

# The Brightoneer



**April  
2014**

**Please Give a Warm Welcome to Your  
Re-Elected & New Board Members:  
Selma Irey, President  
&  
Donna Travis, Secretary**

<b>Office Phone:</b>	<b>816-454-2500</b>
<b>Maintenance Emergency:</b>	<b>913-894-3456</b>
<b>Security Number:</b>	<b>816-645-3001</b>
<b>Non-Emergency Police:</b>	<b>816-413-3400</b>
<b>Website:</b>	<b><u><a href="http://www.northbrighton.com">www.northbrighton.com</a></u></b>

# GOOD NEIGHBOR AWARD

## Suzanne Alexander

Suzanne was nominated by Bertha Jeffers. Bertha wrote "One of the things I keep learning is that the secret of being happy is doing things for other people. I have a very happy neighbor. She is always doing things for others. Suzanne has brought me food when I am feeling bad, or simply sat and talked with me to raise my spirits, she waters my flowers in the summer and helps me all year long." Bertha ended with: "I feel very blessed; I think Suzanne's motto is: Do all the good you can, In all the ways you can, for all the people you can for as long as you can." The Board of Directors will recognize Suzanne at the board meeting Tuesday April 8, 2014 7:00 pm.

Recipients of the Good Neighbor Award will receive a \$25 gift card. The Good Neighbor of the Month Award recognizes members of North Brighton Townhouses who exemplify the special spirit of cooperation that makes our community a better place for all of us. Good Neighbor Nomination forms are available in the office.



Tim Forbes,  
March's Good Neighbor  
Pictured with  
Selma Irey, Board President.

**April's Board Meeting**  
**April 8, 7:00 pm**



From your Board President:

I am sad to report that our North Brighton community has lost a very loyal person as well as a board member.

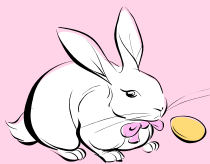
Donna Travis has lived here for over twelve years. She passed away Saturday March 22nd.

Her happy, loving and positive personality will be missed by all.

Personally I will greatly miss my long time friend and crochet buddy.

Our thoughts and prayers are with her family and her beloved dog Yazzy.

Sincerely, Selma Irey,  
NBT Board President



**Senior Luncheon  
Wednesday  
April 16th**



**11:30 — until?**

**Open to all seniors of NBT**

**RSVP: Mary 452-6555 or**

**Dorothy 453-8174**

**(Leave a message if no answer)**

# Office News

**If you lost a License Plate one was turned into the office.**

**If you change your phone number please contact the office so we can update your file.**

## ***Its Time to Locate Your Original Occupancy Agreement & Certificate.***

Letters will be arriving in the next few weeks to come into the office and sign the updated Occupancy Agreement as it was changed with the passing of the By-Laws. The new Rules We Live By booklets containing the approved By-Laws will be distributed, one per household, the day you sign. Call the office if you have questions.

**Please do not feed animals or leave food outside. The food attracts opossums, rats, and stray cats.**

**Do you know someone looking for an awesome place to live? The referral to NBT bonus is \$150. Tell everyone you know about your cooperative and get money in your pocket. Bonus will be paid upon referral's move in.**



**April's Board Meeting  
April 8, 7:00 pm**



# ***Maintenance Reminders***

## **Spring Clean Up Info on Pg 9**

Please do not put trash on your front porch. Also please make certain that all trash is put inside the dumpster. If your children take the trash out to the dumpster please be certain that they put it inside the dumpster, not beside it or on top of it. Thanks

## **NBT Mowers**

**Mark & Connie— 569-3964**

**Selma— 459-7083 or 756-7325**

**(Her Grandkids mow, she supervises:)**

**(Please leave a message if no answer)**

**If your back yard needs to be mowed call now.**

## **MOWERS WANTED**

**If you are interested in earning extra money this summer as one of the member mowers; please get your name and number to the office so we can list you in the Brightoneer.**

**(You must have your own mower)**



North Brighton Townhouses, Inc  
March 9, 2014  
Annual Meeting  
N E W S L E T T E R   M I N U T E S

Selma Irely, president, welcomed members and announced that a quorum had been met. There were 80 members present in person or by proxy.

She called the meeting to order at 2 p.m. Other board members present were Terry Wood, first vice president; Ann Halsey, second vice president; Sheila Johnson, secretary; and Dorothy Olson, treasurer.

Also attending were Elizabeth Tharp, site manager; Sherri Ladd, assistant site manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Betsy Kilker, administrative assistant with Linville Management Services, Inc.

The front table was introduced and Selma thanked members for attending. She referred to the letter about the annual meeting and election mailed to all member households February 26, 2014, as proof of notice.

Minutes of the 2013 annual meeting were approved by acclamation.

Elizabeth gave the office report. Currently, 11 memberships are for sale: seven one-bedroom units, three two-bedroom and one three-bedroom. She reminded members about the \$150 referral bonus for members. Last year, 27 members received referral bonuses.

During the year, there have been 42 move-ins, 40 move-outs and four transfers.

New ``Rules We Live By'' and Occupancy Agreements are being distributed to members by appointment based on letters of notification.

Les gave the maintenance report. In 2013, 2,508 work orders and 40 rehabs were completed. Fourteen new roofs have been installed. For the Crime Free project, deadbolts have been installed on 24 buildings and 90 deadbolts remain to complete that requirement.

The City reported to Les by phone call that the probability of the big ditch being filled in completely on the other side is about 95 percent.

Members were asked to view freshly painted doors. There now are three colors: the original paint, a lighter color and a darker color. A majority of members voted by a show of hands for the dark door.

Melva gave the managing agent's report. She reviewed handouts distributed earlier that showed the breakdown of how carrying charges were spent; assets of \$13,598,173; and reserves of \$1,593,738.

Selma announced that there were two three-year positions open on the board, currently held by Terry and Selma. Terry has decided not to run again. Selma and Donna Travis have filed as candidates.

Selma asked for nominations from the floor. There were none. Members voted to close the nominations.

Members voted by acclamation and Donna and Selma were elected.

Tim Forbes was recognized as Good Neighbor of the Month and was presented with a \$25 gift card.

Door prizes were drawn. Zela Hicks won a month's free carrying charges; Donivan Best and Dee Ann Foster won \$50 each.

Autumn Gabriel won a \$25 gas gift card in the door prize drawing.

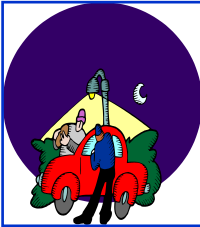
The annual meeting was adjourned at 2:25 p.m.

**Board Meeting**  
**April 8, 7:00 pm**



Thank You to everyone who  
attended the Annual Meeting.  
We appreciate you spending your time  
to help move your co-op forward.

**Please remember to open your car doors carefully  
as to not make contact with the vehicle parked next  
to you. Respect is contagious...spread it around!!**



**Members please keep your cars locked and  
windows up. Do Not leave items of value i.e. GPS,  
Cell Phone, Laptop, Money, Jewelry, Purses etc.  
in your car where they can be seen. Lock them in  
your trunk or take them inside with you.  
Do not leave your car running unattended.**

### **YARD SALES**

Members are allowed to have their own sales from May through  
September only. ***The following rules apply:***

- 1) Signs must be removed from the property the morning after  
the sale is over.
- 2) All merchandise must be brought inside the unit each night if  
member is having a multiple day sale.
- 3) Multiple day sale are limited to three (3) days.



# SPRING CLEAN UP

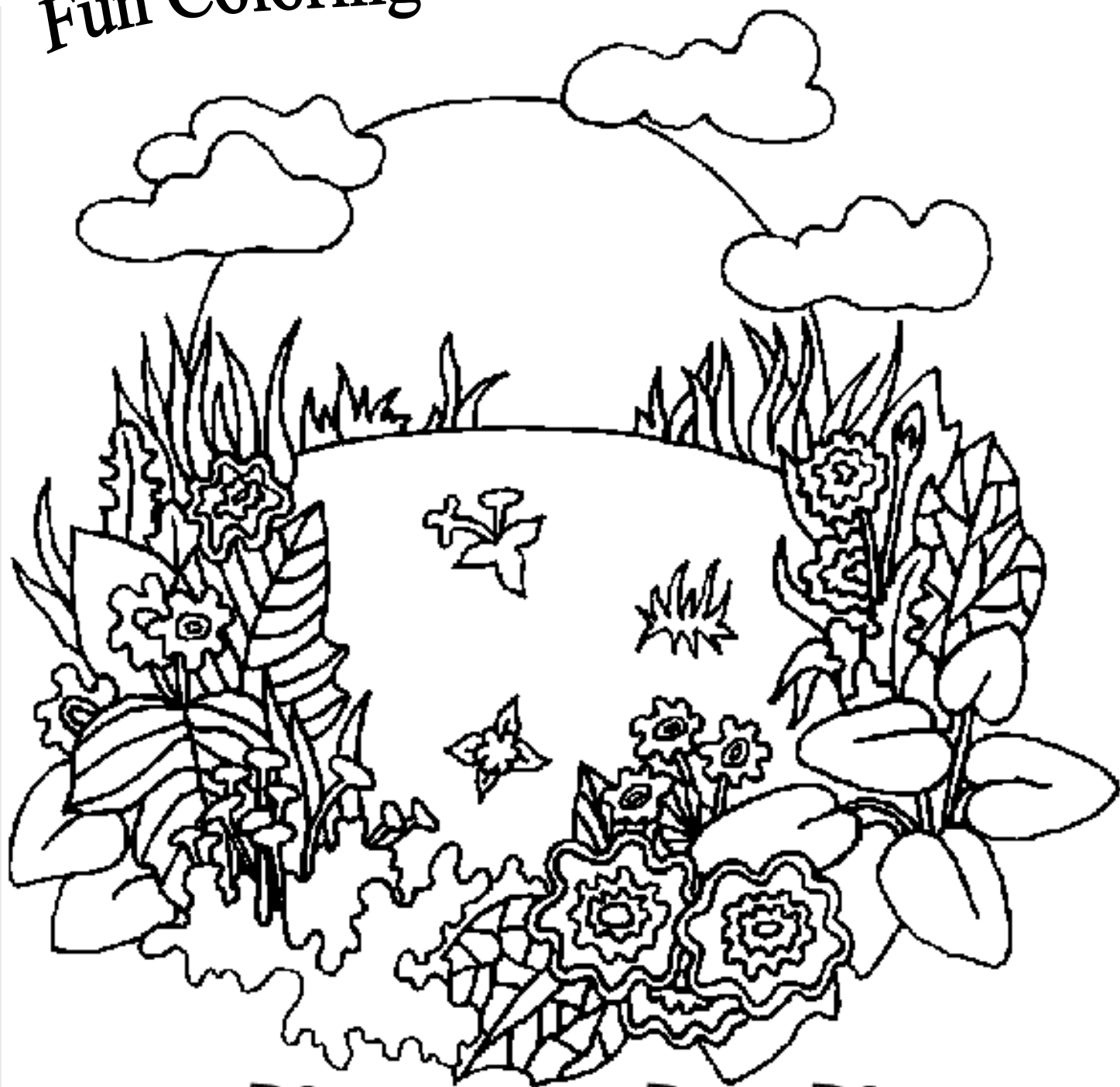
**It is time to start cleaning up our complex.**

**The following is a list of items to look for:**

- 1) Area around the AC units should be kept clear.
- 2) All bikes and toys should be stored in the back yard when not in use.
- 3) There should be no tires, appliances, car parts, boxes, lumber, ladders or bags of trash in the front or back yards of the units.
- 4) Flower beds in the front and back of the units should be cleaned up.
- 5) Please remove any flowers or plants that you do not want mowed down. Please make sure there is a visible border around those items.  
(A border does not include sticks or rocks)
- 6) Please clear all dead plants off your fences and fences need to be in good repair.
- 7) All yards should be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) The office has free grass seed.

**Let's all contribute to do our part to clean up the Co-op and make it more attractive for everyone. If you should have any questions please contact the office.**

# Fun Coloring Page



APRIL SHOWERS BRING  
MAY FLOWERS...

# Classifieds

## Scentsy Wickless Candles

Wickless, Flameless and Smokeless Safer  
than regular candles Call Marion  
453-0968 or see my website:  
[www.marionsflamelesscandles.scentsy.us](http://www.marionsflamelesscandles.scentsy.us)

## Diane Schumacher, Avon Representative

4943 NE 37th Street,  
Kansas City, MO 64117  
(816)453-3324 (H) —(816)507-7299 (C)  
Email: [ladyschu@kc.rr.com](mailto:ladyschu@kc.rr.com)  
Web Site: [www.youravon.com/dschumacher](http://www.youravon.com/dschumacher)

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& pillows.  
Call: Robert  
816-854-0698



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816-308-1920  
[tastefullysimple.com/web/sciolaro](http://tastefullysimple.com/web/sciolaro)  
[sciolaro@hotmail.com](mailto:sciolaro@hotmail.com)  
consultant id# 0122099

## Free 25" Color

## Console TV



**Sherri**

**816-803-9665**

Leave a message if no  
answer. Thanks



# APRIL 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 April Fool's Day	2	3	4	5
		Carrying Charges Due				
6	7	8 Board Meeting 7:00	9	10	11 Late Fees Applied	12
13 Palm Sunday	14	15 Tax Day	16 Senior Luncheon 11:30-?	17	18 Good Friday	19
20 Happy Easter!	21 Attorney Referrals	22 Earth Day 	23 Administrative Professionals Day	24	25	26
27	28 Holocaust Remem- brance Day	29	30			