

River Park Townhouses  
Cooperative

3999 A Topping

# The River Parker

Issue 2

April—June

www.riverparktownhouses.com

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# WELCOME

Nieshia Mason  
(3911)

Genevia Wedlow  
(5807)

Malika Jones  
(5923)

Dneshea Morrison  
(6001)

**Welcome to River Park!**

**We're Glad you're Here!**

## ANNUAL MEMBERSHIP MEETING

April is the month for our ANNUAL MEMBERSHIP MEETING it's scheduled for:

**Sunday, April 17th, at  
3:00pm**

In the Clubhouse.

The purpose of this meeting is to fill any expired board positions and report on the state of your cooperative.

Two Board positions are up for vote. These are 3 year terms. This is a voluntary position. Any member in good standing has the right to run for the Board, and are free to cast a vote for the Board Member of their choice. We need volunteers to run for the Board of directors. You can contribute to River park by submitting a resume or

a letter to become a candidate 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. All members are encouraged to attend. Only one ballot is allowed per membership. 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 Linville Management.

There will be the usual door

prizes provided by the Board of Directors: The best one of course is a free month's carrying charge, \$50, \$25 cash. You must be present to win.

This is the responsibility of all members to come participate in the Annual Meeting.

**WE HOPE YOU WILL EXERCISE YOUR RIGHT TO VOTE!**

We will see you there.

Refreshments will be served.



**YOU CAN MAKE A DIFFERENCE!**

If you don't vote you can not complain about the results.

### BOARD OF DIRECTORS:

Kay McKelvy, President  
Betty Donahue, Vice President  
Anita Hampton, Secretary  
Joan Lewis, Treasurer  
Trudy King-Elliott, Member

### ANNUAL MEETING

**SUNDAY, April 17th, 3:00 PM, sharp  
at the Clubhouse is the next  
ANNUAL MEETING.  
Door prizes, current status of the  
cooperative.**

The office and maintenance shop will be closed Monday, May 30th, In observance of Memorial Day



# AROUND RIVER PARK...

**Condolences to:**

Barbara Graham (5935) At the loss of her son.

Charles (Bob) Price (Maint) at the loss of his Mother.

**Get Well Wishes to:**

Easter Monroe (5802) Bari Banks (6018)

Debbie Howard (3933)

Richard Short (5905)

**We apologize, if we've missed someone..**

**Congratulations to:**

LaDonna Deboe who has a new grandson named Martoine

Daveion Deboe, born on 1/29/11. He was 6lbs 13oz.



Rodney & Rashawn Lloyd on the birth of their son, Rodney Leeland Loyd, born 1/9/11. he was 3lbs 5 oz.

River Park Townhouses

Annual Easter

Egg Hunt

Easter Sunday

April 24th,

Hunt begins at 3pm

(Open Field -East 40th Terrace)

Intended for ages up to 12yrs.

The whole family is welcome!

Donations accepted (please NO eggs)



# R. E. A. C. Inspection... May 9th, 2011



The date has been scheduled for River Park's annual physical property inspection. The date is: **Tuesday, May 9th, 2011.**

We are continuing preparation for this important inspection. We as well as you want to be prepared for this inspection; therefore please make sure that your home is in good order. If we are unable to gain access to your unit on the above date, the unit will FAIL the inspection.

Here are other items that will cause a unit to fail:

**\*\*Smoke Alarm/batteries are not in working order**

- \*Range hood light or fan not working.
- \*Missing deadbolt locks or door viewer or door not closing properly.
- \*Infestation
- \*Trip hazards (telephone, cable cords, etc.)
- \*Unclean appliances, including range vent hood. Worn gasket. Range burners that don't ignite.
- \*Inoperable or missing smoke detectors.
- \*Broken/cracked/missing/loose electrical outlet switch plates.
- \*Missing light fixture covers.

- \*Missing window screens. Cracked windows
  - \*Cracked/broken floor tile.
  - \*Chimney not aligned on water heater.
  - \*Holes/cracks in sheetrock. Unfinished sheetrock repair work.
  - \*Poor housekeeping.
- Check each of these items and report any problems to the office. Follow through before the inspection date.

# NO-TO WATER SERVICE LINE COVERAGE

**Some members have received letters requesting enrollment in a Water Line Protection Program for homeowners...**

Just to clear up some questions, regarding ownership in a cooperative. You do not own the actual unit, you own a Membership, or a share of stock in a corporation...

Therefore, you would not be responsible for repairs of a water line on the property. Even though you do not get a water bill, you still pay for the water as part of your carrying charge (monthly payment). This bill becomes part of the River Park budget.

So, if you receive a letter requesting water service line coverage, this would be something that River Park Townhouses Inc., would be responsible for setting up for the entire property. As an individual you would not be responsible for setting up a water line protection service on your unit.

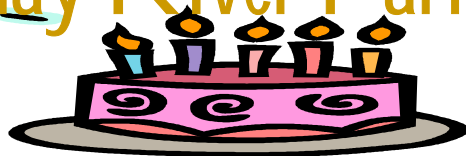
**Pre - R.E.A.C. Inspection Follow Up Starting 4/4/11**

Maintenance will begin repair of the deficiencies found during the pre-Inspection, Monday, April 4th, 2011. If your unit is scheduled you will be notified.

Once maintenance has made repairs to your unit, please do not make any changes to the work that has been completed.

Your Maintenance Staff thanks you in advance for your cooperation.

# Happy Birthday River Park JM Members!



## APRIL BIRTHDAYS

LaDonna D.	1
Martha G.	1
Vernell L.	2
Makyla W.	2
Jaylin W.	2
Mikal H.	3
Donald S.	4
Bernice R.	5
Victoria R.	6
Claire T.	8
Mehki W-H	8
Easter M.	9
Charisse B.	10
Katie S.	12
Beatrice B-B.	12
Kendall C.	12
Devon G.	13
Nasir W.	14
Tynetta W.	14
Sherman C.	16
Lollita F.	16
Richard S.	17
Kevin W.	17
Lakreshia W.	19
Diamond G.	20
Polly A.	23
Kimberla M.	25
Cherice D.	27
Shyann S.	28
Kimyia T.	29
Edwina R.	30
Willimae S.	30

## MAY BIRTHDAYS

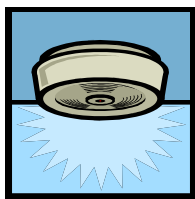
Nadiyah J.	2
Estrellita A.	4
Trudy K-E.	4
Shaunta H.	4
Sherry M.	5
Aisha M-R.	5
Sherlie C.	9
Carmaleta D.	9
Marcus T.	9
Dale F.	11
Mallory E.	12
Charlene L.	12
Emari R.	12
Jackie G.	12
Feletia M.	13
Edgar R.	14
Camden J.	14
Anthony H.	15
Lorenzo D.	18
Vickie S.	19
Doris H.	21
Marquinn J.	21
Kayonna T.	21
Anita H.	24
Louis B.	25
Edyth S.	26
Lee W.	27
Therssa W.	29
Lashon C.	31

## JUNE BIRTHDAYS

Donald B.	2
Kathy R.	2
Gloria C.	4
Carol W.	4
Shareda R.	5
Patricia W.	7
Christine D.	8
Bari B.	9
Ashley D.	10
Daijenai F.	12
Ronald D.	14
Taylor G.	14
Jasia G.	14
William M.IV	15
Rodney L.	17
Lana C.	19
Christian D.	20
Grace J.	22
Delora A.	24
Shakeydia F.	26
Cherice D.	27
Sharon F.	28
Charlotte F.	29



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.



There is a reason we frequently remind you to check your smoke detector—we care about our member's well-being. 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.

# I live at River Park, I should know this...

- I should know where my Guests are parking, they should never park in my neighbors parking space.
- I should know Carrying Charges are due on the 1st and late after the 10th. I know I owe \$50.00 if I'm late.
- I should know my Stereo/TV volume should be at a moderate level so it doesn't disturb my neighbor or be heard outside.
- I should know where my children are and know where they are playing. My children should know that there's no ball playing in the parking lots where damage may be done to cars.
- I should know that Lock-outs during office hours are \$5.00 and after hours lock-outs are \$30.00.
- I should know that the curfew for KCMO is 11:00pm Sunday –Thursday and 12:00p.m Friday & Saturdays, I also know Security will be monitoring the youths who are out after these hours.
- I should know that any complaints must be submitted in writing to the office in order for a complaint to be addressed.
- I should know that if I have a pet, my pet should be on a leash and I definitely should be picking up my pets waste, because I know that no one wants waste in their yard, and our Mail Carrier doesn't like playing hop scotch without the squares... ??? Hmmm
- I should know that if I choose to do some grilling, that I should be grilling at the back of my patio pad.
- I should know that If I need some assistance on paying my carrying charges, the office has a listing of agencies that just may be able to give me some assistance.
- I should know what I exactly own as a member of a cooperative... A cooperative member owns a Membership, or a share of stock in the corporation, they do not own their unit (the structure or the area around it). You own the cooperative along with all other members as one body.

## April 2011

Happy Mother's Day, May 8th  
Happy Father's Day, June 19th

Sun      Mon      Tue      Wed      Thu      Fri      Sat

					1 April Fool's Day Carrying Charges Due	2
3	4	5 Election Day	6	7	8	9
10	11 Carrying Charges late after 8:30am	12	13	14 Orientation 6pm	15	16
17 Annual Membership Meeting 3pm	18	19 Exterminations	20	21 Attorney Referrals	22 Good Friday	23
24 Easter River Park's Egg Hunt 3pm	25	26 Board Meeting Bingo 11am	27	28	29	30



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.