



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

The Brightoneer

February 2009

**BE
MINE**

**BE MY
VALENTINE!**

**KISS
ME**

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Maintenance Emergency: 913-894-3456
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Election Time!

Do You want to be a Board Member?

If you are interested in running for the board please submit your resumes to the office.

Mark your Calendars!
For the upcoming Election
on March 8th, 2009 at 2:00pm
Come for your refreshments and Door Prizes!

Resume: Sheila D. Johnson

Education: I Graduated from North Kansas City High School in 1977.

Personal Information: I have been married to my husband Kevin for 29 ½ yrs. We have 3 children, all who were raised at North Brighton Townhouses. We have 3 wonderful grandsons.

I'm employed by the State of Missouri. Prior to that I worked at Northland Neurological Associates. Before that, I stayed home and raised the kids, which I was able to do living here at N.B.T. I volunteered at the children's school and at the church.

Reasons for Running: I have been on the board since 1995. In that time, I've learned that there is always something new to learn. With the mortgage payoff this year, I would like the opportunity to work with the members through this exciting time.

I feel privileged to have been a part of so many of the improvements. I would like to be here for the upcoming events and to work with the members towards even more improvements for our cooperative. I hope I can count on your vote
March 8, 2009

Office NEWS

February Board Meeting will be held on the 10th



Doors will open at 7pm.



Make sure and attend to be registered for Door Prize

Pet Reminders

All members must abide by the "Rules We Live By Section 6"

- Each member has ten (10) days after acquiring possession of a pet to register pet with the office.
- Copy of licensing with Kansas City, MO and annual vaccination certifications issued by the veterinarian must be provided with pet's height, weight and breed each year during the recertification process.
 - Maximum of two pets per unit
 - No dogs or cats over 40 pounds at maturity
 - No dogs or cats over 18 inches in shoulder height at maturity
- The following breeds or crossbreeds of dogs are not allowed at North Brighton Townhouses: Pitbull; German Shepherd; Doberman Pinscher; Great Dane; Wolfhound; Chow; Husky; Miniature Pinscher
- All dogs and cats must be spayed or neutered, with written proof filed in office
- Maximum aquarium size shall be fifty (50) gallons. Member will be responsible for any water damage to the unit from the aquarium
 - Rodents, Reptiles and Spiders strictly prohibited. (with the exception of hamsters and gerbils) Reptiles include snakes, lizards and iguanas
 - No Ferrets are permitted

North Brighton Townhouses, Inc.

Board Meeting

Jan. 13, 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 Irely, secretary; Elizabeth Tharp, office manager; Shanna Holt, assistant office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Open Meeting

Thirteen members signed in. Sheila called the meeting to order at 7 p.m. and welcomed those present. She introduced the head table.

The minutes of the Nov. 11 board meeting were approved.

Betty gave the treasurer's report. She has reviewed receipts for November and December and has found all to be in order.

Selma said four installation/alteration permits were approved.

Elizabeth gave the office report. Twenty-six recertification's have been completed; 49 units were exterminated in November; 10 families have been added to the wait list; seven intents to vacate have been received and six memberships have been purchased. There are now 23 on the wait list and only one unit for sale, a one-bedroom that is occupied.

Les presented the maintenance report. There were 225 work orders completed and work is under way on one rehab. A new maintenance man has been hired. Last year, 85 stoves were replaced as part of a three-year plan approved by the board to replace all stoves more than 15 years old. Other projects in the three-year plan include installation of solid core doors on all front and back entry doors; ground-fault circuit interrupters in all kitchens and bathrooms; and replacement of water heaters older than 20 years.

So far this year, 100 stoves have been budgeted for. The cooperative is getting stoves with \$150 worth of features at the same price as the original stove that was ordered due to a manufacturing defect in the original stoves.

Sheila opened the floor to member concerns and comments. Parking problems and excessive traffic were discussed.

Denise Miller of 5355 N.E. 37th won the door prize, a gas gift card.

The open session ended at 7:35 p.m.

Closed Session

Damage to the North Brighton clubhouse sign was discussed. Les is getting bids for the sign.

Financial agreements for work orders were discussed and no changes were made.

Les discussed the new stoves. The board voted to have Les purchase as many as possible at the current price and install them. When a member moves out, the new stoves will be treated like countertops and other property belonging to the cooperative. Members will be charged if the stove needs to be replaced.

Les hopes to have bids to present for the settling foundations on 5357 and 5359 N.E. 37th at the February board meeting. The goal is to start work on March 1.

Lisa submitted bids from Darel D. Kyle, certified public accountant, to conduct an audit and to file electronically with HUD. The board voted unanimously to accept the bids.

Lisa was asked to invite Colonial Square and Loma Vista board members to the February meeting from 5:30 to 7 p.m. to discuss the mortgage payoff process.

The board agreed to keep gas gift cards as door prizes.

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

Valentines' Day

The holiday's roots are in the ancient Roman festival of Lupercalia, a fertility celebration commemorated annually on Feb.

15th. Pope Gelasius recast this pagan festival as Christian feast day circa 496, declaring Feb 14th to be St. Valentine's Day.

It was not until the 14th century that this Christian feast day became definitively associated with love. Medieval scholar Henry Ansgar Kelly was the first to link St. Valentine's Day with romance.

Over the centuries, the holiday has evolved and by the 18th century, gift-giving and exchanging hand made cards was very common.

President's Day

Washington's Birthday is the official name designated to what many of us know as President's Day. During the month of February the birthday of two of our greatest President's takes place. Both George Washington who was born on Feb. 22nd and Abraham Lincoln born on Feb. 12th.

It was in 1968 that the term President's Day came up for legal consideration in the Congress but was shot down, though the holiday was moved to fall between the two President's birthdays. Again in the 1980's there was a resurgence of the term with advertisers which solidified the holiday name in American culture. Today, few Americans prefer to call the holiday Washington's Birthday in lieu of President's Day.

Angel Food Ministries

Angel Food Ministries a non-profit, non-denominational organization dedicated to providing grocery relief to the United States. You simply go to a host site, order and pay for your food and pick it up later on a specific date. You pay \$30 for about \$60 worth of food. A tremendous savings!

- ◆ No applications—No Qualification—No Limit on purchases
- ◆ You may also purchase monthly "specials" (only in addition to the regular units purchased)
 - ◆ You must bring a box for every unit ordered
- ◆ Pay is usually cash, money order and food stamps (EBT), some will accept local check. (please check with host site prior to paying)

Kansas City North Participating Host Sites

Trinity Christian Center	(816) 453-5970
Towerview Baptist Church	(816) 453-3334
Harmony Vineyard Church	(816) 587-8898
Faubion United Methodist Church	(816) 436-1882

Maintenance Reminders



Holiday Decoration Reminder



According to Section 5.7 of the Rules We Live By - Christmas lights must be removed by February 1st or maintenance will remove lights at member's expense and with no responsibility for condition of lights after removal.

Snow Removal

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** (Section 1.12 Vehicles, I)

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.

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.



Help Us Keep North Brighton Clean!



February

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Carrying Charges Due	2	3	4	5	6	7
8	9	10 Board Meeting Doors Open At 7pm	11 Late Fees Applied	12	13	14 Valentine's Day
15	16 President's Day OFFICE CLOSED	17	18	19	20	21
22	23 Attorney Referrals	24	25	26	27	28