

September 2018



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

Page: 12

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

Page: 1

Highleah Townhouses, Inc.
August 20, 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; Linda Thompson, assistant 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 July 16 meeting were approved.

Kevin reported on \$7,010 of foundation repairs by CC Magic Home Remodeling.

Rules Review

The board voted to approve the minutes of the February 5, 2018, rules review.

The rules review began on page 18 with Section 2.10 Solicitation.

The rules review scheduled for 4 p.m. on August 28 will begin with Section 5.7 Outside Faucets.

Open Session

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

Betsy gave the managing agent's report for Linville Management Services, Inc.

9) Vehicles shall not extend over the sidewalk.

10) No major overhauls and/or repairs will be allowed on vehicles on Highleah premises. The only repairs permissible are those of a minor nature, such as changing tires or spark plugs.

No vehicle shall be left unattended while on jacks or jack stands. All repairs must be completed within 24 hours.

The work area must be returned to its normal condition. Scrap material, antifreeze, oil and grease spills must be removed from the parking spot.

All oil and antifreeze must be disposed of properly. Do not put old or excess oil or antifreeze in the trash or down the sewers.

11) "Abandoned property," any unattended motor vehicle, whether or not operational is subject to towing 96 hours after a warning ticket is placed on the windshield of the vehicle or a door tag placed on the townhouse door of the member.

12) All towing is at the vehicle owner's expense.

13) Any member's vehicle used for employment (a company vehicle) must park in numbered or auxiliary parking. Any vehicle rated 3/4 ton or more must be approved by the Board of Directors and must park only in auxiliary parking.

14) Any operable vehicle parked in guest or auxiliary parking for more than 72 hours will be given 48 hours to rectify the violation before being towed.

Highleah Vehicle Rules

- 1) One car per licensed driver per household. This does not apply to motorcycles. In the case of a complaint or controversy, you may be asked to provide the office with a copy of every individual's driver's license.
A household with three or more vehicles must use auxiliary parking.
- 2) Every unit has one numbered parking space assigned exclusively for the use of that unit. All other members' and guests' vehicles shall park in available guest or auxiliary spaces.
Members must park in their assigned spaces first when the numbered spot is available.
- 3) Motorcycles, motor scooters and mini-bikes will be parallel parked at the head of the numbered parking space so that a vehicle can be parked in the same space.
- 4) Parking in numbered spaces assigned to another unit may result in the vehicle being towed.
- 5) All vehicles including motorcycles, motor scooters and mini-bikes owned by Highleah residents or their guests must be licensed properly in accordance with state law and be in operable condition.
Vehicles in violation will be given 48 hours to rectify the violation.
- 6) No motor homes, boats or recreational vehicles can be parked on Highleah premises except for the purpose of loading and unloading not to exceed 24 hours.
- 7) All members and guests shall recognize and comply with universally accepted rules of the road and the 15 mile-per-hour speed limit while on property.
- 8) Any vehicle parked in a non-designated area such as the grass, sidewalk, fire lane, driving lane, maintenance driveway, No Parking zone or in front of a dumpster will be towed without further notice.

Page: 10

One application has been approved.

Three final statements were completed.

Processed in accounts payable for July were \$210,671.97.

Financial reports were mailed to the board on August 7.

Gina gave the office report.

There were 50 statements of credit and 47 statements of charges. There were 42 defaults, one attorney referral, one eviction in process, three exterminations, one animal violation, three vehicle violations, one yard violation and one installation permit received.

There are no units on the market.

Kevin presented the maintenance report.

In July, there were 201 requests for service received and 184 completed. There have been three move-ins and two move-outs. Seven rehabs are underway.

Palmer Lawn Professionals mowed three times in July and sprayed for bagworms and for weeds on concrete and asphalt.

Jordan opened the floor to member comments.

The open session ended at 6:30 p.m. and the meeting was adjourned at 6:50 p.m.



Martha and Janet

Page: 3

Annual Meeting

Annual meeting will be held on Tuesday, September 18, 2018. Registration will start 6:30. The meeting will begin at 7 p.m. in the cafeteria of Bridger Junior High just east of Highleah on 78 highway. Members will vote to fill three positions for the Board of Directors. Door prizes will be awarded as follows:

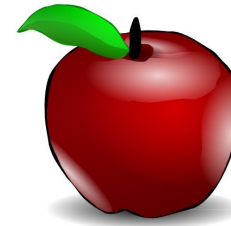
First prize of a month's carrying charge

Second prize of \$50.00

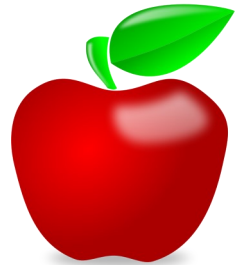
Third prize of \$25.00

In order to vote a member must be present either in person or by proxy and be in good standings. If voting by proxy members must appoint another member to vote on their behalf.

A quorum is necessary in order to hold the annual meeting.



Recipe Corner



Apple Crisp

2 cups flour

2 cups brown sugar

2 sticks butter (melted)

1 cup oatmeal

1/2 tsp baking powder

1/2 tsp baking soda

1/8 tsp salt

Mix well

Peel and slice 5-6 apples and layer in 13x9 greased baking dish. Sprinkle top of apples with cinnamon and then crumble mixture on top. Bake at 350 for 30-35 minutes or until topping is golden browned.

Things to do in Independence

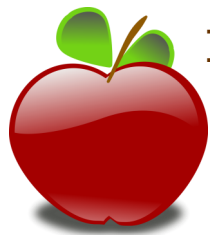
SantaCaliGon Days
August 31-September 3

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's and Saturday's
Through October from 6am-1pm
The Independence City Market will open in it's
new location
On Truman Road between Liberty and Osage on
Wednesday, September 5, 2018



From Maintenance



Fall trimming of all bushes and shrubs
will be starting soon. Please clean up
your garden and flower bed areas
around your unit of weeds, old plants
and flowers.

Page: 8

Resume

Tina Windhausen

Hi Members,

My nickname is Tina (Windhausen) and I have lived here in the complex for 26 years. For 3 of those years, it's been my pleasure to work on your behalf on our Board of Directors. I would like to continue doing so for another term. It's been interesting.

One thing that I've particularly enjoyed this past year is helping Diane Pulford with the project for Seniors.

I am from Northeast, a grad of UMKC, studied Journalism, worked a lot of jobs.

Actually I love to write, some of it having been published, but my passion is to read.

Another is to keep the grounds healthy, safe and child friendly for every family in Highleah.

Oh! and I don't have any relatives working either in the Highleah office or on the Board.

Thank you,

--Tina.

Page: 5



Save the Date

Fall Festival for Highleah Seniors

October 8, 2018

Come one, Come all

Friendly Competition: Decorate pumpkins

Bring your own pumpkin and craft items for decorating

Fun and Games: Bingo, prizes for winners

Feast of Famine: Spiced Apple Cider and Carmel Apples
will be provided



Next bed bug inspection will be
September 6th. Your unit will be
door tagged a week in advance.

Page: 6



Highleah Fall Garage Sale

Saturday, October 13th

Rain or shine, no rain out date

Now is the time to clear out all the un-
wanted treasures. Spread the word and
tell all your neighbors, friends and family.



We encourage you to call the police with any and
all suspicious activity. Please be reminded to
keep your cars locked. Call the office to report
vehicles parked in guest or auxiliary spots over
48 hours.

Page: 7