

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

**APRIL 2013**



**Please Give a Warm Welcome  
to Your New Board Member:  
Ann Halsey, 2nd Vice President**

<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**  
**Esther Shelton**

Esther was nominated by Terry Wood. Terry wrote that Esther never complains about anything; even when their family games of Dominoes or Farkle run a little late or gets loud. Esther is always there for Terry and Terry says that "Esther is a perfect example of a perfect neighbor."

The Board of Directors will recognize Esther at the board meeting on the 14th of May since the April meeting is closed. 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.

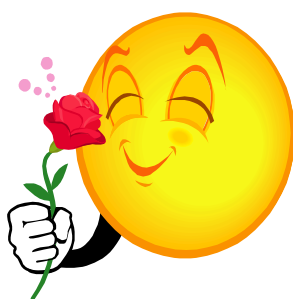


Sheila & Kevin Johnson  
 March's Good Neighbor Winners.  
 Pictured with Jenni Ladd who  
 nominated them and  
 Selma Irey, Board President.

## **April's Board Meeting Is Closed For New Board Member Orientation**



**Three free ways to get happy ☺** Small things “really boost your happiness,” says Gretchen Rubin, author of *Happier at Home*



☺ *Revel in good smells*  
Mood-elevating scented candles are great but expensive. “You don’t have to buy anything,” Rubin says. “You can smell fresh laundry.”

☺ *Say hello*  
We get lazy about acknowledging the people we love. Exchanging simple greetings, says Rubin, “totally changed the atmosphere in my home.”

☺ *Suffer for 15 minutes a day*  
Faced with an unwelcome task? Tackle a bit of it at a time. You’ll get lasting relief from attacking a chore.

# Office News

Thank You to everyone who  
attended the Annual Meeting.

We appreciate you spending your time  
to help move your co-op forward.

**If you change your phone number please contact the office and give us your new number.**

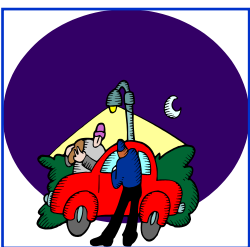
**Do you know someone looking for an awesome place to live? The referral to NBT bonus is \$150. Tell everyone you know about your cooperative and get money in your pocket. Bonus will be paid upon referral's move in.**



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

**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.**



**Never leave your car running unattended.**

# Maintenance Reminders

***Maintenance appreciates all the “Thanks” for the snow removal. And all of the staff thank all of you for your help and cooperation.***

## 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.

## NBT Mowers

**Roger— 500-2796 or 231-8439**

**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 10, 2013  
Annual Meeting  
NEWSLETTER MINUTES

Terry Wood, president, welcomed members and announced that a quorum had been met. There were 64 members present in person or by proxy.

She called the meeting to order at 2:15 p.m. Other board members present were Dorothy Olson, second vice president; Selma Ireys, secretary; and Sheila Johnson, 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 Terry thanked members for attending. She referred to the letter about the annual meeting and election mailed to all member households February 28, 2013, as proof of notice.

Minutes of the 2012 annual meeting were approved by acclamation.

Selma reported for the Seniors Committee. The group sponsors a senior luncheon meeting on the third Wednesday of every month and a Santa visit in December.

Elizabeth gave the office report. Currently, 15 memberships are for sale: 12 one-bedroom units, one two-bedroom and two three-bedrooms. She reminded members about the \$150 referral bonus for members. Last year, 20 members received referral bonuses.

Recertification is now only two pages long. Employer name and address are necessary but income is no longer verified. Les gave the maintenance report. In 2012, 2,897 work orders and 42 rehabs were completed.

Renovations are nearly completed and energy savings from 20 to 40 percent have been reported by members.

The North Brighton street project is under way. Work will be completed in three phases: Missouri 210 to 37th Street; 37th Street to 39th Street; and 39th Street to Parvin Road.

Melva gave the managing agent's report. She reviewed handouts distributed earlier that showed the breakdown of how carrying charges were spent, assets and reserves to date.

There were three volunteers to serve as inspectors of election: Jane Kaser, Steve Stotts and Donna Travis.

Terry announced that there was one three-year position open on the board and that Ann Halsey and Betty Maltbia had filed as candidates.



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

Donivan Best was asked to read aloud the resume of Betty Maltbia, board first vice president, who was unable to be present for the meeting. She is running for re-election. Betty broke her ankle and will be having surgery on Tuesday.

Ann Halsey then addressed the members.

Roll was called and ballots distributed to members. Members voted. Dudley and the election inspectors left to count ballots at 2:45 p.m.

Sheila and Kevin Johnson were recognized as Good Neighbor of the Month and were presented with a \$25 gift card.

Dudley and the election inspectors returned at 2:55 p.m. Ann was declared the winner.

Door prizes were drawn. Sharon Carroll won a month's free carrying charges; Steve Stotts and Genevieve Hauck won \$50 each.

Jewlie Brown won the \$25 gas gift card in the door prize drawing.

The meeting was adjourned at 3 p.m.

### **Closed Session**

Terry, Sheila, Selma, Dorothy, Ann, Les, Chris, Elizabeth, Melva, Betsy and Dudley convened for a closed session.

Board members elected officers: Selma, president; Terry, first vice president; Ann, second vice president; Sheila, secretary; and Dorothy, treasurer.

The board discussed revisions for the final version of the rules.

The board will review the final version of the rules at 5:30 p.m. on Tuesday, April 2.

The board agreed that the April 9 meeting will be closed.

Elizabeth, Sherri, Les and Chris were allowed to leave at 3:50 p.m.

### **Executive Session**

The board convened for an executive session.

The meeting was adjourned at 4 p.m.

# **April's Board Meeting Is Closed For New Board Member Orientation**

# 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.

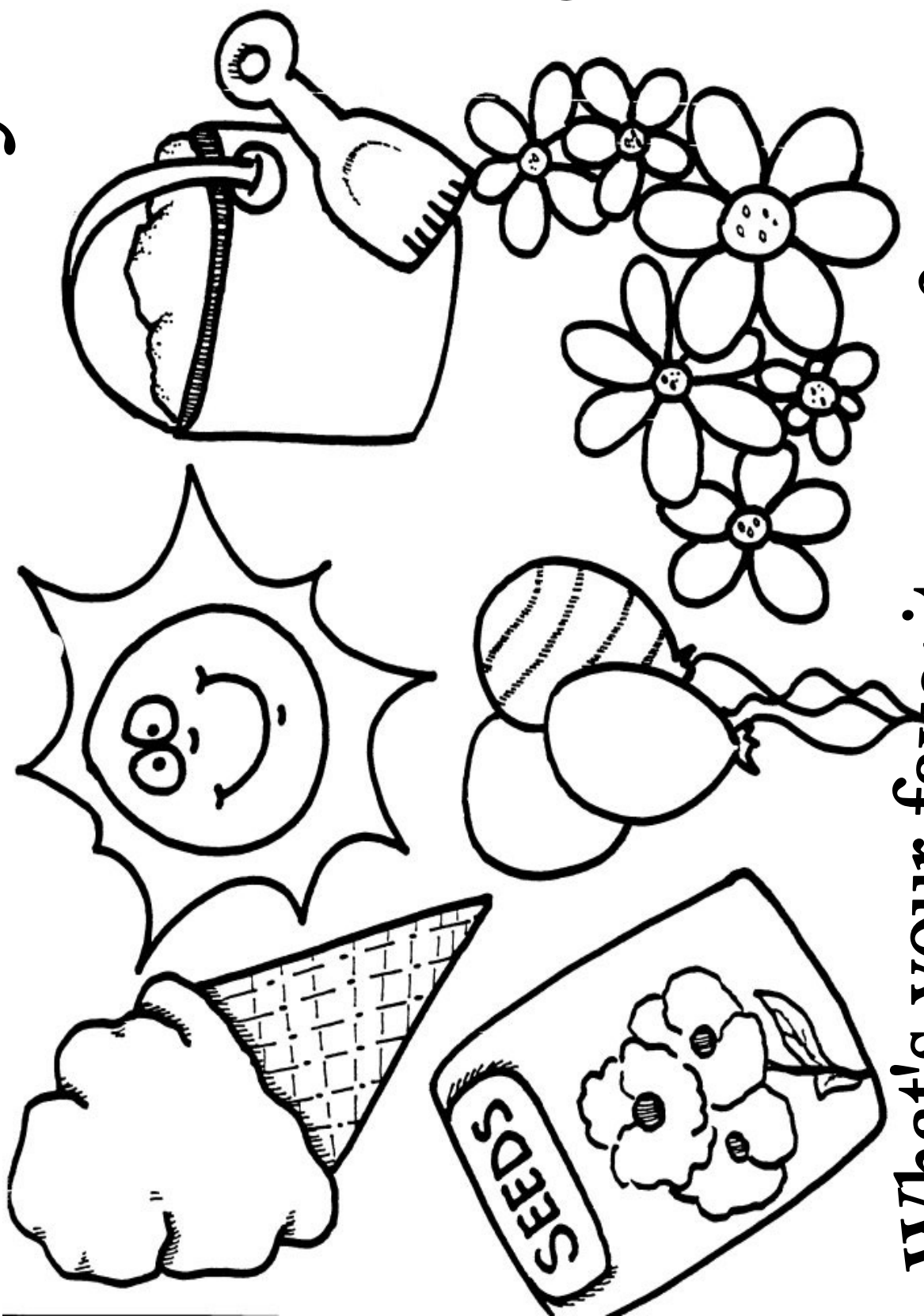
**Let's all contribute to do our part to clean up the Co-op and make it more attractive for everyone.**

**If you should have any questions  
please contact the office.**



Summer is on its way...

# Fun Coloring Page



What's your favorite part of summer?

# Classifieds

For Sale: WII, Guitar Hero & guitar \$125 obo Call Peggy: 739-8604

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

## Alterations

Hems, Seams & More Call Millie: 454-0389

## Luzier Personalized Cosmetics

For Dry, Medium & Oily skin. Cosmetics, Skincare,  
Body Moisture & Protection, Fragrances, Bath &  
Body and Accessories. Hostess incentives for those  
who wish to host a party. For Info Call: Millie  
Shreck, Consultant 454-0389  
email: [smilliamp@aol.com](mailto:smilliamp@aol.com)

## Help Wanted

Someone to  
do some  
heavy yard  
work.

I need to  
level an area  
for a patio.

Call:  
**816-341-1121**

## Sewing/ Mending

Member of NBT  
can sew or mend  
your items. Will  
also darn holes  
in socks or do  
personal ironing.  
No Job too  
small.  
Call: Jewlie  
206-7364

## 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)

## It's Time For Senior Pictures

Package includes a  
20 page proof book, 1  
– 8x10, 20 4x6's, 1  
picture CD & the rights  
to all of the pictures on  
the CD.

All for only \$100  
Get your family,  
newborn or senior  
pictures now.

Call: J. Ladd  
Photography for details  
816-803-0316



# APRIL 2013

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