

The

December 2011

Brightoneer

Happy Holidays?



North Brighton Townhouses, Inc.
5057 N.E 37th Street
Kansas City, MO 64117
816-454-2500



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

Good Neighbor Award



Selma Irey

Receives the Good Neighbor Award

Selma was nominated by Dorothy Olson. Dorothy wrote that when she had knee surgery Selma heard that she wanted her kitchen floor cleaned so Selma went to Dorothy's and cleaned the floor on her hands and knees.

Dorothy says: "Now that's a Good Neighbor!"

The Board of Directors will recognize Selma in January at the board meeting as there is no December meeting.

As a recipient of the Good Neighbor award, Selma 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.

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Assistance for Basic Needs

(Food, clothing, shelter and utilities)

Families who are about to be evicted can call 816-452-5663

Families who are about to lose their home can call 866-320-5764

CLAY COUNTY CLOTHES CLOSET

3939 N. Cleveland

Kansas City, MO 64117 (816) 454-3960

New & used clothing is available for school age Children. Families must be referred by human service agency, church or school.

Hillcrest Ministries

216 S. Jewell St

Liberty, MO 64068 (816) 415-8943

Transitional housing program for homeless families are available. Services include employment skills, training, financial planning, nutrition classes, and pastoral counseling.

Housing Authority of KCMO

712 Broadway

Kansas City, MO 64105 (816) 842-2440

Housing and rental assistance is available for low income and elderly individuals. Minor home repair grants are available for low-income homeowners.

Metropolitan Lutheran Ministries

1104 N.E. Vivion Rd.

Kansas City, MO 64118 (816) 454-5295

Assistance includes food, rent, utility and misc. assistance for low-income household in Clay and Platte counties. Referral to other community resources is also available.

Northland Assistance Center

2018 Gentry

N. Kansas City, MO 64118 (816) 421-2243

Emergency assistance such as food is available for families in financial crisis.

Northland Homes Partnership

P.O. Box 28301

Kansas City, MO 64188 (816) 630-0037

This organization provides transitional housing, case management guidance, and living skill development for homeless families in Clay and Platte counties in Missouri.

Operation School Bell

Assistance League of KC

6101 N Chestnut

Kansas City, MO 64119 (816) 453-6011

School clothing for elementary school children is available to families in need. Applications may be picked up from the school counselor or by calling the above number.

Salvation Army

4300 NE Parvin Road

Kansas City, MO 64117 (816) 452-5663

Contact: Mary Blackmore

Linscomb Funds are available through the salvation army for families of the NKC school district. These funds can assist with food, utilities, and rent. Application are available through the school's counseling office.

North Brighton Townhouses, Inc.
November 8, 2011
Closed Board Meeting

N E W S L E T T E R M I N U T E S

The board convened at 6 p.m. Present were Betty Maltbia, president; Ann Halsey, second vice president; Selma Ireby, secretary; Terry Wood, treasurer; and Donovan Best.

Also attending were Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager; Betsy Kilker, administrative assistant; and Carmen Detherage, comptroller, with Linville Management Services, Inc.

The board voted unanimously to approve the appointment of Donovan Best to fill an unexpired term on the board of directors.

The board voted unanimously to approve the minutes of the October 11 board meeting and the October 21 budget meeting.

Betty discussed a notice placed in the newsletter reminding members that another effort will be made in 2012 to pass the revised bylaws.

The board reviewed two Staff Kudos Award forms recognizing the maintenance department and the office staff. The member comments will be published in the newsletter without the members' names.

The board reviewed the Good Neighbor winners. The November and December winners will be recognized along with the January winner at the January board meeting. They are Bertha Jeffers, Selma Ireby and Steve Stotts.

Terry gave the treasurer's report. She has reviewed the checks and receipts and found all in order.

Selma reported that one installation permit had been received and approved.

Elizabeth gave the office report. There have been two move-ins. Seventeen units are for sale: five one-bedroom units, six two-bedroom units and six three-bedroom units. Five of the 17 units are empty. They are the one-bedrooms.

Members have been notified about the discontinuation of surcharges and the recertification documents have been updated.

Les presented the maintenance report. The walk-through of all units has been completed and the construction budget will be adjusted accordingly. Most items in the new budget will be less than originally projected. The plan is to be ready to begin renovations on January 1 of 2012.

Les requested board input on renovation decisions.

Elizabeth, Sherri and Les were allowed to leave at 9:35 p.m.

Executive Session

The board reviewed and approved the budget as presented for 2012.

The meeting was adjourned at 10:35 p.m.



SAVE THE DATE



ANNUAL MEETING

DATE: MARCH 11, 2012

TIME: 2 PM

LOCATION: TO BE DETERMINED

Office News

Please Note: The office & maintenance will be closed on Friday December 23, Monday December 26 and on Monday January 2.

**Board of Directors Elections Are Coming Soon!
If you are interested in running for the board
please submit your resumes to the office.
We currently have 2 position that will be open.
Please call the office if you have any questions.**

THOSE WHO RECEIVED EXTERMINATION NOTICES ON 11/22/11 — THE EXTERMINATOR WILL BE IN YOUR UNIT ON TUESDAY DECEMBER 6, 2011. ALL SCHEDULED EXTERMINATIONS ARE THE 1ST AND 3RD TUESDAYS OF THE MONTH. SORRY FOR THE DATE MIX-UP. SHERRI

**There is no senior luncheon in December.
We wish all of you a Merry Christmas and
the happiest of holidays.
See you in January.**

Recertification Documents:

All Members Must Recertify. For those recertifying November 1, 2011 & on please complete the forms sent within the packet and return them to the office.

Also required are the updated rabies certificate and KC License permit documents on your dogs and cats. Effective November 1, 2011 we no longer have income limits but we do still need the name, address and phone number of your employer for verification, if you are employed. Please return your recertification document as quickly as possible.

Thank you for your promptness.

"One kind word can warm three winter months."

- Japanese proverb -

Maintenance Reminders &

News

**The Renovation Project is underway.
The Demo buildings are being completed.
Other buildings will be completed in an order
determined by the contractor.
Thank you for your Patience.**



Preparation for Snow "The Rules We Live By" Section 1.12– I Vehicles:

Please remember that any person of the member's household, a guest or any person under the member's control are required to park so that their vehicles do NOT extend over the sidewalks. **Should a vehicle extend over the sidewalk during snow removal, the member will be charged \$15.00. Vehicles parked in "No Parking" zones that impede the pushing of snow WILL be towed at the owner's expense WITHOUT warning.**

Please also remove all Items from Front Stoops and steps. This makes snow removal much easier. It also prevents any damages to flower pots or other items.

Did You Know? Your Toilet Should Never Overflow... FYI: Toilet Bowls are designed to hold the capacity of the flush tank. If you notice your toilet is stopped up and the water is rising in the bowl, the contents will not overflow the bowl unless you attempt to flush again. Flushing the second time allows more water into the bowl causing the overflow. If you notice the contents of the bowl rising, leave it and call the office for a service request for maintenance to correct the problem.

PLEASE REMEMBER TO TURN OFF THE OUTSIDE WATER SPICKET. PLEASE CALL THE OFFICE IF YOU NEED HELP WITH THIS. THANKS (454-2500)

CLASSIFIEDS

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Experience

A Touch of Relief With Massage Therapy

816-588-6055



Linda C. Arndt, LMT, NCBTMB, LLC

Body Somatic Therapist

5008 NE 45th Terr. KCMO 64117

(Across the street from Dollar General on N. Brighton)

One hour of message therapy \$60 up to age 59

60 to 64 \$ 55 per hour 65 to 69 \$50 per hour

Age 70 and up \$45 per hour

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Diane Schumacher, Avon Representative

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(816) 453-3324 (Home) — (816) 507-7299 (Cell)

Email: ladyschu@kc.rr.com

Web Site: www.youravon.com/dschumacher

For Sale

Chest Style Freezer \$50

Call: Barbara 454-4943

★ Staff Kudos ★

Department: Maintenance Re: Les, Chris, Greg, Jesse, Mike, & Vic.
Sirs:

“My Thanks to all of you for installing an extra bar in the bathtub, extra railings on the steps, going up and coming down, and on the sidewalk outside. I’ve been able to carry groceries without the fear of falling. My family thanks you too. We are so proud of the maintenance department. Happy Thanksgiving to all of you.”

Signed: A Satisfied Tenant

Department: Office Re: Elizabeth & Sherri

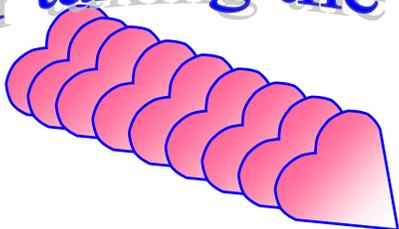
“I’m just one member of the Senior Ladies who meet once a month on Wednesday for lunch and fellowship, who wants to say how much we appreciate Elizabeth and Sherri for all they do for us.

They make coffee and tea, set out the silverware and plates and napkins and chairs etc. It has been great. Also, the office work; we call for help on business matters that we don’t understand, they say; ‘ Come on up and we’ll work it out together’.

Thank you both for all that you do for us.

Wishing you a Happy Thanksgiving.”

**Dear Member,
Thank you for your kind words and
for taking the time to write.
NBT Staff**





**The KCMO Police Department.
Shoal Creek Patrol Division (816) 413-3400
Held "Operation Safe Holiday"
And posted the following suggestions.**

Personal:

Be aware of surroundings. Use the buddy system when shopping. Several packages— ask for assistance. Have car and house keys ready. Do not distract yourself by talking or texting on your cell phone while walking to and from your vehicle.

Purses:

Carry a small purse with limited contents. Keep your purse on the shoulder facing the parked cars when walking to and from your car. Keep your purse on you at all times, do not leave it in the cart unattended.

Vehicle:

Park in lighted areas. Keep your car locked and windows up. Don't leave items of value (GPS, cell phone, purses, laptops, packages, money, etc.) inside your car where they can be seen. Lock items in the trunk or take them with you. Do not leave your car running unattended.

Home:

Keep your windows, doors and garage doors secure. Use lights with timers and motion sensors. Keep packages away from windows. Write or record serial & model numbers, description of property and place information in a safe place. Breakdown large boxes to recycle so the thief doesn't know what you have purchased. Leaving town, have someone you trust pickup mail, & newspapers and leave them a contact number. If you see something or someone unusual call the police 9-1-1.



Santa is Coming to the Clubhouse !!
Saturday
December 17th
2-4 pm



- Talk with Santa —
- Take a Picture —
- Get A Goodie Bag—



December 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Happy Holidays to All				1 Carrying Charges Due	2	3
				4	5	6
11 Late Fees Applied	12	13 No Board Meeting	14	15	16	17 Clubhouse Santa's Visit 2-4 pm
18	19	20	21 No Senior Luncheon	22 Attorney Referrals	23 Office Closed	24 Christmas Eve
25 Merry Christmas	26 Office Closed	27	28	29	30	31 New Year's Eve