



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

# The Brightoneer

August 2009

A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing, and the lawn mower is broken.

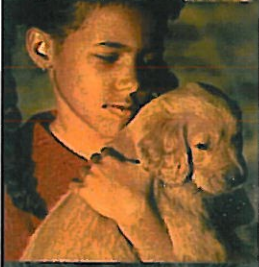
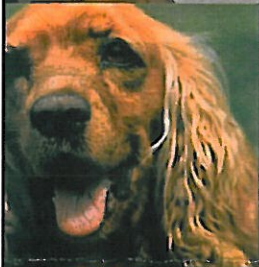
- James Dent

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





# Kansas City Pet Licensing

**It's the Law. It's Simple.  
It's Because You Love Your Pet!**

### Who Needs a KCMO Pet License?

**Kansas City Missouri law requires all dogs, cats, and ferrets over 4 months old and kept within the City limits to have a current license.** Furthermore, license tags are to be worn by the animal when outside the residence. Violators can be cited for failure to comply with a minimum \$75.00 fine for the first offense.

### What Are the Benefits of Pet Licensing?

- A license tells everyone your pet is not a homeless stray.
- Found pets can be reunited quickly with their owners.
- Your lost pet gets a longer care period when taken to a shelter.
- Your pet license is proof your pet has been vaccinated against rabies.
- License fees support the care for the many stray and homeless animals housed in the City's animal shelter. Other services funded by pet licensing include investigations of animal cruelty, animal bites, animal nuisance complaints, and education and outreach programs.

### How Do I License My Pet?

**By Mail:** Mail a copy of your pet's current **rabies vaccination certificate**, complete with your mailing address and phone number, along with a **check or money order** made payable to "City Treasurer". Send to:

Kansas City Animal Licensing  
P.O. Box 219393  
Kansas City, MO 64121-9393

**In Person:** Take a copy of your pet's current rabies vaccination certificate and proof of the pet's sterilization (if applicable) to a local participating veterinary clinic. Call or visit PetData's website for a list of participating veterinary clinics. You can also purchase a license at Kansas City Animal Health & Public Safety. Call AHPS for shelter hours.

### How Much Does It Cost to License My Pet Each Year?

	1 Year Lic.	3 Year Lic.
Spayed/neutered animals .....	\$10.00	\$27.00
Non-spayed/non-neutered animals .....	\$33.00	\$99.00

\* A 3-year rabies vaccination administered in the last 6 months is required to purchase a 3-year license.

### Who Can I Contact with Questions?

**PetData Animal Licensing:** 888-738-3463, x24 • [www.petdata.com](http://www.petdata.com)  
**Kansas City Animal Health & Public Safety:** 816-513-9800



# Water Usage

We need your cooperation in keeping water usage under control. Keep in mind you do pay for everyone's water usage through your monthly carrying charge.

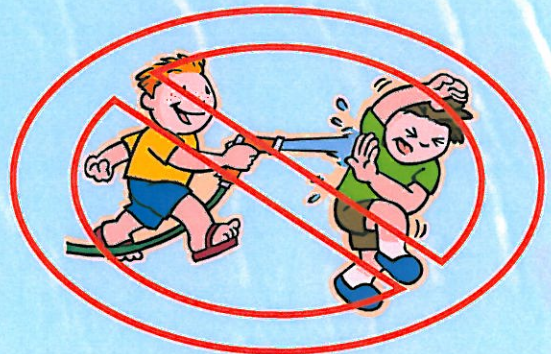
The board has asked the office to survey each building's water usage for excess water consumption

FYI—June 2009 water bill was \$15,958.20 which averages out to \$42.22 per unit.

## Occupancy Agreement

Article 10—Utilities:

The Corporation shall provide water in amounts which deems reasonable. The Member shall pay directly to the supplier for all other utilities.



**North Brighton Townhouses, Inc.**

**Board Meeting**

**July 14, 2009**

**NEWSLETTER MINUTES**

The board convened at 5:30 p.m. Present were Sheila Johnson, president; Ann Halsey, first vice president; Mike Crippen, second vice president; Betty Maltbia, treasurer; Selma Ireby, secretary; Elizabeth Tharp, office manager; Shanna Tait, assistant office manager; Les Dudrey, maintenance superintendent; and Lisa Gamble, controller for Linville Management Services, Inc.

Lisa said the cost to double security patrols from three to four a night to seven to eight a night would be \$1,400 -- twice as much as the cooperative is now paying.

The mortgage payoff party was tentatively scheduled for April of 2010.

Open Session

Fourteen people signed in for the meeting. Sheila welcomed them and called the meeting to order at 7:10 p.m.

Minutes of the June 23 meeting were approved.

Betty gave the treasurer's report. She has reviewed receipts for June and all are in order. There is only one mortgage left to pay off; four have already been paid.

Selma reported that three installation permits were approved.

Elizabeth gave the office report. There have been 37 recertification's sent out; 59 units have been exterminated. Eight one-bedroom units are available with no wait list and two three-bedroom units are available with a wait list.

The office has been sending reminders out to members about missing pet information such as vaccinations and Kansas City pet license numbers.

Les gave the maintenance report. There were 241 work orders completed. Maintenance is working on six rehabs.

The slab should be poured on July 15 at 5357 and 5359 N.E. 37th. Les is working with a laboratory, a plumber and Kansas City officials to determine the source of water at building #6.

Sheila opened the floor to member concerns.

Wasteful and excessive water use was discussed. Elizabeth was asked to publish in The Brightoneer the cost for water usage in June.

Converting one-bedroom units to ground-level entries was suggested as a way to accommodate the needs of more members. This could be accomplished by pouring a sidewalk to the backdoor for entry. Les said it could be done with at least two of the one-bedroom units.

Members also expressed their appreciation for the quiet 4th of July.

Kevin Johnson won the door prize drawing, a prepaid card to QuikTrip.

Sheila thanked everyone for attending and the open session ended at 7:40 p.m.

### **Closed Session**

Les was asked to put identification on the North Brighton maintenance trucks.

The meeting was adjourned at 8:20 p.m.



# Office NEWS



We would like to thank each North Brighton Townhouses' member for making this a peaceful and quiet 4th of July!

## **Missouri's Tax Free Weekend: Aug. 7-9, 2009**

Applies to: Clothing under \$100, School supplies under \$50, Computer software under \$350, Computers/computer equipment under \$3,500

Note: Some cities and counties in Missouri elect not to participate

## **Lawn Mowers**

Philip Best — (816) 413-9643  
Kathy & Paul—(816) 454-3026  
Sean Thompson—(816) 459-8440  
Mark & Connie Kanatzar (816) 405-2172





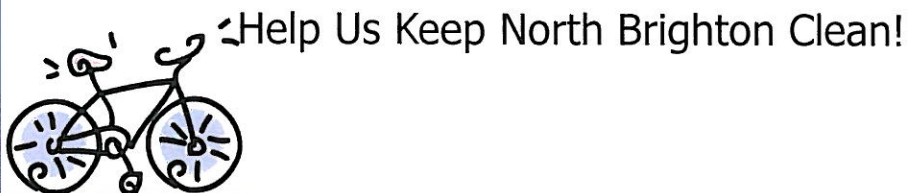
# Maintenance Reminders

## Street Work

**FYI—During the next several months we will begin street/ concrete work around the grounds. During the time that concrete work is done on your street we will need to ask for your cooperation in moving vehicles. If you are planning a vacation please let the office know so that we can make sure it won't conflict with the scheduling.**

## Grounds

Please help us keep yards free of clutter which includes Bicycles, Tricycles, Big-Wheels and other toys. According to the "Rules We Live By, Section 5.1" it states that when Bicycles, Tricycles, Big-wheels, etc are not in use, these items must be kept inside unit or in the back yard area next to the building.



# August

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 <b>Carrying Charges Due!</b>
2	3	4	5	6	7	8
9	10	11 <b>Board Meeting 7pm Late Fees</b>	12	13	14	15
16	17 <b>Grades K, 6, 9 School Begins 1/2</b>	18 <b>School Begins 1-5, 7-8, 10-12</b>	19	20	21 <b>Attorney Referrals</b>	22
23	24	25	26	27	28	29
30	31					