

**North Brighton Townhouses, Inc. 5057 N.E 37th Street KC, MO 64117**  
**A KCPD Certified Crime Free Property**

# **The** **April 2015** **Brightoneer**



**Please Give a Warm Welcome to Your Re-Elected  
Board Members: Sheila Johnson, 1st Vice-President,  
Dorothy Olson, Treasurer & Esther Shelton, Secretary**

<b>Office Phone:</b>	<b>816-454-2500</b>
<b>Maintenance Emergency:</b>	<b>913-894-3456</b>
<b>Security Number:</b>	<b>816-868-4115</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>



Linda was nominated by Millie Shreck. Millie wrote:

"Linda has driven me two times to Independence Center to meet my sister. Linda also took my sister to her apartment as she lives in an assisted living facility and no longer drives. Linda has invited me to her house for dinner and has given me leftovers to take home. Linda is a very good cook and she is a very generous hostess."

Millie ended with: "She is good to me and a great friend."

The Board of Directors will recognize Linda at the board meeting Tuesday April 14, 2015 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.



Kathy Armstrong,  
March's Good Neighbor  
Pictured with  
Selma Irey, Board President.

**April's Board Meeting  
April 14, 7:00 pm**

# **Hazel Ford**

## **1910-2015**



**Hazel lived life all the way to the finish line. She was active in the seniors (Red Hatters) group and a dear friend to all who knew her. She loved to play her harmonica and entertained everyone with her lively tunes. Her vigor and zest for life was an inspiration to us all.**

**Hazel also had a home at the Lake of the Ozarks where fun was had by all whether it was boating, fishing, swimming or teaching you how to ski and of course eating! Hazel didn't know a stranger and treated everyone as family. She was preceded in death by her husband Cecil F. Ford; parents; three brothers, Charles Ball, Mike Ball and William Ball and two sisters, Sylvia Ellis and Bobbie Jo Peterson. She is survived by a nephew, Bob Ellis; great niece, Sherry Teer (Terry); great-great niece, Ashley Thompson (Kyle) and a great-great-great niece, Rylee Thompson along with numerous family and friends.**

**At her 101st birthday she danced like no one was watching.  
At her 102nd birthday she played along with the band.  
She would have been 105 years young this July.**

**Hazel will be missed by all.**



North Brighton Townhouses, Inc  
March 8, 2015  
Annual Meeting  
NEWSLETTER MINUTES

Selma Ireys, president, welcomed members and announced that a quorum had been met. There were 71 members present in person or by proxy.

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

Also attending were Elizabeth Tharp, site manager; Sherri Ladd, assistant site manager; Les Dudrey, maintenance superintendent; and Melva Linville, property manager, and Betsy Kilker, administrative assistant with Linville Management Services, Inc. An officer from the Signal 88 security patrol also was present.

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 25, 2015, as proof of notice.

Minutes of the 2014 annual meeting were approved by acclamation.

Elizabeth gave the office report. Currently, one membership is for sale: a one-bedroom unit. She reminded members about the \$150 referral bonus for members. Last year, 24 members received referral bonuses.

During the year, there have been 44 move-ins, 48 move-outs and seven transfers.

The resident portal is now open on the North Brighton Web site, allowing members to pay monthly charges on line.

Les gave the maintenance report. In 2014, 2,631 work orders and 48 rehabs were completed.

Two major issues with water lines developed this year. One was gravel in the line that blocked water pressure and the other was a small leak under the roots of a tree.

Maintenance is conducting a safety check of all electric breaker panels.

Melva gave the managing agent's report. She reviewed handouts distributed earlier that showed the breakdown of how carrying charges were spent; assets of \$14,355,722; and reserves of \$1,601,778.

Selma announced that there were three positions open on the board, two positions for a three-year term and one position for a two-year term. The candidates are Sheila Johnson, Dorothy Olson, Betty Maltbia and Esther Shelton.

Edna Calumpong, Madison Ducoulmbier and Maelynn Shelton volunteered to serve as inspectors of election.

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

The candidates addressed the members.

Roll was called and ballots distributed. Melva and the election inspectors left to count ballots at 2:40 p.m.

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

Melva and the election inspectors returned with the results at 3:05 p.m. Esther received 66 votes; Sheila, 63; Dorothy, 49; and Betty, 48.

Door prizes were drawn. Sharon Carroll won a month's free carrying charges; Dorothy Olson and Marie Walters won \$50 each.

Sonya Hailey won a \$25 gas gift card in the door prize drawing.

The annual meeting was adjourned at 3:10 p.m.

**Board Meeting**  
**April 14, 7:00 pm**



# Office News

## RulesWeLiveBy: Section 2.8 Yard Sales

### **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 (3) three days.

**Please remember to open your car doors carefully as to not make contact with the vehicle parked next to you. Lock your car doors and do not keep valuables in view in your car. Respect is contagious...spread it around!!**

**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. Referral Bonus will be paid upon referral's move in.**

# Maintenance Reminders

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

## Grounds Inspections Have Begun

### *Rules We Live By: Pets—Section 6.4 Regulations*

- A. When outside a fenced yard, all pets must be leashed, restrained and under the control or supervision of the member. Pets cannot threaten others by attempting to bite, jump upon, charge toward or otherwise cause others to fear immediate personal injury to themselves, to other people or to their own pets.

**Removal and disposal of animal waste are the responsibilities of the pet owner. Pet waste must be removed daily from the grounds and placed in a sealed or tied container before being properly disposed of in a trash receptacle.**

- B. If a North Brighton employee meets with an animal control officer to correct a violation of North Brighton's rules or city ordinance, a fee will be charged to the pet owner's account.
- C. No person may keep or harbor any animal on the premises of North Brighton without a current Pet Permit.
- D. The owner of a pet will be held financially responsible for any actions of such pet. In addition, the owner agrees to totally accept all liability pet ownership may create.

**Spring Clean Up Info on pg. 10 - Mowers list pg. 11**

# North Brighton Townhouses, Inc Board of Directors 2015-2016



Dorothy Olson  
Treasurer



Sheila Johnson  
1st Vice-President



Selma Irey  
President



Ann Halsey  
2nd Vice-President



Esther Shelton  
Secretary

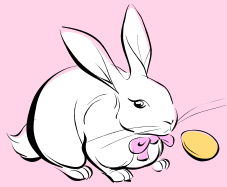


Thank You to everyone who  
attended the Annual Meeting.  
We appreciate you spending your time  
to help move your co-op forward.

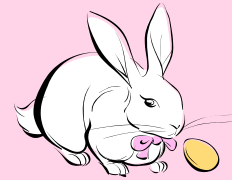


Sharon Carroll  
— Annual Meeting —  
Winner of one month's  
Free Carrying Charge





# **Senior Luncheon Wednesday April 15th**



**11:30 — until?**

**Open to all seniors of NBT  
RSVP: Bertha 452-6522 or  
Shirley 377-4302  
(Leave a message if no answer)**

## **20th Annual Tea Dance**

**Sunday, April 12, 2015 2-4 p.m. North Kansas City High School**

**For more information, call (816) 413-5003**

**Do you need a ride to the Tea Dance?  
Clay County Senior Services has limited transportation  
available. Call: 455-4800 (before April 8)**

Senior Citizens from the community enjoyed last year's.  
**Don't miss the next one!!**



# 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 and trash.
- 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.**

# Classifieds



Arlin Garcia  
Staffing Coordinator

3100 S. 24th Street Suite B  
Kansas City Kansas 66106  
Cell: 816-359-1714

Office: 913-962-0307  
Fax: 913-273-1362  
Arlin@allianceworkforcekc.com  
www.allianceworkforcekc.com

Alliance Workforce Inc.  
Putting Quality People To Work

Are you looking for a job?  
Call Arlin  
(816)359-1714

FOUND: Green pull-over jacket. Found near the playground on the office side of North Brighton.



## MOWERS 2015

Lia—(816) 288-8983

Shara & Emmanuel—(816) 741-5785

Mark & Connie—(816) 405-1374

Emmanuel —(816) 612-9928



Leave a message if no answer, we will call you back.

Payment to mowers is due in advance, Grass over 8" tall, has an extra charge. Pet waste must be picked up. Flower bed service or chemical applications are an additional charge.

NBT Maintenance charges \$35 to mow.

Call today before you get tagged.

# APRIL 2015

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 April Fool's Day <b>Carrying Charges Due</b>	2	3 <b>Good Friday</b>	4
5 	6	7	8	9	10	11 <b>Late Fees Applied</b>
12 <b>NKC TEA DANCE 2:00pm</b>	13	14 <b>Board Meeting 7:00</b>	15 <b>Tax Day</b> <b>Senior Luncheon 11:30-?</b>	16	17	18
19	20	21 <b>Attorney Referrals</b>	22 <b>Earth Day</b> 	23	24	25
26	27	28	29	30		