

July 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Carrying Charges Due	2	3	4 	5	6 Open House Clubroom	7
8	9	10	11 Late Charges	12	13	14
15	16 Board Meeting	17	18	19	20	21
22	23 Attorney Referral	24	25	26	27	28
29	30	31				



Highleah Highlights

Highleah Office: 816-257-0070

Maintenance Emergency: 913-894-3441

Non-Emergency Police: 816-325-7300

Web-site: Highleah.com

Gas Service: 816-756-5252

Power and Light: 816-325-7930

Great Plains SPCA: 816-808-3370

Highleah Townhouses, Inc.
June 18, 2018
Board Meeting

NEWSLETTER MINUTES

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

Staff present: Gina Zukel, office manager; Kevin McQuade, maintenance superintendent; and Bill Fitzgerald, assistant maintenance superintendent

Also attending: Dudley Leonard, cooperative attorney; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

Jordan called the meeting to order at 3:30 p.m.

Minutes of the May 21 meeting were approved.

Open Session

Ten members signed in for the open session. Jordan welcomed them and called the meeting to order at 6 p.m.

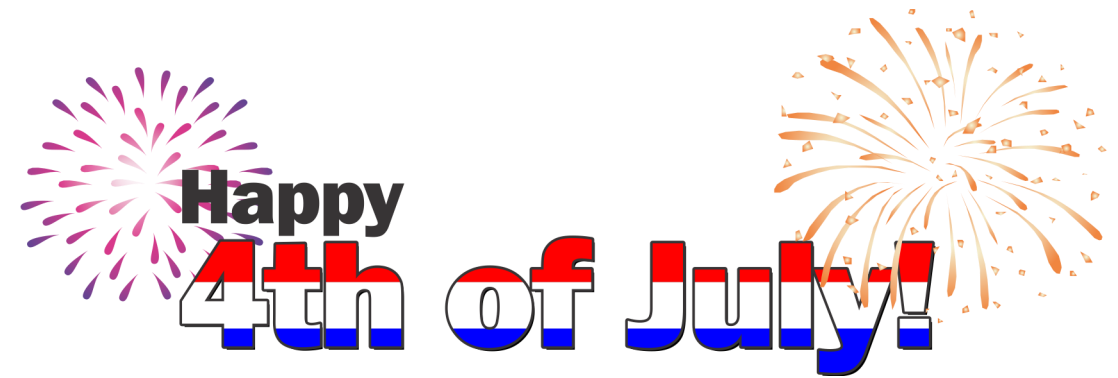
Gina gave the office report.

There were 35 statements of credit and 26 statements of charges. There were 37 defaults, four exterminations, one animal violation, one vehicle violation, four towing violations, one noise violation and one yard violation.

Betsy gave the managing agent's report for Linville Management Services, Inc. Two applications have been approved.

One application denial was reversed by the board.

Three final statements have been completed.



Just a Reminder:

City Code allows anyone 16 and older to use and/or possess consumer grade fireworks between the hours of 10 a.m. and 11 p.m. Tuesday, July 3, 2018 and Thursday, July 5, 2018 and 10am to midnight on July 4, 2018. Not-for-profit organizations may be licensed for authority to sell fireworks within the city limits from 10 a.m. Saturday, June 23, 2018 to noon on Thursday, July 5, 2018.

BILL NO. 09-012

ORDINANCE NO. 17236

AN ORDINANCE AMENDING SECTION 9.01.003 OF CHAPTER 9 AND SECTION 12.01.016 OF CHAPTER 12 OF THE CITY CODE TO PERMIT THE SALE AND USE OF FIREWORKS.



Office News



We will begin bed bug inspections again in August. Your unit will be door tagged a week in advance.

Seniors

The next seniors event is August 13th. It will be a day of games and an ice cream social. Bring your favorite game and drink. 1pm-4pm



Open House

You are welcome to stop by the clubroom on Friday, July 6th at 11am where Sandra Smith will be showing Jewelry There will also be local honey for sale Hosted by Toni Anway

Utilities for 5/7-6/8
Water/Sewer \$13,383.25

Processed in accounts payable for May were \$270,924.94. Financial reports were mailed to the board on June 14.

Kevin presented the maintenance report. In May, there were 187 requests for service received and 177 completed. There have been three move-ins and three move-outs. Eight rehabs are underway. Palmer Lawn Professionals mowed four times in May. A new slide has been installed for the playground behind building #44.

Jordan opened the floor to member comments.

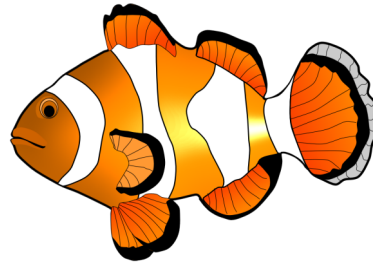
Pam Dodds won the door prize drawing.

The open session ended at 6:25 p.m. and the meeting was adjourned.



Jordan and Pam

Updated Pet Rules



Animals

Any member accepting the duties of animal ownership by registering an animal will be required to abide by all Highleah Townhouses, Inc.'s animal rules and regulations and the Independence, Mo., Chapter 3 Animals and Fowl of the Independence Municipal Code.

These regulations are specifically directed to eliminating nuisances caused by poorly-controlled dogs and cats but are applicable to all animals maintained on the property.

Animal Permit

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

Control: An animal 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 an animal.

Animal: Any non-human creature maintained in the community.

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Things to do in Independence

Independence Day Celebration
July 3, 7pm 937 W Walnut
Church of Jesus Christ of Latter Day Saints
Fireworks approximately 9:30pm

The Drop-off Depot, City Dump
875 Vista Avenue on the second Saturday of each
month, March through November,
weather permitting
Call (816)325-7600 for pricing

Farmers Market
Wednesday and Saturdays in July from
6am to 1pm Local farmers, crafters and more
Located at the NW corner of
W Walnut and S Liberty

Dive-in Movie at Adventure Oasis
Family Friendly Movies
Friday's through August 10
9pm-10:30pm \$3 per person
Inner tubes are provided

Registration Of Animal

All animals kept on the premises must be registered with the Cooperative Office within 10 days after move-in or acquisition of the animal.

The following forms are required to complete the registration.

- A. Animal registration form
- B. Signed Animal Rules and Regulations form
- C. Proof of current vaccinations in accordance with City of Independence animal ordinances
- D. Current weight of the animal
- E. Current photo of the animal
- F. Written proof of spaying or neutering
- G. A one-time, nonrefundable fee per animal
- H. Dogs must have their DNA registration kit completed with the office

Animal Privileges

Animal 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) One (1) appropriate habitat for a lizard
- c) Two (2) birds in cages kept indoors.
- d) Two (2) hamsters, guinea pigs or gerbils kept indoors.

Restrictions

A. Any animal not listed here is considered to be unauthorized and not allowed. The cooperative reserves the right to refuse animals 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, wolf or any mix thereof.

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

C. The maximum weight allowed for a dog at full growth is 65 pounds. Members must provide veterinary verification of vaccinations and weight.

- D. 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.
- E. Visiting animals are not allowed.
- F. Animals will not be allowed to make unreasonable noise.
- G. No animal, cat or dog is allowed to run loose on the cooperative grounds at any time. All animals, cats and dogs must be on a lead and under the control of a responsible person when on cooperative grounds.
- H. All animal feces must be cleaned up immediately anywhere at all times when the animal is outside the unit on the cooperative grounds. Animal waste must be placed in a plastic bag and disposed of in a proper trash receptacle.
- I. Any dog feces reported on the property will be tested for a DNA match. All samples must be collected by the Highleah representative.
- J. The fee for clean-up the first time will be \$100; the second time, \$125; and the third time, \$175 with a loss of animal privileges. Three violations per dog will be allowed in a rolling 24-month period. If a household has two dogs, each dog will be allowed three violations of the pet waste rule. If multiple samples are taken on the same day from the same dog, the owner will be cited for one violation and required to pay for every test taken on that day.
- K. Tie-outs used to restrain animals outside units cannot exceed six (6) feet in length. Animals are not allowed to be tied or attached in any way to trees. Owners must clean up immediately the areas where animals have been restrained.
- L. No restrained animal is to be left unattended after 10 p.m. or before 7 a.m. Animals cannot be left outside longer than two (2) hours at any time.
- M. Any animal that attacks or bites a person or another animal may be removed from the premises by an Animal Control Officer, licensed veterinarian, health or police officer in accordance with Independence City Code.

N. Animal owners are responsible for damage to the cooperative grounds and structures including the inside and outside of their units. The member will be charged for repairs including materials and labor in accordance with the Occupancy Agreement.

O. All animal complaints must be in writing, signed by a member or employee and given to the Cooperative Office. The board responds only to written complaints signed by a member or employee.

P. With the exception of animal waste violations, members receiving notice on three (3) separate occasions of a violation of any of these rules within a 12-month period will be in jeopardy of losing their animal privileges. The member will be called before the Board of Directors for a grievance meeting to discuss the violation.

Members who have their animal privileges revoked must wait two (2) years from the date of revocation before applying to have the privileges reinstated by the Board of Directors. If a member's animal privileges are revoked a second time, the privileges will remain revoked indefinitely.

