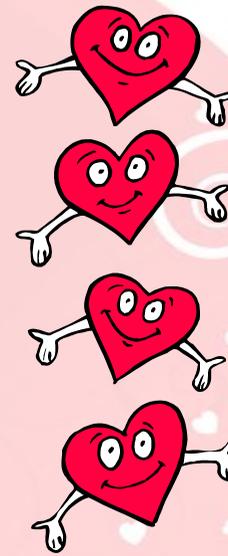




SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Carrying Charges Due!	2	3	4	5
6	7	8 Board Meeting @ 7pm	9 Love	10	11 Late Fee's Applied	12 Lincoln's Birthday
13	14 Valentine's Day	15	16 MINE	17	18	19
20	21 Office Closed President's Day	22 Attorney Referrals Washington's Birthday	23	24	25	26
27	28					

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



# The Brightoneer

February 2011

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

Check out our new Website:  
[www.northbrighton.com](http://www.northbrighton.com)

NEWSLETTER MINUTES

The board convened at 5:30 p.m. Present were Betty Maltbia, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Selma Irely, secretary; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Betsy Kilker, administrative assistant, of Linville Management Services, Inc.

Guests attending were Billy Still, owner of Still Construction, Inc., in Olathe; and Bob Guimbarda, Gwen Knight and Scott Beard with EVS in St. Louis.

The board reviewed Good Neighbor nominations and voted unanimously to award the February Good Neighbor of the Month honor to Virginia Marchio.

Betty turned the meeting over to Guimbarda. EVS distributed copies of four lender proposals for financing improvements and renovations to the cooperative. Knight discussed the four proposals.

Betty thanked them for their presentation and the guests left at 7 p.m.

No members appeared for the 7 p.m. open session and the board discussed the loan proposals. Betty asked board members to study the proposals for discussion at the February meeting.

Minutes of the December 14 board meeting were approved unanimously.



# 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 "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.

## Friendly Reminder

**The only thing that can go down the drain is tissue and waste; anything else can cause a sewer back up.**

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:

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

# Office NEWS

## Don't Leave your car warming unattended!

As the chill of winter is here, people try to warm up their vehicles or leave them running unattended. This is a perfect target for car thieves, and it's against the law. In Kansas City, MO, you can be ticketed for leaving your car running unattended.

For More Information please visit [www.kcmo.org/police](http://www.kcmo.org/police)

Bonus for referring someone to North Brighton Townhouses, Inc. is \$150. Bonus will be paid upon referral's move in.



## Good Neighbor Nominations



Nominations must be received by the 1st Tuesday of each month! The nominations will be reviewed and voted on by the Board of Directors monthly at the board meeting. Winner's will be recognized in the following month's newsletter and board meeting. \$25.00 gift card will be given to the winner of the good neighbor award.

Selma said one installation permit had been received and approved. She also reported on the cooperative-sponsored visit with Santa Claus on December 11. Forty stockings were given out and five members served on the committee including Mike Crippen who had a starring role.

Elizabeth gave the office report. Twenty units are for sale: four one-bedroom units for sale or rent, 11 two-bedroom units and seven three-bedroom units.

She asked that Good Neighbor nominations be submitted by the first Tuesday of every month and that resumes from candidates for the board or directors be in by January 24 for publication in the newsletter.

Les gave the maintenance report. In December, 180 work orders were completed. Two bids have been submitted for surveillance cameras: \$1,950 from AAA Satellite and \$1,310 from Gargoyle Security. The board voted unanimously to accept the Gargoyle bid.

Sewer problems continue at Building 41. Baby wipes and paper towels appear to be causing the problems.

Les and Elizabeth were allowed to leave at 8:50 p.m.

## Executive Session

The board convened for an executive session.

The meeting was adjourned at 9 p.m.

Nominate a Neighbor

Kindness counts.

Nominate a member who exemplifies the North Brighton Townhouses spirit of cooperation through his or her thoughtful acts to help others.

One Good Neighbor is recognized every month and receives a \$25.00 gift card.

Nominees must be members in good standing.

All information will be verified.

The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.

Good Neighbor Nomination

Your Name: \_\_\_\_\_

Your Address: \_\_\_\_\_

Your Phone Number: \_\_\_\_\_

I nominate \_\_\_\_\_

(Please give full name of neighbor your are nominating.)

Neighbor's Address: \_\_\_\_\_

Neighbor's phone number: \_\_\_\_\_

Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.

Explain why you are nominating this person. What has she or he done to be a good neighbor? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cleaning for a Reason

If you know any women, currently undergoing chemotherapy, please pass the word to her that there is a cleaning service that provides FREE house cleaning—once a month for 4 months while she is in treatment. All she has to do is sign up and have her doctor fax a note confirming the treatment.

Cleaning for a Reason will have a participating maid service in her zip code area arrange for the service. The organization serves the entire USA and currently has 547 partners to help these women. It's our job to pass the word and let them know that there are people out there who care. Be a blessing to someone and pass this information along.

<http://www.cleaningforareason.org/>

Great information. You may not know someone going through chemo, but someone on your email list might. Please forward!

A true friend is someone who reaches for your hand and touches your heart.



Happy 95th Birthday Virginia!



## Selma A Irely

### Personal:

I was born and raised in Nebraska and moved to Missouri in 1985. I have 6 children, 12 grandchildren and in the last year a great-granddaughter. I'm an active member and volunteer at KC Baptist Temple in addition to a member of the Salvation Army. I have been a teacher, waitress and a factory worker. I also had an emergency foster care home for 10 years and ran my own child care center for 16 years. I have been living here for 21 years and am now retired. With this experience I believe I understand the importance of maintaining good standards and livable rules at North Brighton Townhouses. I am also a part of the committees for the Seniors & Annual Santa Visit.

### Education:

I graduated from Garden Co. High school in 1953. Then I went on to get my teachers certificate at Kearney State. While a Ford employee I was sent to Detroit for training to help managers and employees understand each others concerns. I also took many mini courses from Maple Woods while working at Wilcox Electric and Ford.

### Reasons for Running:

I'm currently on the Board and have been the Secretary for the last 3 years. I have attended all the Board Meetings, Conferences and taken many class like Fair Housing. In a complex this size there is so much to learn and keep up with, it is important to know the difference between a need and a want and keep a healthy balance. I feel that I have the time, open mind and a willing heart to make this complex a better and appealing place for new members in addition to an affordable and comfortable home for the rest of us. I plan to live here for many years so this is very important to me. I want to be elected to help the cooperative and be a voice for your members. Please come and vote for me on March 13, 2011.



# Your Good News

Good news deserves to be shared. So, please take time to let the North Brighton Townhouses community be part of your joy and success.

Tell us about any special news that you have going on in your life right now, such as your birthday, special promotion or award!

Just complete the form below and drop off at the office. Then we'll make sure everyone hears about the good things going on in the lives of our cooperative residents.

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## My Good News

Your Name: \_\_\_\_\_

Your Good News: \_\_\_\_\_

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Please remember that the information shared must be about the member completing the form.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

# Annual Meeting

Agenda:

- ✓ Elect Board Members
- ✓ Adopt New By-Laws

Date: March 13, 2011

Time: 2:00pm

Location: To Be Determined

Tell Neighbors to come or Please complete your proxy's and give them to your neighbor!

If you have any questions please contact the office — (816) 454-2500

## Good Neighbor Award



### Virginia Marchio Recieves Good Neighbor Award

“Always willing to help everyone and her kindness and generosity to so many people.”

Jo Villavicencio, Selma Irey and Sammie Getzinger all nominated Virginia for the Good Neighbor of the Month Award.

The Board of Directors will recognize Virginia at 7 p.m. during the open session of the February 8th, 2011 board meeting. As a recipient of the Good Neighbor award, Virginia will receive a \$25 gift card.

The Good Neighbor of the Month Award recognizes members of North Brighton who exemplify the special spirit of cooperation that makes our community a better place for all of us.

Mary Gagliardi would like to thank her “Guardian Angel” or Good Neighbor who has shoveled a path for her dog. It is VERY much appreciated. She would love to know who to thank and nominate for the Good Neighbor Award!

Again thank you it is TRULY appreciated!



5341 NE 36th Street, KCMO (816) 459-9773