recent U.S. Geological Survey study of streams and creeks in the Kansas City region showed that bacteria from pet waste is the source of about 25 percent of the bacteria in local waterways.

When pet waste is disposed of improperly, water quality isn't the only thing that suffer your health may be at risk, too. Adults working in their gardens, children playing outside and family pets are at risk for infection from some of the bacteria and parasites found in pet waste.

Complying with Highleah pet waste rules is now easier than ever. Not complying, however, can get expensive.

If pet owners don't comply, maintenance then is dispatched to clean up and members are charged.

Carrying Charge Increases Remain Low Over the Years

Here's a history of carrying charge increases since 1985.

In 1985, carrying charges were increased by \$15.

1986	\$25
1987	\$6
1988	\$20
1989	\$7
1990	\$3
1991	\$5
1992	\$5
1993	No increase
1994	No increase
1995	\$10
1996	No increase
1997	\$10
1998	No increase
1999	\$10
2000	\$10
2001	\$10
2002	\$15
2003	\$12
2004	\$15
2005	\$20
2006	\$15
2007	\$5
2008	No increase
2009	\$23
2010	\$12
2011	\$15
2012	\$12
2013	\$12
2014	\$15