

May 2023



SUN	MON	TUE	WED	THU	FRI	SAT
	1 Carrying Charges Due	2	3	4	5	6 Spring Clean Storage lot will be open from 8am-7pm
7 Spring Clean Storage lot will be open from 8am-7pm	8	9 	10	11 Late Charges	12	13
14 	15 Board Meeting 6:00pm Monday	16	17	18	19	20
21	22 Attorney Referrals 8:00am Monday-morning	23	24	25	26 	27
28 	29	30	31			



2023

Highleah Highlights

Highleah Office: 816-257-0070

Website: Highleah.com

Board Email: htbod@highleah.com

Maintenance Emergency: 913-894-3441

Independence Police non emergency: 816-325-7300

Gas Service: 816-756-5252

Power and Light: 816-325-7930

Animal Shelter: 816-325-7207

Highleah Townhouses, Inc.
April 17, 2023
Board Meeting
NEWSLETTER MINUTES

Board members present: Jane Leonard, president; Kathleen Hill, vice president; Jon Jordan, treasurer; and Sharon Conn

Board member absent: Donna Cates, secretary

Staff present: Katrina Giammalva, on-site manager; Linda Thompson, assistant manager; and Kevin McQuade, maintenance superintendent

Also attending: Betsy Kilker, regional manager for Tailor Made Property Services, and Brad Constance, cooperative attorney

Jane called the meeting to order at 4:30 p.m.

Minutes

The board approved the minutes of the March 20 board meeting, the March 28 budget meeting and the budget executive session.

Open Session

Fourteen members signed in for the open session at 6 p.m. in the clubhouse. Jane welcomed them.

Next board meeting

The next board meeting is May 15.

Office updates

Katrina presented the office report.

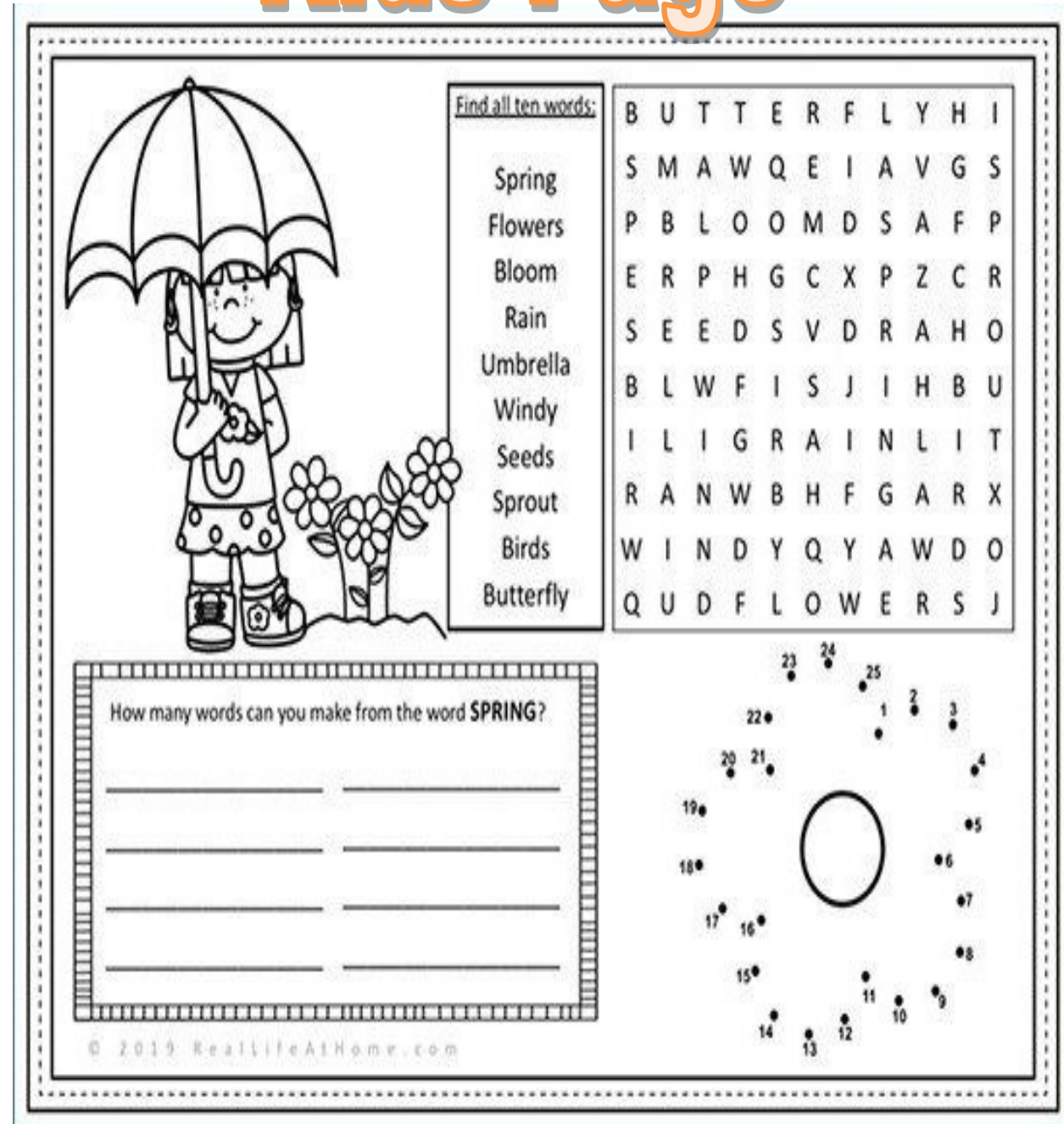
For one month, there have been 41 statements of credit, 17 statements of charges due and 44 notices to pay.

Four installation/alteration permits were received. Two permits were denied; two, approved. Two exterminations were performed.

Notices were sent about violations involving animals, peaceable possession, housekeeping, vehicles and general household miscellaneous.

No memberships are for sale.

Kids Page



3 Ingredient Cake Mix Cookies

Preheat oven to 350 degrees

1 15.25 ounce box Cake Mix (any flavor)

2 Eggs

1/2 cup Vegetable oil

Add Frosting (sprinkles, powdered sugar, optional)

Directions

1. Stir cake mix, oil and eggs together in a large bowl until it comes together as a dough.
2. Spoon cookies into golf ball sized balls and place them onto ungreased cookie sheet 2 inches apart
3. Cook for 6-10 minutes depending on how soft you like your cookies.

These have always been a huge favorite at our house. Lemon are our favorite, along with chocolate with chocolate chips.



Countertop Dishwasher for Sale: \$200.00. Has a dent along the top but it does not interfere with the functionality. Great for small kitchens!

Only selling because it did not fit with the new furniture purchased for my kitchen.

If interested, please text or call 816-807-8238.



Maintenance summary

Kevin reviewed the maintenance report.

In March, 149 service requests were received and 152 completed. There were three move-ins, one transfer and two move-outs.

Seven rehabs are in various stages of completion. All are sold.

Fine Lines Lawn & Irrigation applied a pre-emergence herbicide and a fertilizer to the grass areas.

Tailor Made Property Services

Betsy presented the managing agent's report for March.

Four applications were approved.

Processed in accounts payable for March was \$211,213.28.

Jane opened the floor to member comments.

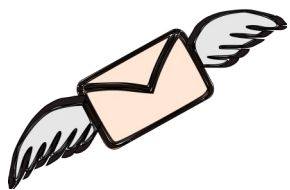
Door prize

Joann West won the door prize drawing.

The open session ended at 6:30 p.m. The board met in closed session and the meeting adjourned at 7:30 p.m.



Board Member: Jon
Member: Joann



Message From your Board President

WHAT'S IN YOUR NEWSLETTER? WHY SHOULD WE READ THEM? FLYERS, what are they about?

Newsletters and flyers are how we can communicate with members who can't attend board meetings for whatever reason. This allows for reading the minutes of the last meeting, rule & regulation changes, membership updates, work throughout the property, and general reminders of important information we need to get to our members.

Remember when maintenance is in your home for a service request, they are there to complete a request that has been called in. If something else needs to be repaired, please make another request. This keeps them on task with time management and documentation of work completed.

We are in the beginning stages of repairs to the fire damage unit on Dover Fork, but it will take time.

We recently walked the property, and it looked in need of a good cleaning. Let's Spring Clean our community together. I will have a key for the upper lot for trash and yard cleanup the weekend of May 6th & 7th. We would love everyone to pitch in and clean around their buildings. I will open the gate for trash and yard waste drop-off. We will need to ensure that we use the correct dumpster from 8 am to 7 pm on both days. Yard clippings, sticks & leaves go into the short dumpster and the taller longer one is for trash only. NO APPLIANCES, TIRES, BATTERIES, PAINT, OR CHEMICALS IN EITHER DUMPSTER!!

Thank you for all the cooperation with car parking during the street repairs.

Remember, Kids are out playing; please watch for them! Happy Summer, school is out soon.

Jane BOD



Many of you have called and asked about donations to the family of the fire unit. The family has set up a GO FUND ME account. The account is as follows:

Gofund.me/418b836e



All-natural, mostly organic, body butters & scrubs.
Also featuring scented candles, lotion bars, shower steamers, bath bombs and lip balm.

Amanda McMahon
She Made Beauty

816-225-6797
SheMadeBeauty@gmail.com



Bonnie
Your Highleah Neighbor
913-207-6502 call or text



Lora Lee, Highleah member sells Tupperware and The Body Shop, if interested please call for a catalog. 816-560-3878



Pure local honey for sale,
and delivery is FREE!
Text me at 816-965-3589



Health resource fair.

Join Oak Street Health for a special senior resource fair, where you'll find music, games, food, and prizes plus community resources to help you stay active and healthy. Light refreshments will be served.

Event details

Highleah Town Houses
2001 Pembroke Crescent W
Independence, MO 64057

Saturday, 06/10

10:00 AM - 12:00 AM

RSVP today by calling (816) 381-5682

With special guest Medical
Assistant Free Blood Pressure
Checks .

*Oak Street Health limits one (1) prize per person with the value not exceeding \$15, while supplies last, one time use only. Doctor's authorization may be required to participate in select events. We are not affiliated with and do not endorse other parties' services or products. Sales agents may be present with plan specific information and enrollment options. Oak Street Health provides a community service to help seniors understand Medicare facts. Please note that we are not insurance agents or Medicare employees nor does Medicare in any manner endorse our educational assistance. The assistance is provided as a service to the community by Oak Street Health.



OFFICE NEWS

On Saturday June 10, 2023 Oak Street Health will be introducing themselves to the community for a seniors health resource fair. They will be here in our clubroom. from 10am till noon with refreshments games and prizes. There will be a medical assistant to take blood pressures. This is a new facility by Price Chopper in the old Dollar General space. See flyer on page 8 and set time aside to come check them out and ask questions.



Thank you for your patience with all the street repairs. It took a day longer than anticipated. But all look great and are finished. We will do phase 2 of street repairs coming in June or July. **ALL cars must be moved when doing the streets.** They are re-striping and painting numbers. **NO EXCEPTIONS.** If your car is left and we are unable to locate owner or call and no answers **IT WILL BE TOWED AT OWNERS EXPENSE.**



We currently have no units on the market and all units being rehabbed have approved applications. We do have a wait list for all 3 size units.



A/C units outside must be cleared of all items around them. Please do not store items behind or around the a/c unit. Members must maintain a 2ft clearance around the outside a/c unit.

Good Neighbor Nomination

Do you have a neighbor that has gone above and beyond? Is there someone you know that goes out of their way to help others? If so, we would love for you to consider nominating them for our good neighbor award! We want to recognize individuals that strive to make our community a better place to live! They could win a \$25.00 credit on their account!

Fill out the form below and turn it in to the office. The board will review the submissions and vote on a “good neighbor” to be honored each month at the open session of the board meetings.

Submitting member’s name:

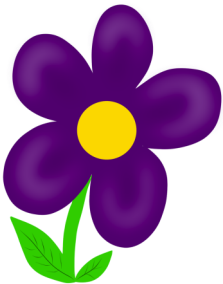
Submitting member’s address:

Submitting member’s phone number:

Name of the member you are nominating:

Address of the member you are nominating (if known)

Reason you are nominating this member:



Good Neighbor
Award Winner
April

Steven Allen

“Steve is always willing to help and doesn’t ask for anything in return. I’ve seen him help other neighbors not only me”.

