

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

The Brightoneer

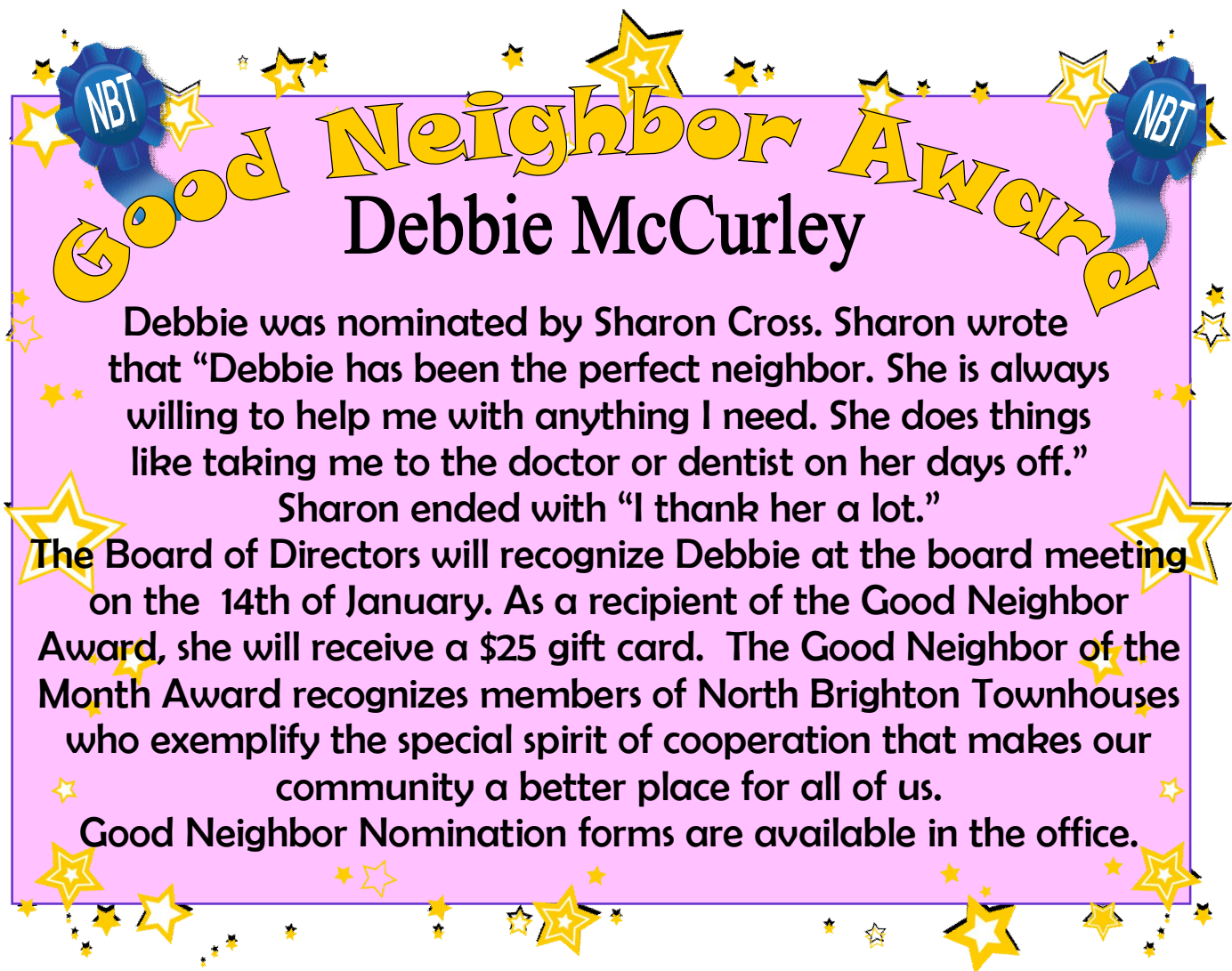
December 2013

Santa Visit Day
2 - 4 pm Saturday
December 14th



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

www.northbrighton.com



Has a neighbor done something that you feel is noteworthy? Come to the office and get a Good Neighbor Nomination Form and tell them how much you appreciate them.

Winners receive A \$25 gift card

**There will NOT be a Board Meeting in December. The January Board meeting will be held on the second Tuesday January 14, 2014
 Doors will open at 7:00pm.**



Santa's visit to NBT
Saturday December
14th from 2 to 4 pm.
Stop by the Clubhouse. Talk
with Santa, get a picture taken
& get a goodie bag

Carrying Charges will be increased \$15 in 2014.

Carrying Charge Increase Effective January 1, 2014

	<u>OLD PAYMENT</u>	<u>NEW PAYMENT</u>
1 BEDROOM RENTALS*	450.00	465.00
1 BEDROOM RENTALS	500.00	515.00
1 BEDROOM—LOWER MIDDLE	402.00	417.00
1 BEDROOM—LOWER END	405.00	420.00
1 BEDROOM—UPPER MIDDLE	406.00	421.00
1 BEDROOM—UPPER END	409.00	424.00
2 BEDROOM—MIDDLE	418.00	433.00
2 BEDROOM—END	421.00	436.00
3 BEDROOM—MIDDLE	428.00	443.00
3 BEDROOM—END	423.00	438.00
3 BEDROOM—END	431.00	446.00
4 BEDROOM	438.00	453.00

***PLUS \$25 PET FEE IF APPLICABLE**

North Brighton Townhouses, Inc
November 12, 2013
Closed Board Meeting Minutes

The board convened at 5:30 p.m. Present were Selma Ireys, president; Terry Wood, first vice president; Ann Halsey, second vice president; Dorothy Olson, treasurer; and Sheila Johnson, secretary.

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

Minutes of the October 12 board meeting and the November 1 budget meeting were approved.

Dorothy reported that she had reviewed receipts for October and all were in order.

Sheila reported that three installation/alteration permits had been submitted and approved.

Dudley presented the attorney status report.

The board voted unanimously to allow the attorney to negotiate a payment plan once every two years per member.

Elizabeth presented the office report. Twenty-eight recertification notices have been mailed. There have been 51 defaults and three move-ins. Fourteen units are available: 11 one-bedroom units, two two-bedroom units and one four-bedroom unit.

Les gave the maintenance report. Five rehabs and the roof replacement program are under way. Annual inspections and furnace filter replacements have been completed. About 30 ceilings were retextured and about 150 work orders were generated from the inspections.

Pier work has been done on 5349 N.E. 37th and floor work will begin.

The cost to remove asphalt and install dirt on the tennis court is \$16,500. Fencing costs \$2,800. The board agreed the concept was too costly to pursue.

Maintenance has switched to a different toilet seat with a vinyl washer that makes seats more secure.

The board voted to ratify three phone polls.


A security officer will be present during open sessions starting in January.

The board discussed installation of deadbolts to meet the Crime-Free Multi-Housing requirements. Les said all unoccupied one-bedroom units are now in compliance with the program's requirement of deadbolts and peepholes on every exterior door.


The board voted to allow maintenance to pull out all 45-year-old evergreens and to trim all bushes to a height of 2.5 feet to comply with the crime-free program requirements.

Elizabeth, Sherri, Les and Chris were allowed to leave at 8:10 p.m.

The board convened for an executive session and the meeting was adjourned at 8:15 p.m.



Save the Date
ANNUAL MEETING
March 9, 2014
2:00 p.m.
NBT Clubroom



Maintenance Reminders

Snow Removal

Section 1.12 Vehicles, I

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 the "No Parking" zones that impede the pushing of snow WILL be towed at the owner's expense WITHOUT warning.** Also, Please Remove All Items from Front Stoops and steps. This makes snow removal much easier. It will also prevent any damage to your flower pots or other items.



Friendly Reminder

Please advise family members and guests not to put anything down the stools and drains, except tissue and waste.

Please do not flush the following products down the stools:

- Ø Sanitary supplies or Feminine hygiene products
- Ø Paper towels
- Ø Baby wipes or Disposable diapers
- Ø Grease should NOT be put down the stools or drains ever
- Ø "Flushable" cat litter
- Ø Cleaning products like "Flushable" bathroom wipes & toilet brush.



Disregard what packaging may say about products being disposable or flushable! Nothing of this type is to be put down the drains!

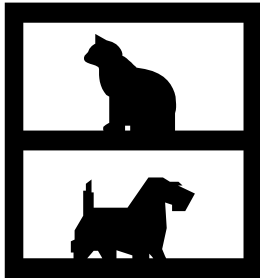


PLEASE REMEMBER TO TURN OFF THE OUTSIDE WATER SPICKET. PLEASE CALL THE OFFICE IF YOU NEED HELP WITH THIS. THANKS (454-2500)



Office NEWS

There is no December Board Meeting.
We Wish Everyone Safe and Happy Holidays.
Next Board Meeting January 14, 2014 at 7 pm



Are you planning on getting a new pet for a Christmas gift? If so be sure to file your Pet Permit in advance.
Pet Permits are available in the office.



Do You want to be an NBT Board Member?

If you are interested in running for the North Brighton Townhouses Board of Directors please submit your resumes to the office. There are 2 positions that will be open. Please submit your resume or call the office if you have any questions.

Please Note:

The office & maintenance will be closed on Tuesday December 24th, Wednesday December 25th and Wednesday January 1.

We hope you have the Happiest Of Holidays



There are 3 Three Bedroom units and 3 Two Bedroom units available. Refer a friend and get \$150.00 referral bonus.

Senior Lights Tour

Monday December 2, 2013

**Leave 5:00 p.m. sharp &
Return 9-9:30p.m.**



4:00 to 5:00 p.m. Food & Fellowship in the NBT Clubhouse

5:00 pm Bus leaves from NBT Clubhouse —

Tour includes: Christmas in the Park at Longview Farm, then on to the Country Club Plaza, and lastly on to Crown Center where you can go inside for a snack and a restroom break. You do not have to leave the bus but there is no food or drinks allowed on the bus. We will then return to North Brighton clubhouse between 9:00-9:30 pm.

**Preregistration is Required - Call: Selma 756-7325
Seating is limited: only 38 seats available.**



If you want to hang holiday lights please note that you cannot use anything that will penetrate the new siding. Westlake Ace Hardware (Pictured) Target & Home Depot carry clips that hold the lights and hook in place. Les has put a sample box in the office if you would like to see it. The lights on the office are hung with these clips



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

<p>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.</p>	<p>Hillcrest Ministries 401 N. Spring St Liberty, MO 64068 (816) 461-0468 Transitional housing program for homeless families are available. Services include employment skills, training, financial planning, nutrition classes, and pastoral counseling.</p>
<p>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.</p>	<p>Metro Luthern Ministries (MLM) 3031 Holmes Kansas City, MO 64109 (816) 931-0027 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.</p>
<p>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.</p>	<p>United Services Community Action Agency 108 S. Thompson Ave Excelsior Springs, MO 64024 (816) 630-0037 This organization provides transitional housing, case management guidance, and living skill development for homeless families in Clay & Platte counties in MO.</p>
<p>Operation School Bell Assistance League of KC 6601 N. Oak Trwfy Kansas City, MO 64118 (816) 453-6011 School clothing for elementary & middle school children is available to families in need. Applications may be picked up from the school counselor or by calling the above number.</p>	<p>Salvation Army 4300 NE Parvin Road KC, 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.</p>

Food Pantries

Harvesters — (816) 231-3173
Food Stamps — (816) 889-5050
Salvation Army — (816) 756-1455

Avondale UMC 3101 NE Winn Road Kansas City, MO (816) 452-3518 9:00—11:45am Wednesday Only	Barry Christian Church 11500 NW Barry Rd Kansas City, MO (816) 436-0462 9am –11am, 1-5pm Monday—Friday
Englewood Baptist Church Englewood Rd Kansas City, MO (816) 453-0975 9am—4pm Referral Only	Gladstone Church of Christ 5703 N. Flora Kansas City, MO Appt. Only
Good Samaritan 339 E. Broadway Excelsior Springs, MO 64024 10am—3pm Monday, Weds & Friday	Northland Neighborhoods, Inc. 5312 N.E. Chouteau Tfwy Kansas City, MO (816)454-1747 Offers minor home repair grants to low and moderate-income homeowners
Salvation Army Northland 4300 NE Parvin Rd Kansas City, MO (816) 452-5663 9:30-11:30am,1-3pm, Mon-Thurs.	Inasmuch Ministries 2050 Plumbers Way Liberty, MO 64068 (816) 781-6357 Assistance includes food, rent, utility and misc. others
Gladstone Seventh Day Adventist Food Pantry 3939 N. Cleveland KCMO (816) 454-3960 Open 4th Sunday of the month 12—2 Clay & Platte Counties, Must bring ID	Good Shepherd United Methodist Church 9555 N. Oak KCMO (816) 734-2216 Food Pantry
Hillside Christian Church 900 NE Vivion Rd KCMO (816)453-2623 Tues 3-5pm, Wed. 5-7pm, Thurs 1-3pm Sat 9-11am	Love, Inc. 2050 Plumbers Way Liberty, MO (816)781-3200 Emergency assist includes food, rent, utility & misc. asst for low-income in clay county
Northland Abundant Life Church 7700 N. Church Road Kansas City, MO (816)781-7759 Clothes Closet open 2 days per week. Call to set up an appointment.	

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
Web Site: www.youravon.com/dschumacher

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References on request

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1 Coffee Table with Glass Top,
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Call: Melissa 816-835-3052



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Tasty Tots

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more about becoming
a Taste Fully Simple®
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816-308-1920
tastefullysimple.com/web/sciolaro
sciolaro@hotmail.com
consultant id# 0122099

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Candles**
**Wickless,
Flameless and
Smokeless**
**Safer than
regular candles**
Call Marion
453-0968 or see
my website:
www.marionsflamelesscandles.scentsy.us

December 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Carrying Charges Due	2 <i>Senior Lights Tour</i>	3	4	5	6	7
8	9	10 No Board Meeting	11 Late Fees Applied	12	13	14 <i>Santa's Visit 2-4 pm</i>
15	16	17	18 <i>No Senior Luncheon</i>	19	20	21 Attorney Referrals
22	23	24 Office Closed <i>Merry Christmas</i>	25 Office Closed <i>Happy Christmas</i>	26	27	28
29	30	31 	1 Office Closed <i>Happy New Year</i>			