

River Park Townhouses

The River Parker

Board of Directors:

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

Office:

- **On-Site Manager**
Cheryl Suttington

Maintenance :

- **Maint. Superintendent**
Oliver Bradley
- **Asst. Maint. Superintendent.**
Charles Hampton
- **Maintenance**
Rick Hampton
Isaiah Edwards
Charles Price
Manuel Edwards

River Park Townhouses Inc.,

3999 A Topping Ave,
Kansas City, MO 64129
Phone: (816) 861-9200
Fax: (816) 861-6761

Emergency Maint. Hotline:
(913) 894-3744


Central Jackson County Patrol
(816) 645-3001

Happy 40th year Anniversary River Park

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.

With that in mind **Help us GROW**,  refer a member and receive a referral bonus of \$200.00, for recommending a friend, co-worker or family member who becomes a member like you. You could share it with them or keep it all to yourself. It all helps the membership.

Welcome to Our New Members

- Jeffery & Denise Forrester (3931)
- Tommie Allen & Eileen Johnson (6003)
- Kevin Tuggle II & Bernice Ross (5938)
- Betty Barnett (6034)
- Deborah Howard (3933)
- Ronald Dean & Mona Cozart-Dean
- Jackson & Patricia Ware (6028)
- Lee Roy Wofford (5913)

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

OFFICE WILL BE CLOSED

January 1st *New Years Day*
January 21st *MLK Day*
February 18th, *Presidents Day*

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Here's what Maintenance says.....

Please do not block the entryways to the parking lots day or night, it prevents the safe plowing access to the sections. Also, please give the snow plow operator the right of way while plowing, visibility is not good at all times especially at night. When we are plowing the parking lots, it is helpful if you can move your car so your space can be plowed. Or you will need to shovel out a spot to get through the drift to your car. Maintenance will shovel open a spot at the ends of the parking lot for access to your car. **Parking stalls will be plowed after the main pathways are cleared.**



Also, please do not use rock-salt, it deteriorates the concrete very fast. If we don't get to your walk fast enough, please bring a container and to get some ice melt from us.

Always notify the office immediately when a storm door does not latch or close. If the wind damages the door because it is not latched, the member is responsible for the repair.

When you have need for repairs in your unit, always call the work order into the office. Telling a maintenance man out on the property is not calling in a work order. They are bombarded with verbal repairs and forget from one member to the next.



DO YOU KNOW WHAT CONSTITUTES AN EMERGENCY WORK-ORDER?

1. Lock-outs
2. Sewer Back-ups
3. Break-in's (in the event that your unit cannot be safely secured).
4. No Heat.
5. Both toilets stopped up or out of order.
6. Kitchen sink stopped-up or out of order.
7. Loss of electricity.
8. Plumbing malfunctioning to the point that water has to be shut-off.

Every unit has a main water shut-off valve located on the front basement wall just opposite the basement stairs. This will shut off water to the entire unit to prevent further damage to your property and the unit until we can get out to correct the problem.

A NOTE OF APPRECIATION AND CONDOLENCES

The Family of Gilbert Williams would like to express their appreciation to the members of River Park who were so kind to the family during their bereavement. It was deeply appreciated.

Ms. Judy Thomas (5929) at the loss of her sister.

Carol Wynn (6022) would like to also say thank you for the many acts of kindness shared to her and her family during the loss of her Mother, Mrs. Gladys Wallace.

NEW ARRIVALS

To Ms. Daboe of 5907 on the birth of her son, D'Marion D. Robinson. Welcome to River Park, D'Marion!

Condolences

To Pat Porter (5823) at the loss of her father.

Jessie Jefferson (3927) at the loss of her Daughter.

GET WELL WISHES

Samuel Dillard (3957) from his hospital stay.

Roy Milam (6006) on his hospital stay.

People of the world think Americans are crazy, Here's a few reasons why:

1. A pizza gets to our house faster than an ambulance.
2. Drugstores make the sick walk all the way to the back of the store to get their prescriptions while healthy people can buy cigarettes at the front.
3. People order double cheeseburgers, large fries, and a diet coke.
4. Banks leave two sets of front doors unlocked and open and then chain their pens to the counters.
5. We leave cars worth thousands of dollars in the driveway and put our useless junk in the garage.
6. We use answering machines to screen calls and then have "call waiting" so we won't miss a call from someone we don't want to talk to in the first place.
7. We buy hot dogs in packages of ten and buns in package of eight.
8. We have drive-up ATM machines with Braille lettering.

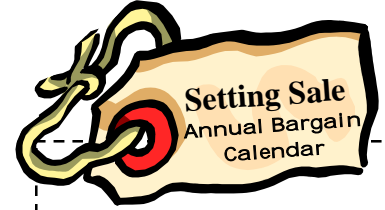


(just for laughs)

PAYMENT REMINDER:

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

Happy Birthday River Park Members



January Birthdays

February Birthdays

March Birthdays

Cameron G.	2	Donna D.	2	Mattie D.	1
Meya A.	3	Bryonna C.	2	Byron M.	1
Freddie B.	4	Rodney H.	2	Terra M.	1
Shakiya L.	4	Dorien B.	3	Shirley P.	2
Dominique S.	4	Desmond B.	3	Renna G.	3
Serenity W.	4	Adrian C.	3	Leadrewis H.	3
Seedy D.	5	Betty D.	4	David M.	4
Andrea S.	5	Gwendolyn C.	5	Callie O.	6
Kennan G.	5	Michael S.	8	Valesta R.	8
Ayana S.	5	Briana B.	8	Sharrecia C.	9
Darryl P.	6	Nicole S.	9	Briyair J.	9
Ida C.	7	Andrea P.	10	Rickey L	12
Kevion R.	7	Sidney P.	12	Frederick B.	12
Aleah W.	8	Phillip K.	13	Charlotte F.	13
Barbara C.	9	Yhani A.	13	Helen G.	13
Oliver B.	11	Leander M.	14	Mary W.	15
England W.	13	Sherenna C.	15	Ayanna H.	16
Crystal H.	15	Rakeisha H.	15	Tamika M.	16
Steven B.	16	Raneisha H.	15	Clarence B.	17
Yvonne D.	18	Latonia H.	17	Cashunda T.	17
Brilon J.	19	Joshua L.	17	Brian C.	19
Charles H.	20	Byran A.	18	Gay G.	21
Catherin G.	21	Eric R.	18	Lela S.	21
Vincent F.	23	Cheryl S.	20	Marland T.	21
Ronald M.	23	Louis R.	22	Marie W.	21
Joyce B.	24	Larry G.	24	Carmen F.	22
Carolyn W.	24	Lillian W.	25	Eric P.	23
Audery E.	25	Talicia M-F.	26	Clinique O.	24
Arletha F.	25	Cheyenne A.	27	Consondra H.	25
Deanna B.	26	Darrion H.	27	Patricia B.	25
Gary G.	27			Tammie P.	27
Vincent L.	27			Michael B.	28
Marlean D.	27			Betty B.	30
Diane C.	28				
Rodney C.	31				



Here's what to buy when, according to the National Retail Federation. Mark these items on your calendar or clip 'n' keep and save big bucks throughout the year.

January Fall merchandise goes on clearance and you'll find great buys on home goods, from furniture to linens.

February Take advantage of Valentine's Day promotions on jewelry and gift items.

April Spring fashions begin the markdown cycle.

May Look for deals on athletic clothing and shoes.

June and July find sales and promotions on summer items through July, when they go on clearance. Father's Day promotions mean great offerings for men, so stock up on male birthday and holiday gifts now.

September and October Find good deals on cold-weather items, like coats, gloves and scarves.

November Many after-Thanksgiving sales are set and advertised before the holiday, so you can often shop early and beat the crowds.

December Fall merchandise goes on sale.

THANK YOU...

To all the members who sent Goodies to the staff during the Holiday season. OOOOOhhh yes, it was deeeeeeply appreciated!

*A set back is a set up
for a come back
if you just don't give up.*

Louis Eason
(5806)

NEW ATTORNEY RATES...

We have been notified of a change in our attorney rates by the law firm. If suit is filed on a single member, the cost will be \$86.00 filing fees plus \$150.00 Attorney Fee (Total: \$236.00). If suit is filed on a couple, the cost will be \$112.00 filing fees plus \$150.00 Attorney Fee (Total: \$262.00). This amount is placed on your account the day it goes to the attorney. Any additional charges concerning your account with the attorney will be billed to you when River Park receives the monthly attorney's bill. This could include, but not limited to letters from the attorney, satisfaction of judgments filed, phone calls with the attorney concerning your account and the cost of filing additional documents.

CONSIDERATE NEIGHBOR TEST.....

- I play my stereo/TV at a moderate level so that it doesn't disturb the peaceful enjoyment of my neighbor.
- I park only in my numbered parking spot or a guest spot and remind my guest to do the same.
- The car that we use the least amount is parked in my numbered parking spot.
- When closing my doors to my unit, I do so firmly, but quietly.
- I remember to remind my children not to climb on cars in the parking lot.
- I have my children play on the grassy open areas on the property, not in the parking lots.
- When I drive onto the River Park property, I turn down the volume on my car stereo.
- I treat others as I would wish to be treated.
- I do my part for neighborhood security by calling the police when it is necessary.
- I attend the Annual Meeting and cast my vote, having a say in how River Park is run.





If you can answer yes to all of the above, you are the kind of member that your neighbor appreciates. If you didn't get all of the above, we challenge you to *work toward being a more considerate neighbor in 2008.*

Senior Bingo Bunch....
 It's time to get your Bingo On!
 The last Tuesdays of the month at 11:00 a.m. we have a light lunch followed by some competitive Bingo. There is no charge for the activity. We invite new faces to come take part in the fun.

Happy Valentine's
 Day!
 February 14th.



January 2008

SUN	MON	TUE	WED	THU	FRI	SAT
		1 HOLI DAY Offi ce cl o sed 	2	3	4	5
6	7	8	9	10	11	12
13	14	15 EXTERMI NATI ONS	16	17	18	19
20	21 HOLI DAY Offi ce cl o sed 	22	23	24	25	26
27	28	29 BI N GO 11AM	30	31		