




# April 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 April Fool's Day  Carrying Charges Due
2	3	4 	5	6	7	8
9	10 Carry Charges due by 4:30 pm	11 Add Late Fee	12	13 Good Friday	14	15
16  River Park's Annual Egg Hunt 3pm	17	18 Exterminations Section 3	19	20	21 Attorney Referrals	22
23 Annual Membership Meeting 3 pm	24	25 No Monthly Board Meeting	26	27	28	29
30						

# Happy Easter



River Park Townhouses Inc.,  
A Housing Cooperative  
3999A Topping  
Kansas City, Missouri 64129

## The River Parker

www.riverparktownhouses.com

April-2017

### IMPORTANT NUMBERS

Site Office (816) 861-9200  
Fax: (816) 861-6761  
After hours Emergency Work Orders (913) 894-3744

### SECURITY

North KC Bureau of Investigation (816) 471-2335

### FOR EMERGENCY DIAL 911

EAST Patrol Police Station (816) 234-5530

Keli Management (816) 216-1862

**CURFEW FOR KCMO**  
**SUNDAY-THURSDAY**  
11:00 p.m.  
**FRIDAY & SATURDAY**  
12:00 p.m.

## ANNUAL MEMBERSHIP MEETING

April is the month for our ANNUAL MEMBERSHIP MEETING it's scheduled for: **SUNDAY, APRIL 23rd, 2017 3:00 P.M.**

in the Clubhouse.

All memberships in good standing are free to cast a vote for the Board Members of their choice. All members are encouraged to attend. Only one ballot is allowed per membership.

The Annual Meeting is the time when expired board positions are voted on. Two Board positions will be up for re-election. These are voluntary, three (3) year

terms. Any member in good standing has the right to run for the Board. Board responsibilities include attendance at the monthly meeting on the 4th Tue. of each month, special meetings as required and attending Board training as it is made available. The board of directors are responsible for making decisions that affect us all. If you have a debt 30 days old, you will not be eligible to vote. However, you can clear up the debt before the Annual Meeting and be able to exercise your voting rights.

A financial report will be presented by Keli Management.

There will be door prizes.

The best one of course is a FREE MONTH'S CARRYING CHARGE. You must be present to win.



This is the responsibility of all members to come participate in the Annual Meeting. We hope to see you there.

Refreshments will be served.

We hope you will be active in your Cooperative and take time to exercise your RIGHT TO VOTE.

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## CERTIFICATIONS

Ok... By now you should have received your Certification packet in the mail, if not please notify the office, or stop by to pick up a packet.

Please return them promptly (by the 10th)... There's an incoming Certification basket in the office or please use the drop box to return them.

Thank you very kindly, for your prompt response... If you have any questions, please call the office 861-9200.

Please DO NOT PUT YOUR CARRYING CHARGE PAYMENT IN THE CERTIFICATION ENVELOPE.

# Around River Park...

## River Park's Annual Egg Hunt



**Sunday, April 16th, 2017**  
**Open Field, East 40th Terrace is the place to gather at 3pm. For the Annual Egg Hunt**

**Intended for ages up to 12yrs.**

**Anita Hampton**  
**Activity Coordinator**

For more information call the  
Office at 861-9200  
Donations accepted  
(please NO eggs)

Welcome  
to Our New Member  
De'Sha W. (3915)

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

There's still time to refer a New Member/  
New Neighbor and receive  
\$100 Smackaroooooos!!!!



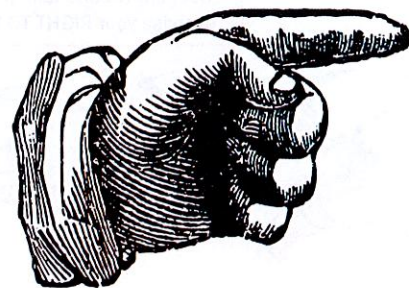
### The Shortcut...

A shortcut, makes a shortcut in someone's lawn. Please don't allow your Children to take shortcuts through your Neighbors yard.

### LATE FEES:

Effective April 2017, the late fee is \$100.00. As a reminder, late fees are applied if payment is not received by 4:30 pm on the 10th of each month. Letters were sent to the Membership in January of this year, notifying you of this new policy.

## Please Notice This



### Late Fee Waiver

Did you forget to pay your carrying charge on time and received a late charge.

Heard of Charge it!

Well... Waive It!

You can waive one late fee every 12 months.

Ask the Office about it...

## I NEED YOUR VOTE!

leisha Justice  
5937 E 40th Terrace

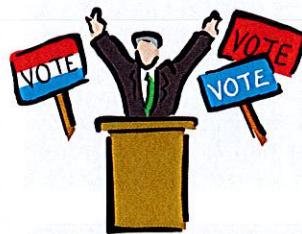
Hello,

My name is leisha Justice. I live at 5937 East 40th, and I am running for a Board position in April, I hope to get your vote. My interest for running is that this platform will allow me to represent the young Mothers of this Community and provide a voice for them as well as myself.

With my communication, financial, and advertisement experience, I will be a great asset to this position.

I am asking for your vote at our Annual Meeting in April to serve on the Board of Directors.

Thank you for this opportunity!  
leisha Justice



## Volunteers Needed



We're looking for VOLUNTEERS for the Adopt A Flower Bed Program for the Property. Would you be willing to plant and maintain a flower bed. River Park will purchase the bedding plants and you will plant and maintain the bed during the season. If you have questions, call the office at 861-9200

# Happy Birthday River Park Members!

Martha G.	1	Ashton D.	8	Amelia K.	16
Golden B.	1	Easter M.	9	Jaeshawn M.	18
Vernell L.	2	Jeremy W.	10	Diamond G.	20
Jaylin W.	2	Sheryl J.	11	Mayteena D.	21
Tommi S.	6	Katie S.	12	Polly A.	23
Tekoyia T.	6	Constance I.	12	Kimberla M.	25
Claire T.	8	Nasir W.	14	Cherice D.	27
Mehki W-H	8	Sonia M.	14	Shyann S.	28
Jason N.	8	Alice T.	16	Michelle G.	28
				Kimya T.	29

## NEED THE EAR OF THE BOARD?

For those who at some time feel the need to come speak with the Board of Directors, that time is available to you at each Board Meeting from 6:00-6:30 p. m. on those nights the Board of Directors meet together. It's called the "Open Session". Current meeting nights are the 4th Tuesday of the month.

**PARENTS... PLEASE KNOW WHERE YOUR CHILD IS PLAYING, THEY SHOULD NOT BE PLAYING IN THE PARKING LOTS, IN OTHER MEMBER YARDS OR PORCHES!!**

## What is a Housing Cooperative?

Housing Cooperatives are a form of multifamily homeownership. In a housing cooperative, there are two owners, the cooperative corporation the corporation's owners, who are typically know as the tenant-stockholders.

The cooperative corporation owns or leases the housing project, including all land, dwelling units and common areas. The cooperative corporation, in turn is jointly owned by its tenant-stockholders, who by virtue of their stock ownership, are entitle to occupy a specific dwelling unit.

Tenant stockholders purchase stock-sometimes called shares or membership certificates in the cooperative corporation. Upon purchasing stock in the cooperative, the tenant-stockholder signs a perpetual lease, called a proprietary lease or occupancy agreement that gives the tenant-stockholder a legal and exclusive right to occupy a dwelling unit as long as all obligations to the cooperative are met.

The cooperative corporation is the legal owner of the property. As such, the corporation is responsible for meeting its financial obligations, including mortgage payments, real property taxes and management and maintenance costs. The cooperative passes on these costs to the tenant-stockholders, who pay a single monthly fee or carrying charge to the cooperative...