

The Brightoneek

FEBRUARY 2012



Happy Valentine's Day

North Brighton Townhouses, Inc.

5057 N.E 37th Street Kansas City, MO 64117

Office Phone: 816-454-2500

Maintenance Emergency: 913-894-3456

Security Number: 816-645-3001

Non-Emergency Police: 816-413-3400

Website: www.northbrighton.com



Sam and Linda were nominated by Elaine & Mike Foiles. They wrote that when Elaine broke her leg; Sam and Linda were so wonderful to check on her and Mike. They made dinner for them several times and they always offered words of encouragement. Elaine says: "It is such a blessing to live next door to people with so much compassion!"

The Board of Directors will recognize Sam & Linda at the board meeting on the 14th of February.

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.

In This Issue

Good Neighbor Award.....	Page 2
Past Good Neighbor Winners.....	Page 3
January Board Mtg. Minutes.....	Pages 4 & 5
Special Invitation & Office News.....	Page 6
Renovation Process Plan.....	Page 7
Annual Mtg Date & Information.....	Pages 8 & 9
BOD Candidate's Resumes.....	Pages 10 thru 13
Classified Ads & Maintenance Reminders RWLB.....	Pages 14 & 15
February Calendar.....	Page 16

Past Good Neighbor Winners

These members were honored at the January meeting



Bertha Jeffers
November 2011



Selma Irey
December 2011



Steve Stotts
January 2012

Congratulations to all of our winners,
We are very proud of you!!

North Brighton Townhouses, Inc.
January 10, 2011
Board Meeting
N E W S L E T T E R M I N U T E S

The board convened at 5:30 p.m. Present were Betty Maltbia, president; Donivan Best, first vice president; Ann Halsey, second vice president; Selma Ireys, secretary; Terry Wood, treasurer; Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

Those present reviewed concerns and correspondence requiring board attention.

Open Session

Fourteen members signed in for the open session. Betty welcomed them and called the meeting to order at 7:10 p.m.

The board voted unanimously to approve the minutes of the November 8 closed board meeting.

Betty recognized three Good Neighbors of the Month: Bertha Jeffers for November, Selma Ireys for December and Steve Stotts for January.

Selma reported that seven installation permits had been received and all were approved.

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

Elizabeth gave the office report. There have been 23 defaults, two attorney referrals and three move-ins. Eighteen units are for sale: seven one-bedroom units, eight

two-bedroom units and three three-bedroom units.

Les presented the maintenance report. Building #19 has a new roof. The renovations are well under way. Exterior work on Building #17 is almost complete and interior work is scheduled to begin on January 17.

Betty opened the floor to member comments.

Margo Stotts of 5024 N.E. 37th won the door prize drawing of a \$25 gift card.

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

Closed Session

The board voted to install back doors with windows on some 200 units that need them. The window is an additional \$50 per door, for a total of approximately \$10,000. The expense will be covered by contingency funds from the construction budget.

The board examined a steel hose holder and a plastic hose holder that Les brought to the meeting. The board voted to use the steel hose holders on both the front and the back of the buildings.

Les was asked to explore styles of flag pole mounts available, specifically the kind that swivel to different angles and bring samples to the February board meeting.

Betty signed documents allowing Linville Management on-line access to the North Brighton statements from Lawson Bank and a bid for Darel D. Kyle to start the audit.

Melva discussed updating the cooperative's 1969 personnel policies. Carmen and Betsy have been compiling a new policy manual. Elizabeth, Sherri and Les were allowed to leave at 10:50 p.m.

The board convened for an executive session. The meeting was adjourned at 11:40 p.m.

Special Valentine's Treat **Senior Luncheon - Live Entertainment**



Allen Bales-- Local Country Singer will perform

Lunch Provided = Lasagna & Salad

Welcome All Seniors & Guests - Women & Men

\$5 per person cover charge

Wednesday, February 15, 2012 11:30am

If you plan to attend you must RSVP call Dorothy 816-453-8174

- Leave a message - We need an accurate head count. Thanks.

Office News

**Please Remember that Carrying Charges
have gone up \$12. Please add
this amount to your monthly payment.**

Please make certain that your name and address are on your carrying charge payments. To ensure that your payment is posted correctly we need this information written clearly and accurately. Thank You, NBT Office

**Recertifications are due; If you've
received your recertification document,
Please return it immediately. Thanks**

RENOVATION PROCESS PLAN

1. A walk through of all units to determine what work needs to be done. This has been completed.
2. Exterior work on the buildings will be done first. We started with building #17 and are working down the street toward 36th Street.
3. A second walk through will be done to confirm the scope of work in each unit. Items being done are listed below:
 - ✦ Insulation installed around all windows
 - ✦ Front & Back outside electrical outlets
 - ✦ Upstairs hallway electrical outlet
 - ✦ Light Bar & replacing original Medicine Cabinets in the bathrooms
 - ✦ Kitchen GFI Switches
 - ✦ Main Water & Outside Hose Bid Shut-Off Valves
 - ✦ Original Front & Rear Entry Doors
 - ✦ Replacement of all original Interior Doors, Original Kitchen Floors, and Original Countertops
4. After the second walk through, each unit will receive a notice explaining exactly what will be done. This notice will also tell you what preparation you will need to make for the contractor.
5. Once the interior work starts on a building the contractor's plan is to complete the building in one week. This is the goal but may not always be possible.

NOTE: With the thermal foil on the outside insulating the windows and adding insulation in the mansards, we hope everyone will see a savings on their utility bill. Several members in the completed building have told us that their furnace doesn't come on as often and the unit is warmer.

Time Warner will be replacing all existing cable lines and outlets. This is an expensive upgrade that they are completing at no expense to NBT. You will be notified when they will need access to your unit. This work will be done in advance of the siding crew.

ANNUAL MEETING

**Annual Meeting &
Board of Director's Election!**

Date: March 11, 2012

Time: 2:00pm

**Location: NBT Club-
house**



**Tell your 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**

Make YOUR Vote Count!!

Make YOUR Vote Count!!

See the Candidates Resumes Pages 10, 11, 12, & 13 - Printed in order received

Annual Meeting



Door Prizes*

You Could Win...



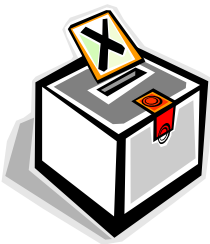
First Prize:

A FREE Month's Carrying Charge!



Second Prize:

\$50.00



Third Prize:

\$50.00



***MUST BE PRESENT TO WIN**

There will be another meeting in the spring to vote on the By-Laws.

Dorothy M. Olson

Objectives:

To Pursue a board position with North Brighton Townhouses, Inc. As a resident since 1997, I have been a part of NBT and it has become my home. I wish to take my experience in operating my own business along with management of people and apply those skills to benefit to both NBT and our community.

Personal Data:

I have 3 grown sons, 6 grandchildren and 9 great-grandchildren. I retired from North Kansas City Hospital after 18 1/2 years of service.

Education:

Management Training & Dietetic Training Courses: NKC Hospital

Supervisory Training Courses: BG Maintenance

Graduate: Joplin High School

Experience:

1974—1984 | Owner

Colony Inn Steakhouse | Joplin, Missouri

Pig n Pit Barbeque | Joplin, Missouri

Villa Capri | Kansas City, Missouri

1990—2008 | Supervisor, Day Shift

North Kansas City Hospital | North Kansas City, Missouri

1989—2006 | Supervisor, Evening Shift

MG Maintenance Company | Kansas City, Missouri

Qualifications for Candidacy:

Over the past 60 years I have owned my own successful business and have been a dedicated employee of very successful companies. My career has always been directly involved with the service of people, just like those here at NBT. My vast experience with all types of people at all levels of their life and careers has allowed me a perspective which I believe will benefit both NBT and our members as both a business and a community.

Thank You!

Ann Halsey

Personal Data: I am an original member of North Brighton Townhouses. I am widowed, have two adult children; one a member of NBT. While residing in North Brighton Townhouses, I have served as a Girl Scout leader, have served on various committees throughout the years, and have been elected to serve on the Board of Directors for over twenty years.

Education: I am a Paseo High School Graduate, and I attended Maple Woods Junior College. I have attended several National Association of Housing Cooperatives seminars relating to the following subjects: Qualifications of a Board Member, Preparing Annual Budgets, Monitoring Cooperative Reserve Accounts, Solving Conflicts Among Cooperative Members, Pay-off of Cooperatives.

Qualifications: As a cooperative member since 1969, I have been active in the Cooperative by serving on the Membership, House & Grounds, and Activities Committees which provided a strong foundation for me to serve on the Board of Directors. Serving on the Board for the over twenty years has shown me that NBT is not only a community with many needs, but it is also a large business which must be run in a professional manner. As a Board member I have always stayed my term through all the hard work and long nights. Having been a single parent and widow I have always tried to make decisions that would help the members personally while realizing that we must plan for the future of the cooperative to ensure that it remains financially solvent as well as physically appealing.

Reason for Candidacy: I feel my past experience can be of great value to the Board of Directors and you, the membership. I have a willingness to serve ALL members of North Brighton equally. If elected for another term, I can be a part of achieving various goals the Board has set for the upcoming months, including keeping carrying charges at an affordable level. My knowledge of the inner workings of North Brighton and the aspects of our renovation project give me insight to follow this project through to a complete and efficient end. North Brighton will always be my home, and I sincerely feel I have contributed to help make it a safe and affordable home we can all be proud of. Thank You!

Donna Travis

Reason for Candidacy

I was born and raised in Kansas City, KS and I moved to North Brighton in 2001. I have the time, desire and understanding of the importance of standards, rules and responsibility to make NBT an affordable outstanding place to live. It would be a privilege to serve on the Board of Directors to help make North Brighton Townhouses the Best of the Best.

Education

Wyandotte High School Graduate

Work Experience

1961 to 1989—Travis Construction — Worked with my husband to complete paperwork and process bids for different jobs.

Helped with supply ordering and customer service.

1972-1987—J.C. Penney — Assistant to General Manager, also worked in accounting, credit, sales auditing, merchandise records and with merchandise buyers.

1971-1972—Ted Electronics — Logistics and Accounting department representative.

1954-1971—Stay at Home Mother — Raised 5 children

1952-1954—TWA — Logistics and Accounting department representative.

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 32 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 served on the board from 1995 to 2011. In that time, I've learned that there is always something new to learn. With the mortgage payoff and the new renovations, I would like the opportunity to work again 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 serving the membership and working with the members towards even more improvements for our cooperative. I hope I can count on your vote March 11, 2012. Thank You.

Classified Ads & Notices



Coed Rotational Softball for age preschool through high school

Educational, fun, and allows all players an opportunity to play every position

Season runs mid-April to late July

Cost is \$50.00

Registrations are due March 31, 2012

For additional information, please visit
www.eteamz.com/nrsa or call 816-436-1336.

More information & Registration forms—In the office

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

For Sale:

Glass Table w/Four chairs
\$100

Vintage Bookcase \$50

Large Wood Rocker \$50

**Wood Entertainment
Center \$25**

Call: Carol L. 816-808-2765

For Sale **Scentsy Wickless Candles**

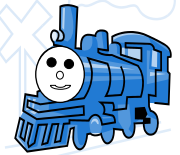
**Wickless, Flameless
and Smokeless
Safer than regular
candles**

Marion 453-0968

or see website:

www.marionsflamelesscandles.scentsy.us

For Sale:
**Large-size
Recliner
Solid Wood
Entertainment
Center
Solid Wood
Kitchen Table
w/ 4 Chairs
Freezer
Printer
Fax Machine
Call: Betty
455-0808**



**If you
were
recently
in the
office and
your
child left
his/her
Thomas
the Train
- It is on
Sherri's
desk.**

Maintenance Reminders / Rules We Live By



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.

The Procedure for Tagging Members Whose Yards Need Cleaning Up From Dog Waste:

- 1) Maintenance will tag first and the member will be given 48 hours to clean up the dog waste. If this doesn't happen:**
- 2) A second notice will be given for another 48 hours to have the dog waste cleaned up. — If a third notice is necessary;**
- 3) A grievance will be called.**

If a Member is Given Three Notices in a Year, A Grievance will be scheduled to consider revoking the pet permit.



PET REMINDERS:

Section 6: Pets / Section 6.5 Regulations

A. Of the Kansas City, MO laws, the leashing of all dogs outside fenced yard and the DAILY REMOVAL of any animal feces any place in the cooperative will be strictly enforced with the help of Animal control of KCMO. Feces to be considered PROPERLY removed must be placed in a sealed or tied container impervious to moisture and odor before being placed in a trash gondola.

Please note: This is a year-round regulation.

BE MY VALENTINE! I LUV U HUGS! Happy Valentine's Day KISS ME BE MINE TRUE LOVE

February

2012

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Have you turned in your Resume to run for the NBT Board of Directors? Resumes must be in before February 24th to be added to March's Brightoneer.			1 Carrying Charges Due	2	3	4
5	6	7	8	9	10	11 Late Fees Applied
12	13	14 Board Meeting 7 p.m. Happy Valentines Day	15 Senior Luncheon 11:30 -?	16	17	18
19	20 Office Closed President's Day	21	22 Attorney Referrals	23	24	25
26	27	28	29 Leap Year	March 1	2	3

Happiness is not a destination. It's a method of life.—Burton Hills