

The December 2015  
Brightone R



Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-868-4115
Non-Emergency Police:	816-413-3400
Web Site:	<a href="http://www.northbrighton.com">www.northbrighton.com</a>

# Good Neighbor Award

## Larry & Janet Henderson

The Henderson's were nominated by Quet Sledge.

Quet wrote: A guest of my neighbor created a disturbance wherein he threatened me: Larry & Janet came to my aid and helped protect me from this man's verbal assault. This visitor was later placed on the No Trespass list of NBT. He came back to my neighbor's and began the same acts as before, Larry and Janet were there for me again.

They waited on my porch while we waited for security to come remove the man from the property. They could have chosen to stay out of both situations but instead they were there for me and were (are) truly good neighbors.

The Board of Directors will recognize Larry & Janet at the board meeting on the 12th of January. As a recipient of the Good Neighbor Award, they 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.

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 is no December Board Meeting.  
We Wish Everyone Safe and Happy Holidays.  
Next Board Meeting January 12, 2016 at 7 pm***



**Saturday December 12th**  
**2:00pm -- 4:00pm**

**Santa will visit**  
**North Brighton's Clubhouse**  
**Free treats for the children.**  
**Mark your calendars now.**

**Carrying Charges will be increased \$10.00 in 2016**

**Carrying Charge Increase Effective January 1, 2016**

	<u>OLD PAYMENT</u>	<u>NEW PAYMENT</u>
<b>1 BEDROOM RENTALS</b>	<b>\$475.00</b>	<b>\$485.00</b>
<b>1 BEDROOM RENTALS W/ PET</b>	<b>500.00</b>	<b>510.00</b>
<b>1 BEDROOM RENTALS</b>	<b>525.00</b>	<b>535.00</b>
<b>1 BEDROOM—LOWER MIDDLE</b>	<b>427.00</b>	<b>437.00</b>
<b>1 BEDROOM—LOWER END</b>	<b>430.00</b>	<b>440.00</b>
<b>1 BEDROOM—UPPER MIDDLE</b>	<b>431.00</b>	<b>441.00</b>
<b>1 BEDROOM—UPPER END</b>	<b>434.00</b>	<b>444.00</b>
<b>2 BEDROOM—MIDDLE</b>	<b>443.00</b>	<b>453.00</b>
<b>2 BEDROOM—END</b>	<b>446.00</b>	<b>456.00</b>
<b>3 BEDROOM—MIDDLE</b>	<b>453.00</b>	<b>463.00</b>
<b>3 BEDROOM—END</b>	<b>456.00</b>	<b>466.00</b>
<b>4 BEDROOM</b>	<b>463.00</b>	<b>473.00</b>

# Office NEWS



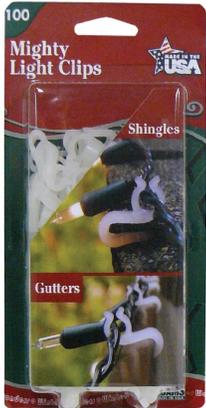
*Please Note: The office & maintenance will be closed on Thursday December 24th, & Friday December 25th and on Friday January 1. We hope you have the Happiest Of Holidays*

Clubroom Rental: If you have the Clubroom rented from December 24th-27th Please make a note to pick up the key on the 23rd of this month before 5:00pm.

**Annual Meeting:** If you are interested in running for a position on the Board Of Directors compose your resume now and turn it into the office so it can be placed in a future issue of the Brightener. 1 Position will be open  
\*\*\*Voting takes place at the Annual Meeting.\*\*\*  
March 13, 2016 Meeting Begins at 2:00 pm.

Some complexes in the metro area are dealing with bedbug issues. As a preventive measure NBT office has Bedbug monitors available to members.

# Maintenance Reminders



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

## *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.



**PLEASE REMEMBER TO TURN OFF THE OUTSIDE WATER SPICKET. PLEASE CALL THE OFFICE IF YOU NEED HELP WITH THIS. ( 454-2500 ) IF THE LINE FREEZES AND BREAKS YOU ARE RESPONSIBLE FOR THE REPAIR FEES.**



**North Brighton Townhouses, Inc.**  
**November 10, 2015**  
**Board Meeting**  
**NEWSLETTER MINUTES**

**Board members present:** Selma Irely, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Esther Shelton, secretary; and Dorothy Olson, treasurer

**Staff present:** Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent

**Also attending:** Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney

The board convened at 5:30 p.m.

The board ratified eight telephone polls.

The board voted to accept a bid of \$7,900 from Darel D. Kyle for the audit.

**Open Session**

Eight members signed in for the open session. Selma welcomed them and called the meeting to order at 7:05 p.m.

Minutes of October 13 were approved.

Dorothy gave the treasurer's report. She has examined receipts and found all to be in order.

Esther reported that two installation/alteration permits had been submitted and approved.

Betsy presented the managing agent's report. Four applications were approved and one final statement was completed. Financial reports were mailed to the board on November 6.

Elizabeth presented the office report. Four one-bedroom units are available and

one two-bedroom unit is available. Fifty-two exterminations were completed in the last 30 days.

Les gave the maintenance report. Eight rehabs are currently in various stages. Maintenance will finish changing furnace filters and checking smoke alarms this week. In the next two to three weeks, maintenance will prepare equipment for snow removal and have tree work done.

Selma opened the floor to member comments.

Zela Hicks won the door prize drawing.

The open session ended at 7:25 p.m.

### **Closed Session**

The board approved revising the application to read that any misrepresentation on the application will be grounds for termination of the Occupancy Agreement. The verification form for household composition will be changed from "total number of adult occupants" to "total number of occupants."

Dudley will revise the application.

The board voted unanimously to allow a maximum of two occupants per bedroom for admission on the occupancy application.

Betsy discussed replacing the front and back security cameras and installing two new ones.

Dudley reviewed the attorney status report.

The meeting was adjourned at 8:45 p.m.

### **Save the Date: ANNUAL MEETING**

March 13, 2016 2:00 p.m.—NBT Clubroom  
Attendees Are Entered Into A Drawing For:  
1 Month's Free Carrying Charge or Cash Prizes  
—You Must Be Present To Win—



FOOD PANTRIES — NORTHLAND  
MOST SERVICE BY APPOINTMENT ONLY ALWAYS CALL FIRST

FOOD PANTRY AGENCY	PHONE	ADDRESS	TIMES
Antioch Bible Baptist Church	436-1649	800 NE 72nd St. Gladstone	8:30—5:00
Avondale United Methodist	452-3518	3101 NW Winn KC North	9:00—11:45 Wednesdays
Barry Christian	436-0462	1500 NW Barry Rd. KC	8:30—4:00
First Baptist NKC	842-1175	2205 Iron St. NKC	
First Christian NKC	421-2243	2018 Gentry NKC	
Good Samaritan Center	630-2718	108 S. Thompson Ex. Spr.	
Hillside Christian	453-2623	900 NE Vivion Rd. KC North	3:00 - 5:00 Tues.& Thurs
Love, Inc.	781-3200	2050 Plumbers Way Ste. 160 Liberty	
Metropolitan Lutheran Ministries at St. James Church	454-5295	1321 NE Vivion Rd. KC North	
NorthCross United Methodist	452-2939	1321 NE Vivion Rd. KC North	
Northland Abundant Life	781-7559	7700 N. Church KC	
Northland Cathedral	455-2555	101 NW 99th St. KC	
Parkville Presbyterian	741-1641	819 n. Main Parkville	
St. Benedict's	415-2728	6600 NE 69 Hwy KC	
St. Charles	468-5153	704 NE Shady Ln. Gladstone	
St. Gabriel's	453-1183	4737 N. Cleveland KC	
St. Patrick's	453-5510	1357 NE 42nd Terr. KC	
St. Raphael's	453-7749	7952 NE 53th St. KC	
St. Theresa's	741-2800	7277 NW 9 Hwy Parkville	
Winwood Baptist	453-4500	4313 N. Jackson KC	

## 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><b>CLAY COUNTY CLOTHES CLOSET</b> 3939 N. Cleveland Kansas City, MO 64117 (816) 454-3960 Open Tuesdays only by appointment. New &amp; used clothing is available for school age Children. Referral may be necessary for families.</p>	<p><b>Hillcrest Ministries</b> 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><b>Housing Authority of KCMO</b> 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><b>Metro Lutheran Ministries (MLM)</b> 1104 NE Vivion Rd Kansas City, MO 64109 (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.</p>
<p><b>Northland Assistance Center</b> 2018 Gentry N. Kansas City, MO 64116 (816) 421-2243 Emergency assistance such as food is available for families in financial crisis. Call first — appointment required.</p>	<p><b>United Services Community Action Agency</b> 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 and Platte counties in Missouri.</p>
<p><b>Operation School Bell</b> Assistance League of KC 6601 N. Oak Trwfy Kansas City, MO 64118 (816) 453-6011 School clothing for elementary &amp; 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><b>Salvation Army</b> 5306 N. Oak Trafficway Kansas City, MO 64118 (816) 452-5663 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>



## The KCMO Police Department.

Shoal Creek Patrol Division (816) 413-3400

Suggests the following:

### **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.



# Classifieds:

## Side Work:

Greg 816-785-8783,  
If you have any side work you would like done please let me know. Please call and leave a voicemail with your name, address & phone number along with the type of work needed. Calls will not be answered during NBT office hours but will be returned as soon as possible.

## VILLAGE AUTO SALES

6631 Nieman Road  
Shawnee KS, 66203

Cell: 816-359-1714

Office: 913-362-1609

Fax: 913-808-5059

arlin.garcia@yahoo.com

**ARLIN GARCIA**

Bilingual Sales



We are open Monday thru Sat from 9am to 6pm and Sundays 11:00 to 4:00 pm

Gracias por Preferirnos

Hand Sewn:  
Microwave Potato Bag \$6  
or Carry All \$9  
Call Bertha: 452-6522

Microwave Potato Bag



Carry All

## GRANNY SQUARE HAND CROCHET BABY BLANKETS MADE WITH BABY YARN

ELLEN WYATT (816) 461-3712 \$40.00 EACH (CASH ONLY)

Typical size 36" x 36" - MANY COLORS TO CHOOSE FROM

MUST SEE TO APPRECIATE See a sample in the office



# December 2015

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