

North Brighton Townhouses, Inc.
5057 NE 37th Street Kansas City, MO 64117
A KCPD Certified Crime Free Property

The Brightoneer

April 2016



Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-868-4115
Non-Emergency Police:	816-413-3400



Good Neighbor Award

Latasha Savage

Latasha was nominated by Ann Halsey. Ann wrote:
“Surprised Again!! I was taking my trash to the dumpster and Latasha came over and offered to help me. She didn’t know me but she offered anyway. She wouldn’t take my no for an answer, she insisted to help me. Ann ended with:

A big Thank You for being a helpful neighbor!

The Board of Directors will recognize Latasha at the board meeting on the 12th of April: 7:00 pm. As a recipient of the Good Neighbor Award, Latasha will receive a \$25 gift card.

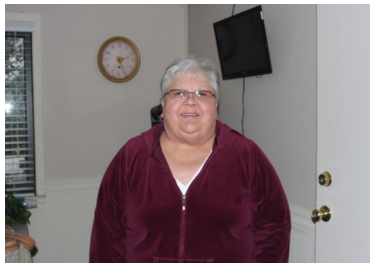
The Good Neighbor of the Month Award recognizes members of North Brighton Townhouses who exemplify the special spirit of cooperation that makes our community a better place for all of us.

Good Neighbor Nomination forms are available in the office.

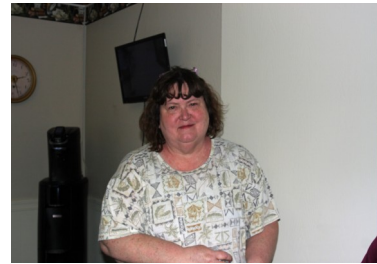
North Brighton Townhouses, Inc.
Board Meeting April 12, 2016
7:00 p.m.



1 Month's Carrying Charge



\$50 Winners



Thank You to everyone who
attended the Annual Meeting.

We appreciate you spending your time
to help move your cooperative forward.

Senior Luncheon

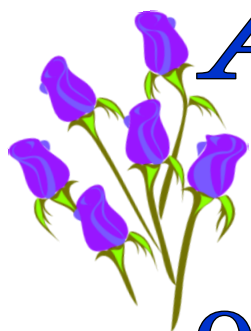
3rd Wednesday

April 20th

11:30 am to ?

Lunch Provided

Open To All Seniors of NBT



RSVP: Shirley: 377-4302 or Bertha 452-6522

Please leave a message if no answer.

Office News

**Please throw cigarette butts in a proper container,
not in the parking lot, or in the yard.**

Rules We Live By Section 6.4 Regulations (A)



Removal and disposal of animal waste is the responsibility 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.



There have been several calls made to the office about dog waste being left in members' yards. Pet ownership is a privilege: it is the responsibility of the owner to clean up after their pet. To file a complaint about someone walking their dog and not cleaning up after it you only have to know their address, not their name.

**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.**



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 sales are limited to three (3) days.

Maintenance Reminders

March Bed Bug Inspections report that one issue was found and treated. Next Bed Bug Inspection:
April 21st. 8:30 - Noon Buildings: 30 thru 41 (Not bldg 39)



If you notice a water leak at your outside faucet when you turn it on please call in a work ticket. If you need assistance turning on that faucet, call the office. Thanks



With spring clean-up; please bag up the leaves that have settled in or around your yard. We have a compost area where they can be disposed of properly. Please do not just blow them out of your yard to go into your neighbor's yard or all over the common grounds. Call the office and we will pick up the bagged leaves. Help keep North Brighton Beautiful.



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!!

2016 Mowers

Mark & Connie 816-405-6330

Call the office if you want to be added to the list.

North Brighton Townhouses, Inc.
March 13, 2016
Annual Meeting

NEWSLETTER MINUTES

Board members present: Selma Irey, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Dorothy Olson, treasurer; and Esther Shelton, secretary

Staff members present: Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; Les Dudrey, maintenance superintendent; and Chris Curlett, assistant maintenance superintendent

Also attending: Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney; representatives from SOS Pest Control and Signal 88 Security

Selma Irey, president, welcomed members and confirmed with Elizabeth Tharp that a quorum had been met. Sixty-five members were present in person or by proxy.

Selma called the meeting to order at 2 p.m.

Selma referred to the letter about the annual meeting and election mailed to all member households as proof of notice.

Minutes of the March 8, 2015, annual meeting were approved by acclamation.

Elizabeth gave the office report. In 2015, there were 32 move-outs, 28 move-ins and four transfers. Of the move-ins, 15 were due to member referrals.

Currently, six units are for sale: two one-bedroom units, two two-bedroom units and two three-bedroom units.

Les gave the maintenance report. In 2015, 2,104 work orders were completed. The property had five weeks without any rehabs or intents to vacate. Bed bug inspections are underway and 100 units a month are checked for bed bugs. None have been found so far. In the past, there were four cases. The maintenance staff is working on annual inspections and furnace filters.

Melva gave the managing agent's report. She reviewed handouts distributed earlier that show the breakdown of how carrying charges were spent; assets of \$14,396,998; and reserves of \$2,328,540.

Selma announced that there was one three-year position open on the board and that incumbent Ann Halsey has filed for re-election.

Selma asked for nominations from the floor. There were no nominations from the floor. The members voted by acclamation to close the nominations.

Questions from members were directed to the SOS pest control representative about the bed bug inspections.

Phil Gravino was recognized as the Good Neighbor of the Month.

Door prizes were drawn. Thuy Nguyen won a month's free carrying charges. Darlene Smith and Shirley Guidry won \$50 cash prizes each. Esther Shelton won a \$25 gas card.

The open session ended at 2:25 p.m.

The board met in closed session. The meeting was adjourned at 2:45 p.m.

<p>North Brighton Townhouses, Inc Board of Directors 2016-2017</p>
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Dorothy Olson
Treasurer



Sheila Johnson
1st Vice-President



Selma Irely
President



Ann Halsey
2nd Vice-President



Esther Shelton
Secretary

Thank you for your vote at the Annual Meeting. It is a pleasure to serve as a member of your Board of Directors for another term. — Ann Halsey

Grounds Inspections Have Begun

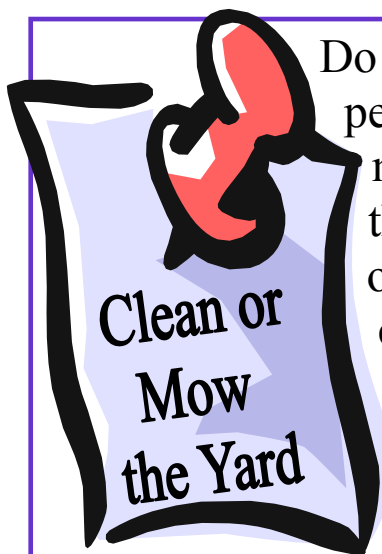
Rules We Live By: Pets—Section 6.4 Regulations

- 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 is the responsibility 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.



Do Not wait to be tagged to mow your yard or pick up pet waste, clean your yard and call one of the lawn mowers to cut your grass. See page 5 or page 11 for their names and numbers. If you get tagged to clean or mow your yard, you have only a few days to comply. Calling the office will NOT allow you more time. Maintenance will charge a minimum of \$35 to mow. If you are tagged 3 times, you will be called in for a grievance before the board of directors.

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 and weed free.
- 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 and must be stable enough to withstand a weed eater)
- 6) Please clear all dead plants off your fences and fences need to be in good repair.
- 7) All yards are to 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 have any questions please contact the office.

FYI



N Brighton bridge over I-35 will be closed starting 4-03-16, ramps to/from I-35 will remain open

For all of our North Brighton Students who are currently taking or preparing to take the standardized tests this is for you:



Get a good night sleep before the test, eat a good breakfast and be confident.



Classifieds:

For Sale:
Nordic Track Elliptical
includes User's Manual
- Asking \$250
Call Mike 816-589-2286

Side Work:
Greg 816-785-8783,
If you have any side work
you would like done please
let me know. Please call and
leave a voicemail with your
name, address & phone
number along with the type
of work needed. Calls will
not be answered during
NBT office hours but will
be returned as soon as pos-
sible.

VILLAGE AUTO SALES
6631 Nieman Road
Shawnee KS, 66203

Cell: 816-359-1714
Office: 913-362-1609
Fax: 913-808-5059
arlin.garcia@yahoo.com

We are open Monday thru Sat from 9am to 6pm and Sundays 11:00 to 4:00 pm

ARLIN GARCIA
Bilingual Sales

Gracias por Preferirnos



Hand Sewn:
Microwave Potato Bag \$6
or Carry All \$9
Call Bertha: 452-6522




2016 Mowers
Mark & Connie 816-405-6330

Call the office if you want to be added to the list.



2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27 	28	29	30	31	1 Carrying Charges Due	2
3 North Brighton Bridge Closed	4	5	6	7	8	9
10	11 Late Fees Applied	12 Board Meeting 7 pm	13	14	15	16
17	18	19	20 Senior Luncheon 11:30-?	21 Attorney Referrals SOS Bedbug Inspection	22	23
24	25	26	27	28	29	30