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**JANUARY
2022**

A Monthly Insight into Lee Square Cooperative

Lee Square

NEWSLETTER INFO

You can find the Newsletter online at Leesquare55.com

Newsletter articles are due by the 24th of each month in order to be included!

Please drop off articles at Unit 348 or email Donna: dldgherman@gmail.com

Please direct newsletter comments or questions to DONNA at email above or drop off note at #348.

Happy New Year! Hopefully you and your loved ones had an enjoyable Holiday this year. We would like to thank all of the volunteers and committee members that helped decorate Lee Square this year and organize the festive events. The days are now getting longer and we can look forward to the new year.

Howard and I are almost done with this year's annual inspections. The last section will be completed in the first week of January. When the inspections are completed, we will catalogue the units with original windows and do an inspection of these windows. We will then go to the committees to strategize their replacement.

COVID-19 was a continuing problem throughout Minnesota and the rest of the world in 2021. It is too soon to tell if the new Omicron variant will be a weakened strain of the virus. Continue to remain vigilant, and congregate to the level in which you are comfortable. Thank you for your cooperation during these trying times. I would like to thank the Marketing Committee, Activities Committee; Buildings, Grounds, & Safety Committee; Finance Committee; Administrative Support Committee; and the Board of Directors for all of the work that they have put in this year. Also, thank you to all of the volunteers that dedicate their time to making Lee Square a fantastic place to live.

Thank you from myself and the staff here at Lee Square Cooperative!
-Jed Bodine

*Frosty has
emergency surgery!*



*Thanks Sue Elliot
for your sewing skills!!*

ODDS & ENDS

Please remember to bring down your emergency contact form before January 7th.

- **DO NOT** leave any recyclables on trash room floor or in shopping cart! Please break down your cardboard boxes—whole boxes waste too much space in the dumpster!
- If you are on FACEBOOK, please join **Folks at Lee Square Co-op** *private member page*. Contact Rosemary or Phyllis if your FB name does not match your name on our phone list! We cannot add you if we don't know you! Watch for an upcoming meeting to help you join the group!
- Used plastic containers **with lids** are needed for event leftovers. Please leave on serving counter.
- Please leave your phone **ON** if you are expecting a delivery! You should let in the delivery person when they 'buzz' you. This is **NOT** a duty of staff!
- Make sure your apartment number is on anything you order to be delivered! UPS does NOT have to deliver if there is no apartment number!!

DONATIONS

to help people in need in our community

Northpoint Food Shelf – please keep the donations coming! They can be placed in the large wicker basket in the library. I deliver to the food shelf every 10-14 days. If the basket is full, please limit what you add beside the basket so the library stays neat. Thank you!

The following items, though not food, are often requested by users of the food shelf:

Toothpaste, toothbrushes, floss	Feminine hygiene products
Formula and baby food	Diapers
Deodorant, soap, lotions, shampoo	Razors
Household cleaning supplies	Shower/shave gels

Clare Terrace – personal hygiene items are appreciated by our neighbors. Place in the wicker basket in the library.

Marsha and Cheryl Lindley delivered cold weather gear to **Lucy Laney Elementary School** on the last day of school before vacation. Principal Lisa was grateful and said that many children stop in the office for a hat or gloves before they go home. Thank you all!

Watch for Girl Scout cookie sales coming in February!

Thank you for your contributions!! **Any questions, please contact Marsha #321 612-790-1246**

ADMINISTRATIVE SUPPORT COMMITTEE

Donna Herman, Chair

We are organizing all data collected in order to present our findings to the Board of Directors. Watch for a list of volunteer opportunities coming soon! Please talk to Patti Knez, Wendy Fries or Donna with questions, concerns or ideas.

For those who subscribe to the Star Tribune, effective January 3, Scott Taylor will no longer deliver the weekday paper to your door. Susan Smith will deliver 7 days a week! Thanks, Scott for your years of delivery!! Thank you, Susan, for taking over weekday delivery.

Lee Square now has a notary in the building!
Contact Gerry Lundell #240 if you need the service of a notary!

We will defrost Christmas January 12th at 10:00 a.m. 

Please come and help! The more the merrier!

ACTIVITIES COMMITTEE

meets 1:00 pm second Tuesday in library
Sue Elliott chair

The snow in early December was beautiful! I know the shoveling and plowing isn't fun but Jeff didn't seem to mind shoveling in shorts and a short sleeve shirt.

Our Christmas Party turned out fabulously! The buffet was very good and well attended. We had about 70 people in attendance which was great

Dick Knez and Steve Hedges teamed up to head a Christmas Sing-Along. What fun that was! Great job, guys!

We had close to 50 White Elephants which was a great event!

I have had interest in the meatball sauce, so this is it:

- 1 Cup brown sugar
- 3 TB cornstarch
- 1¾ Cup pineapple juice reserved from tidbits
(use water to make the rest)
- ¼ Cup white vinegar
- 1½ TB soy sauce
- 1½ tsp Worcestershire sauce
- 14 oz can pineapple tidbits
- Heat all and add meatballs

The Christmas Lights Tour turned out well this time. We had a good driver and we saw some beautifully decorated homes. After we got back, we had hot chocolate and cookies.

KMC Dancers were here on Dec 18. Thanks to Bill and Don for helping the gals that had trouble with their music! The dancers did a fabulous job as always. They are always a joy to have here and perform for us. Also, a big thanks to all who helped with putting the furniture back when the dancers left! You were great!

A big THANK YOU to Phyllis for the wonderful dinner on Dec 20! Everything was wonderful!

January will be back to regular schedule:

- Bingo 1st and 3rd Tuesday;
- Quiddler 2nd and 4th Tuesday;
- Wine & Dine Friday, January 14;
- Dinner & Entertainment Thursday, January 27

GARDENS & GROUNDS

The gardens are asleep for the winter and the Christmas decorations are up and beautiful. Frosty gave us a bit of trouble but Sue fixed him up. The winds have been pretty strong this year, so he has to lay down those days. We have a new deer family out back thanks to Wendy and Don. When we finally did get snow, everything was much more beautiful.

Garden is not idle during the winter. We will not have meetings in December and January but will be thinking of ideas to bring to the February meeting. We will then be discussing plans for gardens, trees, pond, and etc.

Come join us if you would like to be part of the Garden Club. We meet every second Monday beginning in February in the library at 6:30 - Anyone is welcome to join or visit.

Happy holidays and stay safe.

Harry Hoks

MARKETING COMMITTEE

Wendy Fries, Chair

meets 2:00 pm second Wednesday in library

Well, I am sure you all have heard that Frosty broke his air zipper and had to be operated on before getting him back up. Thanks to Dr. Sue E., Frosty's surgery was successful, and Harry, Gordy and Don were able to help Frosty up and smiling again. He looks better with the snow on the ground.

We have had a good month. We had Jamin from Ebenezer give us some training. We were surprised when she said we were one of the best organized Marketing committees she has worked with. She did give us a couple tips though to be even better. Even though she thinks our pictures are beautiful, she said it would be more advantageous to see people in them or people having fun. So, if you see me running around with my phone on camera mode, you know what I am doing. If I get a picture of you having fun doing something and having fun, and we use it, I will bring you a permission slip to sign in case you don't want us to use it.

The other thing was to not advertise as open house. Therefore, from now on, we will have a theme name for each one. Actually, this sounds like more fun than just calling it an open house. She was quite impressed with what we have done—especially the inflatables and joining in community projects.

I am now involved in the city meetings once a month. The one in November was quite interesting. There were people there from several different businesses and city projects. One example is cleaning up and rebuilding Graeser Park with the beehive firepit between Robbinsdale and Crystal. It will be exciting to have it in use again. It was nice to talk to these people. I can hand flyers to all of them to hang in their businesses.

On December 15 Wendy and I went to a Lunch & Learn in New Hope on how to tell when it's time to give up the house, downsize and move to an apartment or assisted living.

We will be meeting again on December 29th for a special meeting on our January event.

Happy holidays to all.

Linda Hoks and the Marketing Committee

ready to celebrate Gary's birthday



Many thanks to the 50+ Lee Square residents who participated in our First Annual Christmas Open House! Nine homes were open for our neighbors to stop and visit! Thank you all!!

Dug & Donna Herman

FOR SALE

#213 SALE PENDING Two bedroom unit with a porch. Corner unit has windows on both sides with a view. Newer carpeting and painting. 902 sq ft, \$888 a month \$65,000

#308 Large one bedroom unit. The entry and kitchen includes plank vinyl flooring. The buyer has the option for new carpet throughout the rest of the unit at no cost to them. Beautiful view of the gardens. 616 sq ft \$618.00 a month \$39,500 for sale by owner

#137 SALE PENDING One bedroom plus den. First floor unit comes with south facing walk-out patio. Newly painted and new flooring available 696 sq. ft. \$711.00 a month \$58,000

#147 Two bedroom first floor unit with a walk-out patio facing the East. Hard surface throughout except the two bedrooms. 887 sq ft, \$888 a month \$69,000 Twin Oaks Realty

#233 Large One Bedroom which has been newly painted. The buyer will be able to choose new flooring at no cost to them. Only \$42,900! (616 sq. ft.) \$618.00 monthly maintenance fee. Twin Oaks Realty

#236 One bedroom plus den. This unique unit has a large storage space/pantry off the front entry. The unit faces East by Northeast so you can watch the sun rise. 696 sq. ft. \$711.00 a month. \$50,000 FSBO

#238 Beautiful view from this large one bedroom unit with a walk-in shower 616 sq ft, \$618 a month \$40,000 For sale by owner

#251 Wonderful, 1 plus den, with an eastern, sunrise exposure and peaceful view. 696 sq ft, \$711 a month \$54,000 Fazendin Realty

#337 Excellent 1 plus den with a south facing view with plenty of sunshine 696 sq ft, \$711 a month \$55,900 Twin Oaks Realty



WATER TREATMENT PLANT UPDATE

The following is an email from Robbinsdale City Engineer to Lee Square

From: **Richard McCoy** <rmccoy@ci.robbinsdale.mn.us>

Date: Tue, Dec 21, 2021 at 1:03 PM

Subject: RE: January 2022 LS Newsletter

Good afternoon

Governor Walz did indeed stop by the site for a short visit at short notice last Wednesday. My understanding is that he was promoting the Bonding Bill at the State, and demonstrating that projects such as ours benefit from having programs funded by the bonding bill available. He was very complimentary of the project and was interested in how the project will benefit the residents of the City for many years to come.

Mayor Blonigan, Representative Freiberg and Senator Rest were also present. A picture of the official group is attached.

The workers continue to work to close up the building, so that it can be heated inside allowing work to continue. The glazed curtain wall on the front and front side have been installed as well as the translucent clerestory panels. Roofing must be close to completion.

Sadly, most of the work for the next few months will be inside the building, so things on the outside won't be changing too much for a while.

I hope you and everyone at Lee Square has a joyous Festive Season and that the New Year brings happiness and good health.

Richard McCoy, P.E. | Public Works Director / City
Engineer

City of Robbinsdale | 4100 Lakeview Avenue North

ROBBINSDALE MN 55422 | USA

Direct (763-531-1260 | FAX 763-537-7344



City of Robbinsdale

WHAT HAPPENS IF INFLATION ISN'T "TRANSITORY"?

Ted Novak - Assistant Treasurer

We have received the news that there will be no fee increase in 2022. This is great news especially in conjunction with Social Security benefits increasing 5.9%. There are 3 reasons fees have been able to remain unchanged or little changed for so many years.

First, over the years the Board has been focused on expense reduction. These cost savings allowed us to absorb increasing expenses in other areas without the need to raise fees.

Second, we now are investing a portion of our reserves. The investments are projected to contribute approximately 2 million dollars to our 30 year plan and thereby reduce the direct contribution required from Members by about 6% more per year to fund this amount.

Third, our committees have done an excellent job at monitoring contracts and finding less expensive, acceptable alternatives. They have also been extremely attentive to our building. This level of involvement has led to cost savings, timely repairs and the receipt of insurance settlements that would not have occurred without their efforts.

But to return to the headline of this article, what happens if inflation sticks with us and doesn't go away for a while? The answer to this question will have a significant impact on all of us as Members of Lee Square Cooperative. I'll provide a couple of examples.

We have been living in a 2% inflation world. At 2% our operating expenses increase by about \$18,000 per year. At 4% that number becomes \$36,000. Obviously revenue has to match or exceed expenses so expenses would have to be reduced by \$36,000 (which is impossible), revenue would have to be increased by \$36,000 (which would be painful) or a combination of both would have to occur.

High inflation does not just impact our annual operating expenses in a negative way. It seriously impacts our 30 year plan. Here is why. When we replace our siding next spring at a cost of \$557,000 we have to budget to replace it in 25 years. At 2% that number is \$914,000 at 4% it jumps to \$1,485,000. That \$571,000 difference has to come from somewhere. Another example is our roof. We replaced the roof at a base cost of \$310,000 6 years ago and we have a figure of \$500,000 budgeted for replacement in 19 years. (assumes a 2% inflation factor) However, if that inflation number goes to 4% the new roof will cost \$800,000. At 4% those two items require us to find \$871,000 of additional revenue or expense reduction over the next 30 years to simply be in the same financial position we are today with our 2% assumptions.

Who knows what will happen with inflation. No one knows for sure but it's something we all should be aware of because the answer may very well have a significant impact on all of us. In the meantime, let's all keep our fingers crossed and hope that the inflation we are witnessing today is indeed "transitory" and we return to the land of 2% inflation.

Thank you and kudos:

- To Sue E. in helping Frosty
- To all those who helped with Christmas decorations inside and out.
- To the entertainment committee for a wonderful Christmas party.
- To Donna H. for coming up with the idea and organizing our first Christmas Open House for members. I do hope this is an annual thing. Was so much fun. This and many other things, including taking over the Newsletter.
- Marsha for being responsible for taking care of our donations to 3 different charities
- Gerry for letting the membership know he is a notary public and that we can use him if needed.
- Beth and Chuck for bringing in free food.
- Dave and Kathann for the free bread.
- Wendy and Don for donating the Christmas deer in the back yard. Both of these people have their heart in Lee Square and are always willing to step up.
- To those who we don't notice volunteering like Abdu who is constantly helping people with computers or phones;
- Tom, always ready to help out with the office plus make sure doors are secured when staff leaves.
- Susan S. who is always ready to help anyone.
- To all of you who have volunteered to work on committees or help with the office. Chairs especially because this is not an easy job. Board Members, Staff, and anyone I might have missed that has helped in anyway no matter how big or small (sometimes just a smile and saying "Hi" means a lot). Even the pandemic with all of its offshoot viruses can't keep us down.

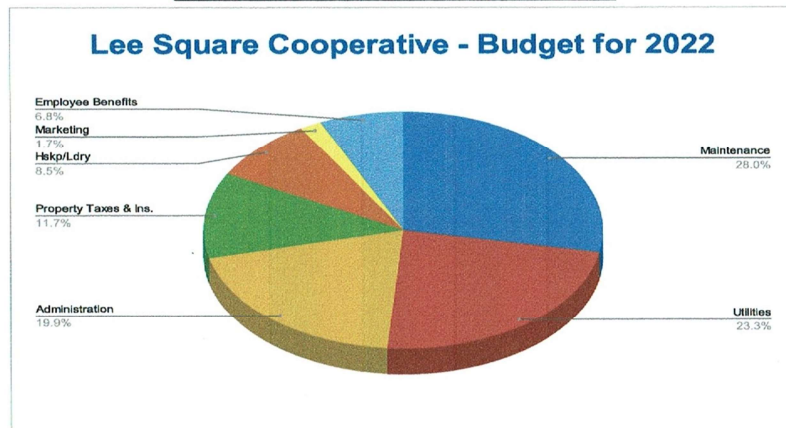
What a great place to live! Harry and I feel totally blessed to have lived here for almost 15 years. Wouldn't want to live anywhere else.

Happy Holidays, Merry Christmas, Happy Hanukkah, and Happy, Healthy New Year to all.

Harry and Linda Hoks

from the treasurer . . .

2022 Budget



Summary

The 2022 budget was approved by the BOD in November.
A brief summary of details:
Maintenance and Utilities are 51% of our total budget.
We've increased utilities budget by 40% from previous year, from \$149,200 to \$208,636, and Real Estate taxes increased by 22%.
Administration and other categories are lower so we're able to project a net gain of \$77,454, provide \$162,000 for replacement reserves, and not require an increase in fees.

Gerry O. Lundell - Treasurer

December 2021

Maintenance	\$250,888	28.0%
Utilities	\$208,636	23.3%
Administration	\$178,519	19.9%
Property Tax & Ins.	\$104,626	11.7%
Housekeeping & Laundry	\$76,515	8.5%
Marketing	\$15,600	1.7%
Employee Benefits	\$60,976	6.8%

Operating Expenses	\$895,760	100%
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NOE-Replace. Reserves	\$162,000
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Total Expenses/Reserves	\$1,057,760
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Excess Income	\$77,454
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Total	\$1,135,214
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Revenue	
Member Fees	\$1,060,704
Fees/Charges & Misc.	\$ 74,510
Total Revenues	\$1,135,214



LEE SQUARE NEEDS YOU!!

The Nominating Committee invites you to consider running for a spot on the Board of Directors. All members are eligible. Our Annual Meeting will be held on Monday, May 9th 2022 when new members will be elected.

- **WHAT:** If you are interested, please nominate yourself.
- **WHEN:** December 20, 2021 thru February 1, 2022.
- **HOW:** Talk to Donna Herman 763-458-1955 dldgherman@gmail.com
Or Gordy Erlandson 651-325-8948 gmerlandson@yahoo.com
OR fill out a form found on the desk in the Commons

BASIC BOARD DUTIES*

- Attend monthly board meetings and occasional additional ones.
- Read committee meeting minutes and other relevant documents.
- Be willing to learn new information that contributes to the financial and physical well-being of the building/cooperative

*For more details, see the Lee Square by-laws in your Welcome Packet or available in the library.

LEE SQUARE COMMITTEE MEETINGS are OPEN to ALL members!

Attend any meeting to learn about the many opportunities to get involved! Check the calendar for meeting dates and times.

Minutes from committee and Board of Director meetings can be found on a door in the back of the Lee Square library. All members are welcome at any committee meetings!

HAPPY BIRTHDAY

- 12 Barb Detloff
- 15 Bryan Pohl
- 18 Sharon Batman
- 20 Sheryl Boucher
- 26 Frank Yaccarino
- 27 John Matula
- 27 Phillip Gore
- 27 John Isais
- 30 Steve Hedges
- 30 Joel Boyle

**The next
Member/BOD
meeting is
scheduled for
February 2, 2022
from 6:00 p.m.
to 7:30 p.m.**

**Lee Square
Cooperative** 4400 36th Ave N
Robbinsdale, MN. 55422
Contact us at 763-522-5095

www.LeeSquare55.com
Facebook @OfficialLeeSquare

FOOD RESOURCES

Home Delivered Meals:

MEALS ON WHEELS
612-623-3363

MOM'S MEALS
1-877-508-6667

OPTAGE CREATIVE SENIOR DINING
651-746-8280

OPEN ARMS OF MINNESOTA,
612-767-7333

SCHWANS
1-888-724-9267
Stops at Lee Square every other
Monday from 1:00 to 2:00 pm

GROCERY DELIVERY

HYVEE, 1-800-772-4098

CUB.com

AMAZON.COM

HELP AT YOUR DOOR,
651-642-1892

INSTACART 1-888-246-7822

TRANSPORTATION

Helpatyourdoor.org

Help at your Door 651-642-1892

In case of Emergency

Police/Fire: 911



Lee Square Cooperative

Emergency After Hours:

(651)-265-3804

(11pm-7am)



LS SERVICES AVAILABLE

LEE SQUARE SALON
Style it up with Shelley!
Thursdays, 8:00 to ??
Call for an appointment...
763-593-0349

MASSAGE THERAPY
Be Well Therapies,
experience massage for
your well-being
call Francine Wilson, LCMT
612-805-0811

FILTERED DRINKING WATER
Is available in the party room
and behind the serving line.
Cold water only.

ICE MACHINE
located behind the serving
line



January 2022



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 HAPPY NEW YEAR 2022
2 FOOTBALL 7:20 PM GAME	3 1:00 Exercise 6:30 Garden Club	4 7:00 Card Bingo	5 1:00 Exercise	6 BEAUTY/BARBER SHOP 9:30 Coffee Corner 1:00 CC&S Hour	7 1:00 Exercise	8
9 FOOTBALL NOON GAME	10 SCHWAN'S 1-2 PM 1:00 Exercise	11 1:00 Activities Mtg 2:30 BG&S Mtg. 7:00 Quiddler/500 Cards	12 1:00 Exercise 2:30 Finance Mtg.	13 BEAUTY/BARBER SHOP 9:30 Coffee Corner 1:00 CC&S Hour	14 1:00 Exercise 5:30 WINE & DINE	15
16	17 NO MAIL MARTIN LUTHER KING DAY 1:00 Exercise	18 7:00 Card Bingo	19 1:00 Exercise	20 BEAUTY/BARBER SHOP 9:30 Coffee Corner 1:00 CC&S Hour	21 1:00 Exercise	22
23	24 SCHWAN'S 1-2 PM 1:00 Exercise	25 5:30 B.O.D. MTG. 7:00 Quiddler/500	26 1:00 Exercise	27 BEAUTY/BARBER SHOP 9:30 Coffee Corner 1:00 CC&S Hour 5:30 Dinner & Entertainment	28 1:00 Exercise	29
30	31 1:00 Exercise					