

The Brightoneer

*December
2016*

Happy
Holidays!



2017
Carrying
Charge
Increase
on Page 3.

Santa Visit Day—Saturday, December 10th
2 - 4 pm. Details on pg. 9.

Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-868-4115
Non-Emergency Police:	816-413-3400
Web Site:	www.northbrighton.com

North Brighton Townhouses, Inc. 5057 N.E 37th Street KCMO 64117
A KCPD Certified Crime Free Property



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 10, 2017
Doors will open at 7:00pm.**

Carrying Charges will increase \$10 in 2017.

Carrying Charge Increase Effective January 1, 2017

	<u>OLD PAYMENT</u>	<u>NEW PAYMENT</u>
1 BEDROOM RENTALS	485.00	495.00
1 BEDROOM RENTALS W/ PET	510.00	520.00
1 BEDROOM RENTALS	535.00	545.00
1 BEDROOM—LOWER MIDDLE	437.00	447.00
1 BEDROOM—LOWER END	440.00	450.00
1 BEDROOM—UPPER MIDDLE	441.00	451.00
1 BEDROOM—UPPER END	444.00	454.00
2 BEDROOM—MIDDLE	453.00	463.00
2 BEDROOM—END	456.00	466.00
3 BEDROOM—MIDDLE	463.00	473.00
3 BEDROOM—END	466.00	476.00
4 BEDROOM	473.00	483.00

PLEASE REMEMBER TO WINTERIZE THE OUTSIDE WATER FAUCET. PLEASE CALL THE OFFICE IF YOU NEED HELP WITH THIS. (454-2500) IF THE LINE FREEZES AND BREAKS YOU ARE RESPONSIBLE FOR THE REPAIR COST. IF YOU DO IT YOURSELF:

- 1) TURN OFF THE MAIN VALVE FEEDING WATER TO THE OUTSIDE FAUCET,**
- 2) GO OUTSIDE DISCONNECT THE HOSE AND LEAVE IT DISCONNECTED,**
- 3) OPEN 'TURN ON' THE FAUCET AND ALLOW IT TO DRAIN COMPLETELY,**
- 4) LEAVE THE FAUCET IN THE OPEN (ON) POSITION UNTIL SPRING.**

EDITOR'S REVISION:

North Brighton Townhouses, Inc

November 8, 2016

Closed Board Meeting Minutes

Board members present: Selma Irey, 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; and Chris Curlett, assistant maintenance superintendent

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

The board convened at 5:30 p.m.

Dorothy gave the treasurer's report. All is in order.

Esther reported that three installation permits were submitted and all were approved.

Minutes of the October 11 board meeting were approved. Minutes of the October 13 budget meeting were approved with one correction: Sheila Johnson did not attend the budget meeting.

Elizabeth presented the office report.

Available now are three one-bedroom units and two two-bedroom units.

The board reviewed two Signal 88 Security reports and a KCPD Crime Free report.

Les gave the maintenance report.

Three rehabs currently are underway and three more are expected in the next two to three weeks.

Furnace filters and smoke alarms have been completed. Concrete repair and stoop painting are done for this year.

Dudley reviewed the attorney status report.

Betsy reported for Linville Management Services, Inc.

Three applications have been approved. Five final statements were completed.

Processed for October were \$187,736.01 in accounts payable.

October financial reports were mailed to the board on November 4.

Betsy has revised the vehicle rules and will have Dudley review them.

Melva reviewed the budget for Fiscal Year 2017.

Elizabeth, Sherri, Les and Chris were allowed to leave at 8:35 p.m.

The board convened for an executive session and the meeting was adjourned at 8:45 p.m.

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 Brightoneer.

Voting takes place at the Annual Meeting.

Save the Date

ANNUAL MEETING

March 12, 2017



2:00 p.m.



NBT Clubroom

Attendees Are Entered Into A Drawing For:

**1 Month's Free Carrying Charge
or Cash Prizes**

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 the 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 human waste.

Please do not flush the following products down the stools:

NØ Sanitary supplies or Feminine hygiene products.

NØ Paper towels or towelettes.

NØ Baby wipes or Disposable diapers.

NØ Grease should NOT be put down the stools or drains **ever.**

NØ "Flushable" cat litter or any type cat litter.

NØ Cleaning products like "Flushable" bathroom wipes &/or toilet brush.



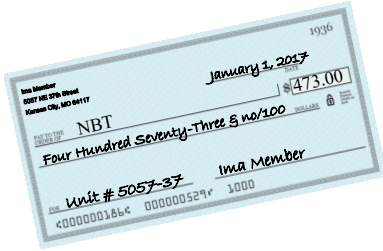
Disregard what packaging may say about products being disposable or flushable! Nothing of this type is to be put down the drains!

Bedbugs Inspections. No One Is Allowed to Skip The Inspection.

If you do not get a notice you are not on the list this time.

December Inspection Buildings: 30, 31, 32, 33, 34, 35, 36, 37, 38, 40 & 41

Office NEWS



If you set up an automatic withdrawal for Carrying charge (Rent) payments for 2016, you need to set up the automatic withdrawal schedule for 2017 with the new rates. If you need help with this please call and schedule an appointment in the office.



Visitor parking spaces are on a first come basis. Any visitor of any unit can park in any visitor space. Numbered spaces are the only reserved spaces. Each unit has 1 reserved (numbered) space.



**There is no December Board Meeting.
We Wish Everyone Safe and Happy Holidays.
Next Board Meeting January 10, 2017 at 7 pm.**

Please Note:

*The office & maintenance will be closed
December 23rd Thru December 26th
and on Monday January 2nd.
We wish you the Happiest Of Holidays*

No Senior Luncheon this month.

Thank you to everyone who helped throughout the year and who attended the luncheons and made it fun. I really appreciate my surprise thank you! We hope to see you in January.

Selma



Rules We Live By

Section 2.3 Curfew



No minor under the age of eighteen (18) shall loiter, wander, stroll or play in or upon the streets, parks, playgrounds or other property of North Brighton between the hours of 11:00 p.m. on any day and 6:00 a.m. of the following day; provided, however, that on Fridays and Saturdays the effective hours are between midnight and 6:00 a.m.

Please note: This includes the basketball courts.

**Santa's visit to NBT
Saturday, December 10th
from 2 to 4 pm.**

**Stop by the
Clubhouse, talk with
Santa, get a goodie
bag. Pictures \$1**



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.



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 (816) 454-3997 By Appointment Only
Good Samaritan 339 E. Broadway Excelsior Springs, MO (816) 630-2718 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	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-	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.	

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

Classifieds:

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



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

Do you need help
with Dog
Waste
Removal?
Call



Sarah:
816-694-0010

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.



December 2016

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

Carrying Charges will increase \$10 in 2017.