

The background of the page is decorated with several cartoon illustrations of a white Easter bunny and several yellow chicks. The bunny is shown in the top left, sitting on a pink eggshell and holding a yellow egg. The chicks are shown in various poses, some sitting on pink eggshells. The background is filled with light blue and pink starburst patterns.

North Brighton Townhouses, Inc.
5057 N.E. 37th Street Kansas City, MO 64117

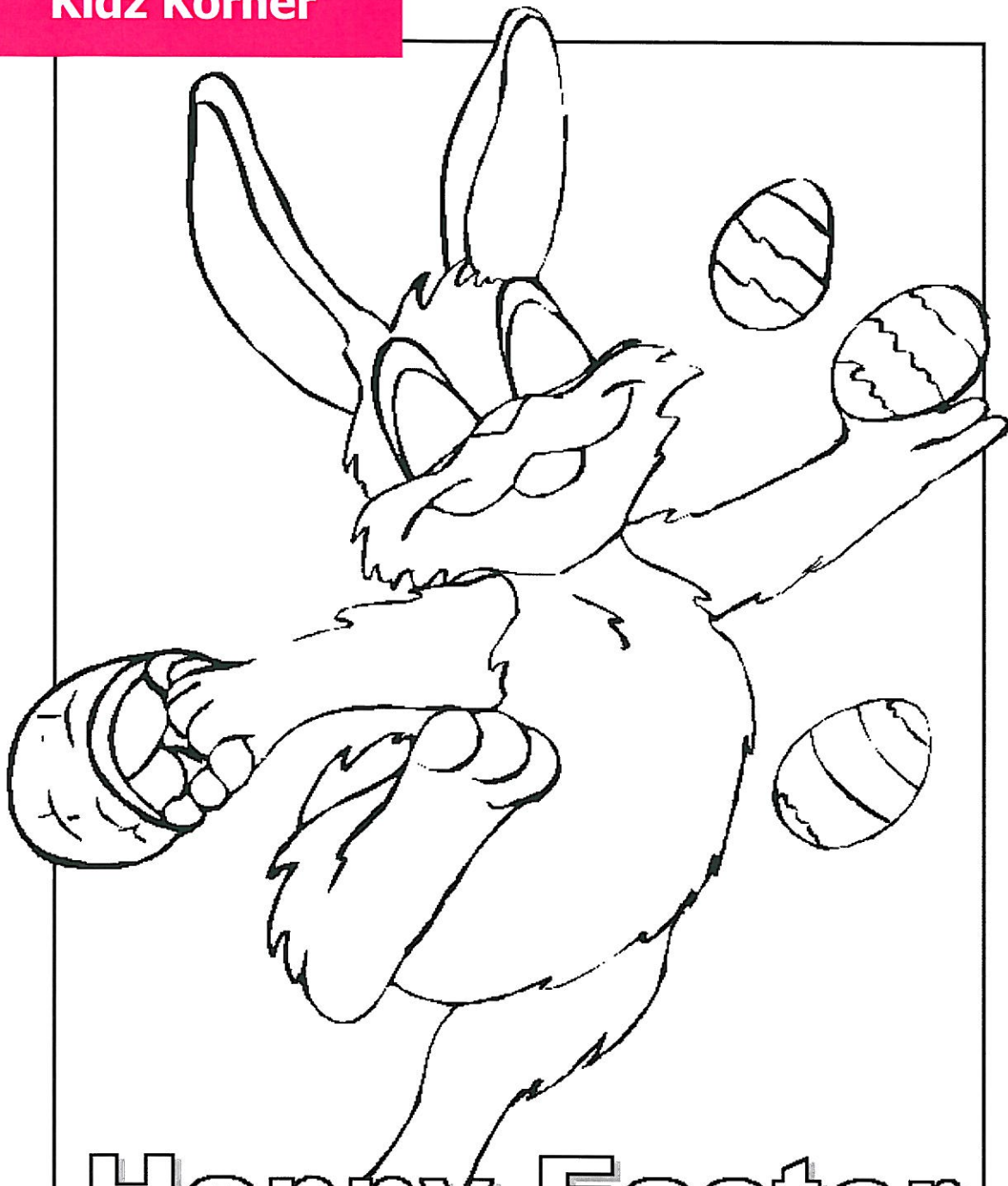
The Brightoneer

April 2009

In This Issue:

| | | | |
|------------------------|--------|-------------------------|---------|
| Kidz Korner | Page 2 | Board Mtg Minutes Cont. | Page 7 |
| Community News | Page 3 | Office News | Page 8 |
| Cable Installation | Page 4 | Upcoming Events | Page 9 |
| Satellite Installation | Page 5 | Maintenance Reminders | Page 10 |
| Board Mtg Minutes | Page 6 | Spring Clean-Up | Page 11 |
| | | April Calendar | Page 12 |

Office Phone: 816-454-2500
Maintenance Emergency: 913-894-3456
Security Number: 816-645-3001
Non-Emergency Police: 816-413-3400



Happy Easter



"Great Steps for NF" walk is June 13, 2009 at Penguin Park in KC MO off Vivion rd. This is a fun family event. Registration begins at 9:00 am along with continental breakfast for walkers and volunteers (registration fee is \$20.00 unless you raise \$100.00, for children ages 4-10 the fee is \$12.00 and children 3 & under are free. If you register day of walk registration fee is \$25.00) The walk begins at 10:00 am and will end at 11:00 am, from 11:00 am -12:00 will be lunch and prizes. The money raised is going towards research and programs of support and education. **NF is a genetic disorder of the nervous system which causes tumors to form on the nerves anywhere in the body at any time. This progressive disorder affects all races, all ethnic groups and both sexes equally. NF is one of the most common genetic disorders in the United States (one in every 2,500 people). NF can cause cancer, hearing loss, learning disabilities, epilepsy, bone deformities, vision impairment and chronic pain. There is no cure...YET!**

If you would like to register to walk and/or volunteer, donate or for more information you can go to nfinc.org. Click on the Kansas/Central Plains box. You can also donate by credit card/debit card at <http://firstgiving.com/BrandiMarley>. Once your registration is received, an information packet will be sent out to you. **Bring extra cash to the walk to have a chance to win extra prizes in a chance drawing.**

For questions you can call 1-630-627-1115 or email admin@nfinc.org

Target is doing a special promotion for their optical services **until 4/29/09. Children 12 and under can get a free pair of glasses.** They need to bring in a valid prescription for glasses from their doctor and Target will let the child pick from about 40 different frames. They will place their best lens in the frames which are non-glare and scratch resistant and normally sell for \$200.00.

- Shawnee SuperTarget: 15700 Shawnee Mission Pkwy
- Overland Park SuperTarget: 12200 Blue Valley Pkwy
- Stateline SuperTarget: 1201 W 136th St
- Lees Summit SuperTarget: 1850 NW Chipman Rd
- Olathe SuperTarget: 15345 W 119th St
- Liberty SuperTarget: 9220 NE Barry Rd

Special

Special

Cable Installation Specifications

1. All units should be pre-wired with cable, which meets today's standards coming into the unit under the stairs.
2. New Cable line installation:
 - Remove the old cable line
 - Run the new cable where the old cable was
3. New Cable line for bedroom installation:
 - A hole would need to be drilled from the bedroom on the outside wall and come through the lower eave board.
4. Members will be responsible for any damage incurred due to installation of cable line and must bring back to N.B.T original condition when member moves out.

Members do not need an installation permit to receive cable.



"Rules We Live By"

Section 5.11 Satellite Dish

- A. **An alteration permit must be submitted to the Board of Directors with the name of the company that is doing the installation.**
- B. Installer MUST contact the Maintenance Department prior to installation, and will be told or shown what they can and can't do on installing the dish.
- C. No satellite dish shall exceed 32" in size, and no dish will be allowed to be attached to the building in any manner.
- D. No satellite dish will be allowed in unfenced back yards. Except for the one-bedroom units, because they are not allowed to have fenced yards. Then they will be allowed to attach the dish on the back railing or installed on pole as told on #6 of spec sheet.
- E. No satellite will be allowed to be attached on a fence.
- F. Satellite dish must be installed on a 2-1/2 inch diameter metal galvanized pipe, set in concrete at least 2 feet deep. Pipe shall not be any higher than 8-foot from ground. Cable running to the dish must be buried in the ground, and drilled above back storm door to gain entrance into unit. No drilling through the foundation or shingles. MEMBER must call Dig Rite before digging to install the pole and buried cable, so they can mark where the power lines and cable are buried in back yard. 1-800-344-7483
- G. Members will be responsible for any damage incurred due to installation of satellite dish. And will bring back to N.B.T original condition when member moves out.
- H. All wiring must be done through the back of YOUR unit only.



North Brighton Townhouses, Inc.

March 9, 2009

Annual Meeting

NEWSLETTER MINUTES

Sheila Johnson, president, welcomed members and announced that a quorum had been met. She called the meeting to order at 2:10 p.m. Other board members present were Ann Halsey, first vice president; Mike Crippen, second vice president; Selma Ireby, secretary; and Betty Maltbia, treasurer. Also attending were Elizabeth Tharp, site manager; Shanna Holt, assistant manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Lisa Gamble, controller for Linville Management Services, Inc.

Sheila introduced the front table and thanked members for attending. She referred to the letter about the annual meeting and election mailed to all member households on February 23 as proof of notice.

Minutes of the 2008 annual meeting were approved as written.

Sheila asked for nominations from the floor. There were none.

Elizabeth gave the office report. She said there were 34 move-ins last year, 29 move-outs and currently two one-bedroom units are for sale. There are 25 names on the wait list.

Les gave the maintenance report. In 2008, 2,717 work orders and 30 rehabs were completed. The upgrade project was completed with 140 ceiling fans installed for longtime members.

The stove replacement project is ahead of schedule. In 2008, 56 stoves were installed and 200 more have been installed. Les expects to finish with stove replacements next week.

Other projects on the three-year plan include installing solid-core front and back entry doors and ground-fault circuit interrupters in all bathrooms.

In 2009, maintenance plans include replacing concrete, repairing and sealing streets and replacing some very old water heaters. Les is researching possible solutions and costs for replacing wood shingles as a future project.

Lisa Gamble gave the managing agent's report. She reviewed handouts distributed earlier that showed the breakdown of how carrying charges were spent; assets of \$10,231,052 and reserves of \$670,308.

She said mortgages were paid off for three sections in February of this year; and would be paid on the fourth section in July of 2009; and on the fifth section in December of 2009. She reviewed a list of facts and myths about the mortgage payoff. Another membership meeting about the mortgage payoff will be at Eastgate Middle School in May.

She thanked the maintenance and office staffs for their work.

Sheila announced that there were two three-year positions open on the board and that she and Ann Halsey were running for re-election. There were no other candidates and no nominations from the floor.

Michael Murray moved to accept the slate of candidates by acclamation and Tammy Gillespie seconded the motion. The motion carried and Sheila and Ann were elected by voice vote of the membership present.

Sheila thanked members for participating and read a list of 10 members who have lived at North Brighton since it was built 40 years ago: Ann Halsey, Barbara Walker, Ed Meinking, Alleda Cammack, Bonnie Ross, Kathy Lawson, Barbara Thompson, Carol Harper, Betty Carleton and Marion Coffman.

Door prizes were drawn. Shirley Summit won a month's free carrying charges; Shirley Guidrey and Audrey Meredith won \$50 each.

The meeting was adjourned at 2:45 p.m.

Closed Session

The board, Lisa and Dudley convened for a closed session.

Board members voted to retain the offices they currently hold: Sheila, president; Ann, first vice president; Mike, second vice president; Betty, treasurer; and Selma, secretary.

A mortgage payoff party was discussed. Volunteers to serve on a committee to plan the party will be solicited in the April newsletter. Members will be asked to contact the office. A board member needs to serve as a liaison to the committee.

The meeting was adjourned at 3:15 p.m.

Office News



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.



General Handyman Available!!!

Contact Ron Bailey (NBT Maintenance)
at (816) 718-3381 cell or (816) 453-7574



Mark & Connie Kanatzar would like to say thank you to everyone for their thoughts and prayers during her husbands illness.



Lawn Mowers

**Anyone interested in mowing this summer please
contact the office with updated phone number
so that we can publish the information
in the May Brightoneer!**





Time Change Time Change Time Change Time Change

**The Red Hat Society is proud to present
Tammy Gillespie, a representative from
Clay County Senior Services here to present
information on:**

Transportation

In-home Care

PERS (Personal Emergency Response System)

Meals on Wheels

Homes Repairs

Adult Day Health Care

Life Enrichment



All Senior Citizens are welcome!

Saturday, April 4th at 1:00 pm

Admission-Free



Time Change Time Change Time Change Time Change



Maintenance Reminders

Friendly Trash Reminder

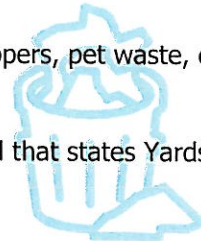
Please make sure that you bag up your trash and place inside of dumpster. No loose trash should be going in the bins. All trash must be bagged and tied. Large items should be placed in The dumpster behind the office. If you should have any question about where to throw large items away please contact the office.

Outside Grounds

Please remember to pick up any trash including cigarette butts, cans, wrappers, pet waste, etc from yard to help keep North Brighton Clean!

This is per The Rules We Live By; Section 1.1 E—Housekeeping Standard that states Yards should be free of debris, trash and abandoned cars.

Thanks for your Cooperation!



Smoke Alarms

Maintenance is in the process of replacing all older smoke alarms with newer that does not require batteries.

- This smoke alarms provides continuous power for up to ten years. Power cell cannot be removed.
- Single Test/Silence Alarm button—allows you to test the Alarm or silence the alarm . Testing the Alarm assures you that the unit is functioning. The Silence alarm allows you to silence the unit for 10 minutes until you eliminate the issue.
- Blinking Power Indicator— confirms that the smoke alarm is receiving power.

Please feel free to contact the office with any other questions!



Spring is just around the corner. It is time to start cleaning up our complex. We will start tagging yards in April after the first mowing by the contractor. The following are 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.
- 7) All yards should be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) Call the office for 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.



| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|--------------------------------|---------|-----------|----------|--------|----------|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 Late Fees Applied | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |