

February

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Carrying Charges Due January's Board Meeting 6:00pm	2 Groundhog Day	3
4 SUPER BOWL Date: Feb. 4, 2018 Time: 6:30 p.m. ET TV: NBC	5	6	7	8	9	10
11	12 Carry Charges Due by 8:30am add late fee	13	14 Happy Valentine's Day!	15	16	17
18	19 Office Closed PRESIDENTS' DAY 	20 EXTERMINATIONS Section I Topping	21	22 Attorney Referrals	23	24
25	26	27 February's Monthly Board Meeting 6:00pm	28			

Holiday Office Closings

The Office & Maintenance Workshop will be Closed, Monday, February 19th, In Observance of Presidents Day

IMPORTANT NUMBERS

- River Park Office: 816-861-9200
- Emergency Maintenance: 913-894-3744
- Homeland Security: 816-802-8020
- Non-Emergency Police: 816-234-5530



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3999A TOPPING, KCMO 64129 (816) 861-9200
 RIVER PARK TOWNHOUSES INC.,

The River Parker

ISSUE 2 FEBRUARY 2018



Did you know River Park Townhouses, Inc. was established in 1968 as a not-for-profit Housing Cooperative. It was created as affordable living for low to middle income families.

When you buy into River Park you become a shareholder in the corporation. You have not purchased property, but you have purchased a membership granting you the right to reside in your townhouse. You do not carry an individual mortgage, nor do you pay individual Real Estate taxes on the townhouse, however, at the first of the year you will receive a letter from the management company stating what your proportionate share of the Mortgage Interest and Real Estate taxes are that you can use as a deduction. The Mortgage and Real Estate taxes are paid by the corporation. When you compare what you would be paying for this much living space out on the rental market, you will find a housing cooperative to be a great investment.

Yes, we do have raises in Carrying Charges. This is due to the cost increases of everything used to keep River Park in good condition. This is everything from the purchase of tools, faucets, etc. to the cost of contractors who are required to come out from time to time to work on the property, to the water bill. River Park has no other income other than the carrying charges paid by the membership each month. The River Park Budget faces the same challenges that each of our personal budgets face in our own homes. When comparing prices with other rentals, you will find River Park is very competitive....Happy 50th Anniversary River Park!!!



Late Fee Waiver
 Don't forget if your running short on time and forget to pay your carrying charge in time... You can waive one late fee every 12 months.

PLEASE CLEAN UP AFTER YOUR PET



IF MAINTENANCE HAS TO CLEAN UP AFTER YOUR PET, YOU WILL BE CHARGED

Don't Forget.... Tell your friends & family to live here and...

WE'LL PAY YOU \$100!
 They move-in, you get paid. It's that Easy!!!

Around River Park



Bryant W. (5823)

Kimberly D. (3903)

Daniel G. (3991)

Welcome to River Park,
 Were so Glad you're Here!!

Heartfelt Condolences

To: Frances Watson (6032) at the loss of her Brother, Harold Watson

To: Anita Elder (5964) at the loss of her Mother and Our Member Ms. Juanita Elder (5927)

Services for Ms. Juanita Elder will be Saturday, February 3rd, 2018. Visitation 10am-11am, Service at 11:00am, Prince of Peace M.B. Church, 4301 Wabash, KCMO 64130

CARRYING CHARGE INCREASE

Effective February 1st, 2018

UNIT SIZE	OLD CHARGE	NEW CHARGES
2 BEDROOM	\$593.00	\$613.00
2 BEDROOM END	\$595.00	\$615.00
2 BEDROOM WALK-OUT	\$597.00	\$617.00
2 BEDROOM END/WALK-OUT	\$599.00	\$619.00
3 BEDROOM	\$633.00	\$653.00
3 BEDROOM END	\$635.00	\$655.00
3 BEDROOM WALK-OUT	\$637.00	\$657.00
3 BEDROOM END/WALK-OUT	\$639.00	\$659.00



Donna D.	2	Deja B.	8	Roshell R.	16
Adrian C.	3	Bryant P.	8	Latonia H.	17
Rose W.	3	Tierra F.	11	Dayanna L.	17
Gwendolyn C.	5	Keisha B.	11	Eric R.	18
Yasmin K.	5	Jermaine G.	11	Cheryl S. (office)	20
Rayshell G.	6	Yhani A.	13	Lillian W.	25
Charles S.	7	Kimberly H.	13		



NSKC Guadalupe Center
 1512 Van Brunt Blvd
 Kansas City, MO 64127
 Volunteer Prepared Taxes

UME-MoTax-KC-KCPL Northeast Branch Library-Virtual
 6000 Wilson Rd
 Kansas City, MO 64123
 Volunteer Prepared Taxes

AIM VITA
 2310 E Linwood Blvd
 Metropolitan Missionary Baptist Church
 Kansas City, MO 64109
 Volunteer Prepared Taxes

NSKC Connecting for Good
 3210 Michigan Avenue
 Kansas City, MO 64109
 Volunteer Prepared Taxes

NSKC Salvation Army
 3013 E 9th St
 Kansas City, MO 64124
 Volunteer Prepared Taxes

NSKC Rockhurst/Operation Break-through
 3939 Troost Ave
 Kansas City, MO 64109
 816-756-3511
 Volunteer Prepared Taxes

NSKC Prosperity Center
 5151 Troost Avenue Suite 100
 Kansas City, MO 64110
 816-501-4249
 Volunteer Prepared Taxes

The Flu is here, What You Can Do to Stay Healthy...

- Influenza is thought to spread mainly person-to-person through coughing or sneezing of infected people.
- Take everyday actions to stay healthy.
- Cover your nose and mouth with a tissue when you cough or sneeze. Throw the tissue in the trash after you use it. Always cough or sneeze into your elbow.
- Wash your hands often with soap and water, especially after you cough or sneeze. Alcohol-based hands cleaners are also effective.
- Avoid touching your eyes, nose or mouth. Germs spread that way.

- Stay home if you get sick. CDC recommends that you stay home from work or school and limit contact with others to keep from infecting them.
- Call 1-800-CDC-INFO for more information.



Who you Got?

PAYMENT REMINDER:
 Payments made after the 10th must be made by Cashiers Check or Money Order.

What Happens When I Move?

Here's a reminder...

You do need to call the office and set an appointment to sign your Intent To Vacate. This



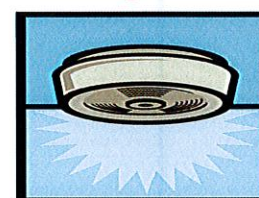
gives River Park the right to put your membership on the market for sale. You are required to bring in your Move-In Packet at that time. This includes your Membership Certificate, Brochures and your Occupancy Agreement. You will be responsible for the monthly carrying charges and utilities

until an applicant is approved and moves into your unit.

Also, the responsibility of the selling member is having the unit rehabilitated and brought back to standard as it was done for you when you moved in.

If you can find your own buyer, it is to your benefit. You may want to remain in your unit until a buyer can be approved.

For additional information, call the Office 861-9200



Please be reminded of the Policy passed Effective July 1st, 2010 there will be a \$25.00 charge to members who have tampered with their smoke detectors.

It is important that your smoke detector be functional, not only for your protection but for your neighbors as well. Having a working smoke detector in your home decreases your risk, as does having a fire escape plan. Please take this seriously. If your detector is malfunctioning or you need the batteries replaced, let us know—we will be happy to send someone to your home to take care of the problem.