

The River Parker

October—December

Block Watch Program

Your participation is needed to make River Park the best it can be! We need to work together to bring quality of life to all of us. This involves commitment of those of us living and working in the area. We can choose to take control of our neighborhoods.

“We don’t have to move to live in a better neighborhood. You must be active in yours.”

Sometimes we as members do not want to take the time to get involved until a problem arrives on our door step. Then

we want someone else to take care of the problem.

A reminder, you are a shareholder in this corporation. In a housing cooperative we not only share cost to provide low cost housing for each of us, but we also share responsibilities.

Hope you will sign up to participate in the block watch program as a building or section captain.



River Park Cooperative Townhouses
3999 A Topping
Kansas City, MO 64129

Board of Directors:

- Kay McKelvy - President
- Anita Hampton - Vice President
- Betty Donahue - Secretary
- Trudy King-Elliott - Treasure
- Leighton Moses - Member

Staff:

- Site Manager - Cheryl Suttington
- Maintenance Superintendent - Charles Hampton
- Maintenance Technicians- Rick Hampton, Charles Price, Isaiah Edwards

Monthly Board Meetings

The Monthly Board meetings are every 1st Tuesday of each month with the exception of December. Beginning at the next meeting on October 7th, there will be an open session for members to attend. The open session will be from 6:45pm to 7:15pm. The purpose of the open meeting will be to conduct business that can be shared with the membership. Members will have an opportunity to ask questions and share concerns with the Board and management.

We will also begin posting the most recent financial information in the office for members to view at their convenience

New Rule
Established by the Board
7/1/2008
The riding of motor bikes are prohibited on River Park Property.

Security
(816) 645-3001

**After Hours
answering service
(913) 894-3744**

Office Closed for the
Holidays
The Site Office and Maintenance shop
will be closed for the following Holi-
days:
Thanksgiving
November 27th & 28
Christmas
December 25th & 26th,
New Year’s Day
January 1st,

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**River Park Townhouses Inc.
Special Membership Meeting
Sunday, September 7th, 2008**

Responses to Petition

1. **Mortgage Loan**—Loan Amount—\$3,512,900. @ 6.75% for 40 years.
2. **Security**- Central Jackson County Patrol is paid \$1,400.00 monthly for 3-4 visits each night from 7:30pm to 4:30am. They respond to the following calls: *Illegally parked vehicles (fire lane, double parked, numbered space) *Noise disturbances *Curfew violations *Break-ins *Suspicion of illegal drug use *Violence *Anything that is a violation of the law or of River Park's rules / Occupancy Agreement.
3. **Section 8 & HUD Vouchers**—River Park does not have a Section 8 Contract. River Park does have individual members who have Section 8 vouchers. However, they had to meet the same qualifications that every member does including income before they were approved for membership. It is against Fair Housing regulations to say that "Our Section 8 at River Park are for those persons who have lost a job and temporarily need help". We cannot discriminate against those who have Section 8 vouchers. People qualify for Section 8 for various reasons, and we cannot pick and choose which of those people can live at River Park if they qualify under our member selection criteria.
4. **The Lawyer**— Dudley Leonard is River Park's Attorney. He handles evictions for rule violations and non-payment of carrying charges, collections from former members, advises the Board of Directors on legal matters.
5. **By-Laws** The By-laws are in need of updating, partially to remove unnecessary language. However, it's not as critical as it would have been if we were no longer governed by HUD. Members must vote to approve by-law changes with a majority of the membership present at a meeting, NOT just a quorum of 20%.
6. **Appraisal cost of River Park Townhouses**— This was not addressed at the meeting.
7. **Replacement Cost** - The siding and shingles are still under warranty. The roofing company has already been out to help resolve the problems with the shingles. The general contractor has been contacted to help resolve the issues with the siding and some leaks at the back patio doors. It is not necessary to obtain bids on the shingles and siding because they are still under warranty.
8. **How was the current carrying charge figured?** The Board and Management requested a \$30 carrying charge increase from HUD for both unit sizes. HUD ultimately determines what the carrying charge increase will be. HUD used an internal method to determine the carrying charge increase of \$3 and \$10. The Board has requested an appeal meeting with HUD. Until then we have adjusted our budget expenses to balance the budget with the increase we were granted.
9. **Board Meetings**—The Board of Directors, at their August Board Meeting, agreed to change the format of the regular meetings to include an open session for the members to attend. The purpose of the open meeting will be to conduct business that can be shared with the membership. Members will be given an opportunity to ask questions and share concerns with the Board and management. Open session will be from 6:45pm to 7:15pm on the first Tuesday of each month in the clubhouse.





Happy Birthday River Park Members

October Birthdays

Deonta Y.	1
Catherine B.	2
Aaron D.	4
Jordan G.	5
Dominique B.	5
William M. III	5
Tamika D.	7
Isiah E. (Ike)	7
Marquise A.	8
Rodney C.	9
Valerie R.	9
Yolanda W.	9
Legend J.	11
Barbara B.	12
Jahleel G.	14
Brittany S.	14
Robin W.	15
Kayvon M.	17
Sherri B.	17
Candace C.	18
Rashaud C.	18
Tiffany D.	18
Denisha W.	19
Mahogany B.	23
Evelyn S.	27
Charles P. (Bob)	27
Herbert P.	29
Donovan M.	30

November Birthdays

Deborah H.	2
Tiffany H.	2
Darryl W. III	2
Samuel D.	3
Asia G.	4
Candace G.	4
Fletcher J.	5
Rosaland G.	7
Nathaniel G.	7
Duane B.	9
Harriett H.	9
Kelvin T.	9
Jerrimy W.	9
Olivea W.	10
Eileen J.	10
Barbara M.	11
Kim G.	12
Doris S.	13
Tommie A.	15
Leah L.	15
Alice P.	16
Hattie R.	16
Rose D.	17
Mona C-D.	18
Ronald D.	18
Andrew F.	18
Stacy T.	18
Audrey J.	19
Kevin F.	21
Eugene W.	21
Angela S.	21
Monique F.	23
Jeremiah B.	25
Stephan B.	26

Emma W.	26
Terry W.	28
Judy T.	30

December Birthdays

Jessie S.	1
Loretta M.	1
Feness H.	1
Erica B.	3
Tracey C.	3
Latesha K.	3
Chantell P.	7
Kayla T.	8
Martin A-T	10
Sariah c.	10
Robert J.	10
Emma E.	11
Yolanta A.	12
Vincent G.	12
Nyla J.	14
Juanita E.	15
Shalea B.	16
Deborah B-R.	17
Carol B.	18
Louis E.	18
Kevin A.	19
Brandon W.	19
Naysia M.	20
Elaine K.	20
Beverly B.	22
Breyonna B.	24
Ruth H.	24
Dominique H.	26
Lynnae G.	27
Nankita P.	27



Around River Park

Welcome all new Members to River Park Townhouses

- Candace Cole (3901)
- Takeitha Cole (3903)
- Dawn Wilson (5915)
- Loretta Mitchem (5946)
- Jackie Strong (5828)
- Kimberla Magee (5952)
- Goldie Dunn (3945)
- Monique Franklin (6026)
- Edgar & Sharreda Rollins (6037)

Welcome to River Park!
We're Glad you're Here!

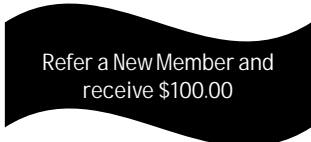
Lost & Found
Just a reminder if you have lost something on property check with the office, we might have it.

Congratulations to:

The sons of Anita Hampton (5948) Rodney Hardin & James Hardin both enlisted in the Army Reserves. Rodney graduated from boot camp on September 29th and James will graduated on October 31st.



Way to go Soldiers!
We're so proud of you!



Condolences To:

Ms. Deborah Howard (3931) at the loss of her Father, William Howard Jr.

LaDonna Deboe (3907) at the loss of her Grandson.

Get Well wishes to all our members who've had recent stays in the hospital or just haven't been feeling their best!



Maintenance says:

Please call in work order repairs as they arise don't wait for repairs to build up.

Don't forget before the winter settles in to shut-off the outside faucets & drain them to keep from freezing



Halloween Party

Friday, October 31st.

6:00 to 8:00 pm at the Clubhouse. Lots of Food & Fun. Kid Safe Environment.

The Office will accept donations for party snacks.



OCTOBER 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Carrying Charges Due	2	3	4
5	6	7 Board Meeting Open session 6:45 -7:15pm Closed meeting 7:15pm	8 Last day to register to vote.	9 New Member Orientation 6pm	10 Last day for Carrying Charges 4:30pm	11 Late Add \$50.00
12	13	14	15	16	17	18
19	20	21	22	23 Attorney Referrals	24	25
26	27	28	29	30	31 River Park Halloween Party RP Clubhouse 6-8pm	