

AUGUST

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2024

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.

July 15, 2024

Board Meeting

NEWSLETTER MINUTES

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

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

Also attending: Brad Constance, cooperative attorney

Jane called the meeting to order at 5 p.m.

Minutes

The board approved the June 17 board meeting minutes.

Open Session

Fifteen members signed in for the open session at 6 p.m. in the clubhouse.

To order

Jane welcomed all and called the meeting to order at 6:05 p.m.

Next board meeting

The next board meeting is August 19.

Office updates

Katrina presented the office report for July.

There have been 33 statements of credit, 36 statements of charges due and 47 notices to pay. Two installation permits were received and approved.

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

All units have waiting lists. There are no units available.

Maintenance summary

Kevin reviewed the maintenance report.

In June, 154 service requests were received and 132 completed. There was one move-in.

Nine rehabs are in various stages of completion and all have move-in dates.

Fine Lines Lawn & Irrigation mowed four times and sprayed herbicides.

Tailor Made Property Services

Katrina read the managing agent's report prepared by Mike Lauer.

One application was approved.

Processed in accounts payable for June was \$220,941.98.

Financial reports were delivered to the board.

Jane opened the floor to member comments.

Neighborhood Watch

Ashley Pittman discussed plans for a Neighborhood Watch.

Door prize

Dave Johnson won the door prize drawing.

The open session ended at 6:55 p.m. The board met in closed session and the meeting was adjourned at 8:40 p.m.



Board Meeting
\$25 Door Prize Winner

Member: Dave Johnson

Office: Katrina Giammalva



Highleah Board of Directors

Jane Leonard: Board President

Sharon Conn: Vice President

Donna Cates: Secretary

Jon Jordan: Treasurer

Tammy Sutherland: Board Member



Community Updates From the Board

Hi Neighbors,

It was great to have such a nice turnout at the last board meeting. We want to extend our thanks to everyone who came with their concerns and suggestions, and we look forward to the implementation of the Neighborhood Watch program here in Highleah. If you would like to become involved in this program, leave your name and phone number in the office, and you will be contacted by Ashley Pittman, the individual who is heading up this effort. Thank you Ashley!

One of the concerns that has been expressed over the past several board meetings is the need for us to be respectful and courteous of each other as neighbors. The introduction to the Highleah Rules and Regulations Handbook states "The cooperative lifestyle which we all share by living at Highleah Townhouses, Inc. (Highleah Townhouses) places each of us in the position of being more closely associated with our neighbors than if we were living in individual houses. At times, this places an extra burden on each of us, and we must be a little more considerate of others so we do not abuse their feelings or privacy". The rules and regulations we have in place here at Highleah are designed to create a safe and peaceful living environment. Please remember to be kind and patient with each other. This kindness and patience should be extended to our office and maintenance staff as well. The board is making updates to the current Rules and Regulations Handbook. The new handbooks will be available in September at our annual meeting.

Another concern that was expressed by a number of our neighbors at the July board meeting involved a lack of lighting around the townhouses. Our maintenance supervisor, Kevin McQuade, explained how solar lighting (placed in the ground) can be used to light up the front of the unit. These lights are inexpensive and add to the attractiveness of the flower beds in front of the units. And don't forget to turn your front and back porch lights on at night.

There are two board positions that will be up for election at our annual meeting on Tuesday, September 17th. We encourage everyone who can to be there and cast their vote. Anyone who is interested in being on the board should email their resume to the office for publication in the September newsletter. This is a 3 year commitment. One of the door prizes at this meeting is a free month of carrying charges!

The refinancing of the community mortgage is almost complete. We want to express our grateful thanks to Melanie Philips of Tailor Made Property Services, Jon Jordan our board of director's treasurer and Katrina Giammalva our office manager. These individuals have gone above and beyond to see this project through to completion. Thank you for the many hours you have spent in our behalf.

As of the printing of this newsletter, the closing on our new mortgage was scheduled for Wednesday, July 31. By the time you are reading this, there may already be cause to celebrate. The days of having a looming balloon payment will be behind us, and our community will be on a path to becoming debt free in 30 years. Stay tuned for details!

And finally, a warm welcome to our new assistant office manager, Trinity Tart. We are so glad to have you here!

Best wishes to all of our students as they go back to school this month.

Highleah BOD



New Office Security Procedure

When visiting the office, you will see a new sign. It explains the procedure for using the new security system. The new security requires members to knock at the office door and wait. When you hear the BUZZ, open the door during the buzzing sound.



OFFICE NEWS



Annual Meeting

Highleah Townhouses Annual Meeting will be held on **Tuesday September 17th, 2024.**

We will have 2 board positions, three year terms, up for re-election. If you or anyone you know are interested in running for a

board position please submit a resume to the office or by email to katrina@highleah.com. Please submit by August 22nd. It will be printed in the September newsletter. This is a volunteer position and requires only a few hours of your time monthly.

Water

Your water is not free. Everyone pays for water through your carrying charges. Please use outdoor water appropriately by not letting kids play and run the water for hours. No water slides are allowed and make sure you empty and pick up pools every day.

From



Bed Bug Inspections

Annual bedbug inspections will start in August. You will receive notification on your door when it is your sections turn for the inspections. There are no exceptions for these inspections.



RESUME

Hi Neighbors,

My name is Tammy Sutherland and I am currently serving on the board. I would be happy to continue in this capacity if you would like me to. My husband and I have lived at Highleah for 5 years. I was a pediatric speech therapist for almost 20 years. Currently, I am a full-time caregiver to my husband who has Parkinson's Disease.

This past year has been a huge learning curve for me. I have enjoyed being on the board and getting to meet more of my neighbors. I have appreciated hearing the concerns they have shared about our community. The current board is united in their desire to see Highleah become a more family friendly place to live. As a board member, my priorities have been and will continue to be the peace and safety of the community, making financially responsible decisions and keeping the community clean and attractive. I want Highleah to be a great place to live and a great place to work.

I have also learned that sometimes the changes that need to be made take more time than we would like. I can vouch for the fact that your concerns are taken seriously.

Thank you for your consideration.
Tammy



RESUME

My name is Viola Solary. I have lived at Highleah Townhouses for 44 years. I raised both of my daughters here, and I've also had my grandchildren come here to visit. I've stayed here because I think it's a nice place to live and affordable. I worked at American Bakerys for 20 years. I also worked at Ameristar Casino for 25 years as a dealer. I want to be a part of the Board to see what I can offer as a member. I want to work for the people that live here, so please let's make Highleah a great place to live. Vote for me.

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:



This month's Good Neighbor Award goes to Makenzi Medina for making a new 2024 Community Yard Sale sign for us. Thank you!



IT'S BACK TO SCHOOL TIME!

STARTING AUGUST 19TH WATCH FOR BUSES



AND KIDS CROSSING IN FRONT OF THEM.

*****Tax-free weekend is August 2nd –4th.***



Summertime Critters

T N G E L S C A L O O I T S A
 N A S N A L O N G B D O M E G
 I O D H O O C H E U S B I F O
 L T M T I B O D O T T S U I T
 L T G O A S O E N T E D L I I
 L R A M I L N A O E E R S H U
 A U L T S A O B B R C A B U Q
 N C I G B D I E L F A G I M S
 I M N R N Y L E U L T O B M O
 D E C C N B I T E I E N O I M
 R L G B M U M L J E R F U N G
 A L T U G G O E A S P L R G U
 C U B N H S O D Y U I Y Z B D
 W O H Y I R W A Y L L E A I A
 M D S F R O G S S O L U T R U
 D O S D R W Y L T S A Q M D T
 U R M M E C R I A I R O D S M
 Z F S S L T A D R A Z I L H O



BUTTERFLIES
 LADYBUGS
 CARDINAL
 BEETLE





DRAGONFLY
 WORMS
 LIZARD
 COCOON

BUMBLEBEES
 HUMMINGBIRDS
 FROGS
 MOTH

ANTS
 BLUEJAY
 MOSQUITO
 CATERPILLAR

August

2024

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---|----------------------------------|---|-----------------------------|---------------------------------|---|---|
|  | | | | 1 Carrying Charges Due | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9  | 10 |
| 11 | 12 Late Charges | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 Board Meeting 6:00pm | 20  | 21 Attorney Referrals | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31  |