



SUN	MON	TUE	WED	THU	FRI	SAT
		Office Closed ↓				1 Carrying Charges Due
2	3	4 TH OF JULY	5	6	7	8
9	10	11 Late Charges	12	13	14	15
16	17 Board Meeting 6:00pm Monday	18	19	20	21 Attorney Referrals 8:00am Friday	22
23	24	25	26	27	28	29
30	31					



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.

June 19, 2023

Board Meeting

NEWSLETTER MINUTES

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

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 May 15 board meeting and the June 7 grievance hearing.

Open Session

Thirteen 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 July 17.

Office updates

Katrina presented the office report.

Since the last board meeting, there have been 48 statements of credit, 29 statements of charges due, one attorney referral, one eviction in process, 56 notices to pay and four exterminations.

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

Maintenance summary

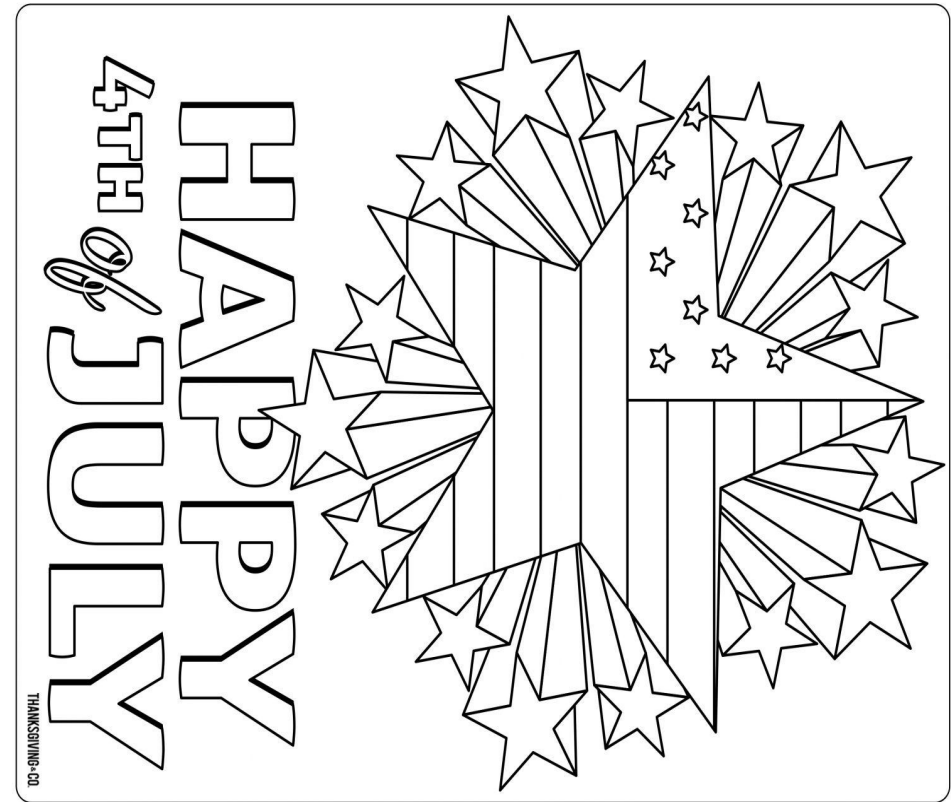
Kevin reviewed the maintenance report.

In May, 236 service requests were received and 180 completed. There were two move-ins and four move-outs.

Eight rehabs are in various stages of completion.

Fine Lines Lawn & Irrigation mowed the grass four times.

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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



Pure local honey for sale,
and delivery is FREE!

Text me at 816-965-3589

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With 4th of July approaching this is a reminder of the city ordinances. We have already had several calls to the office regarding misuse of fireworks. Please follow the rules and please play safely.

In the City of Independence,

“The use of Division 1.4G fireworks within the City limits **shall only be permitted on July 3 and July 5 of each year between the hours of 10:00 a.m. and 11:00 p.m., on July 4 of each year between the hours of 10:00 a.m. and midnight.**” Also, it’s illegal “for any person under the age of sixteen (16) years, unless under the supervision of a parent or guardian, to possess or discharge Division 1.4G fireworks within the City limits.”

Keep in mind, not all fireworks are legal!

It is unlawful to possess, store, handle, or use the following fireworks within the City: Bottle rockets, aerial missile, or similar devices

Sparkler bombs

Altered or combined fireworks

“Sky Lanterns”

Tailor Made Property Services

Betsy presented the managing agent's report for May.

One application was approved and one was denied.

Five final statements were completed.

Processed in accounts payable for May was \$248,446.37.

Jane opened the floor to member comments.

Door prize

Betty Forbes won the door prize drawing.

The open session ended at 6:40 p.m. The board met in closed session and the meeting was adjourned at 7:05 p.m.



Board Member:
Kathleen

Member: Betty

Highleah Board of Directors
Jane Leonard: Board President
Kathleen Hill: Vice President
Donna Cates: Secretary
Jon Jordan: Treasurer
Sharon Conn: Board Member



Message From your Board President

Let's welcome Independence Day safely here at Highleah. Fireworks can be very enjoyable. Just, please be safe and follow the law! In the City of Independence, "The use of Division 1.4G fireworks within the City limits shall only be permitted on July 3 and July 5 of each year between the hours of 10:00 a.m. and 11:00 p.m., on July 4 of each year between the hours of 10:00 a.m. and midnight. Please clean up any debris left over by the next morning.

We will continue to walk the complex through the summer months to make sure upkeep is being completed by both maintenance and members. Take pride in your area.

Ongoing parking issues may result in cars being towed at the owner's expense. Please be aware of our parking rules and make your guests aware as well. Please read Section 1.10 of the Rules & Regulations. The biggest issues are:

Tandem parking – please no parking at the end of driveways on the street, find a guest or AUX spot.

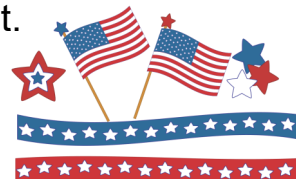
Park in **YOUR** numbered spot if you are the only driver for your unit, don't use a guest spot.

Make sure your household or guests aren't using another members numbered spots whether the unit spot is an empty unit or not.

Motorcycle safety, **every** person under 26 years of age who is operating or riding as a passenger on any motorcycle or motor tricycle is required by Missouri Law to wear a helmet.

Please have a safe summer.

Jane-BOD



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resume

Hi Everyone,

To those that don't know me, my name is Donna Cates. My husband and I have lived here in Highleah for 43 years. We raised 5 kids. We were foster parents for the state and a private agency for 16 years. I babysat for 36 years. Jack, my husband, retired from KCATA after 25 years. Jack passed last October 14, 2022, from a massive stroke.

I would like to continue serving on the board. I enjoy working with the other board members. Since I've been on the board, I have learned a lot. I would like to continue on the board and serve you along with the other board members if you will let me. We try our best to keep Highleah a safe and friendly community for you and your children.

Thank you for reading this and thank you for your vote.

Your Neighbor,

Donna Cates

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Highleah's annual meeting is coming up. The date is September 19th, 2023. There will be 2 board positions up for election. One, 1 year and one, 3 year. If you are interested in running for a position please submit a resume to the office or email to linda@highleah.com. It will be printed in the up coming newsletters. This is a volunteer position and requires a few hours monthly of your time.

OFFICE NEWS

With the hot summer days here this is the rule on swimming pools and slip & slides. Please read carefully and make sure you are following Highleah's rules and regulations.

Section 5.5 Pools

Plastic or inflatable wading pools no larger than six (6) feet in diameter or no more than 12 inches in depth are allowed. Wading pools can be set up only in the back yard. Pools are not to be left unattended. Pools must be emptied daily, stored in the back of your unit and not allowed to collect water.

Water slides of any kind, such as Slip-N-Slides, are not allowed.

Any damage caused to the property from a pool will be the responsibility of the member to repair. Maintenance may repair the damage at the member's expense.

Make sure you are changing your furnace filters. You're a/c unit will appreciate it.



Moles, Moles, Moles

We have multiple phone calls a week about moles. It was brought up at the board meeting and we have a member, Jackie who shared her success with this product. Bought at Tractor Supply for around \$25.00. Other options are on Amazon as well.

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
Deborah & Ken

Neighbor Deborah went to store and brought a case a water to Joan. Ken carried the water in for Deborah. Upon entering the unit there was a strong gas smell finding out she had a knob on the stove that had been on all night. Both helped her get windows opened and aired unit out making sure she was ok.