

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

The BrightoneeR

February 2014



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



Brittany & Debbie McCurley
November & December
Good Neighbor Award winners.



**All attending Please
bring an unsigned
Valentine's Card
with you.**

Senior Luncheon
3rd Wednesday
February 20th
11:30 am to ?
NBT Clubroom
Lunch Provided



We Want You

**There are 2 openings on
the Board of Directors.
Here is your chance to become
an active part of NBT's success.**

North Brighton Townhouses, Inc.
January 14, 2014
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 Selma Irely, president; Terry Wood, first vice president; Ann Halsey, second vice president; Dorothy Olson, treasurer; and Sheila Johnson, secretary.

Also attending were Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent; Dudley Leonard, cooperative attorney; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

The board voted to accept the audit bid of \$7,600.

Open Session

Thirteen members signed in for the open session and a patrol officer from Signal 88 Security also was present. Selma welcomed them and called the meeting to order at 7:10 p.m.

Minutes of the November 12 closed board meeting were approved.

Three months of Good Neighbors were recognized: Brittany McCurley for November; Debbie McCurley for December; and Alena and Alfredo Arencibia Jr. for January. All received \$25 gift cards.

Selma reported for the Seniors Committee. The Santa Claus visit was December 14 and 52 children attended. The committee spent about \$500 on refreshments and stockings stuffed with gifts.

Dorothy reported that she had reviewed receipts for November and December and all were in order.

Sheila reported that seven installation/alteration permits had been submitted and approved.

Elizabeth presented the office report. Sixteen units are on the market: 11 one-bedroom units, four two-bedroom units and one three-bedroom. Two applications have been approved and two are pending.

North Brighton Townhouses, Inc.
January 14, 2014 Board Meeting
N E W S L E T T E R M I N U T E S C O N T I N U E D

In December, there were 42 defaults and five attorney referrals.

Les gave the maintenance report. Four rehabs are under way. Fourteen roofs were replaced at a cost of \$108,120.

Les met with the Crime Free police officers and drove through the property looking at bushes. Trimming and removal will begin when the weather permits. Bushes will be trimmed back to no higher than three feet and all old evergreens will be removed.

So far, between 50 and 75 deadbolts have been installed. The goal is to finish in 90 working days.

Selma opened the floor to member comments.

Denise Miller won the door prize drawing.

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

Closed Session

In response to member concerns, Les will meet with the exterminators and review the protocol for pest control in units.

Dudley reviewed the attorney status report.

Elizabeth, Sherri, Les and Chris were allowed to leave at 8:30 p.m.

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

February Board Meeting
Tuesday February 11, 2014
Doors open at 7:00 pm.

Resume: Selma A Irey

Personal: I was born and raised in Nebraska and moved to Missouri in 1985. I have 6 children, 12 grandchildren and 2 great grandchildren. I am an active member and volunteer of Graceway 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. With this experience I believe I understand the importance of maintaining good standards and livable rules at North Brighton Townhouses.

Education: I graduated from Garden County High School in 1953. Then I went on to get my teachers certificate at Kearney State. While an employee at Ford I was sent to Detroit for training to help managers and employees understand each other's concerns. I also took several mini courses from Maple Woods while working at Wilcox Electric and Ford.

Reasons for Running: 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 have lived at NBT for 24 years and am now retired. 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 have been a member of the board for 6 years and active with the Senior and Santa committees. I plan to live here for many years so this is very important to me to be a voice for the members. I have spent many extra hours updating the "Rules We Live By" and making decisions on the renovation. I would like to stay on the board to help plan the next stages of our growth.

Please come and vote for me on March 9, 2014.

Save The Date

Annual Meeting

Vote Here...Annual Election!

Date: Sunday March 9, 2014

Time: 2:00 p.m.

Location: NBT Clubhouse

**Tell Neighbors to come or
Please complete your proxy
and give it to your neighbor!**

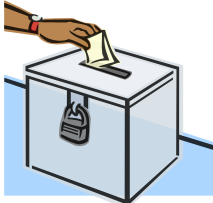
**If you have any questions
please contact the office —
(816) 454-2500**



Door Prizes*

WIN* A FREE Month's Carrying Charge!

March 9th at the Election: 2:00pm



1st: One Month's Carrying Charge

2nd Prize is: \$50.00

3rd Prize is: \$50.00

***Must be Present to Win**

Office News



Elections Coming Soon!
If you are interested in running for the board please submit your resumes to the office. We currently have 2 position that will be open. Please call the office if you have any questions.

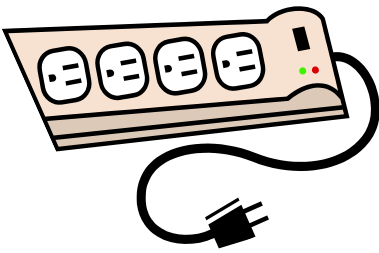
Letters will be arriving in the next few weeks to come into the office and sign the Occupancy Agreement as it was changed with the passing of the By-Laws. The new *Rules We Live By* booklets containing the approved By-Laws and other important information will be distributed, one per household, the day you sign.

Carrying Charge Increase Effective January 1, 2014

	<u>OLD PAYMENT</u>	<u>NEW PAYMENT</u>
1 BEDROOM RENTALS*	450.00	465.00
1 BEDROOM RENTALS	500.00	515.00
1 BEDROOM—LOWER MIDDLE	402.00	417.00
1 BEDROOM—LOWER END	405.00	420.00
1 BEDROOM—UPPER MIDDLE	406.00	421.00
1 BEDROOM—UPPER END	409.00	424.00
2 BEDROOM—MIDDLE	418.00	433.00
2 BEDROOM—END	421.00	436.00
3 BEDROOM—MIDDLE	428.00	443.00
3 BEDROOM—END	423.00	438.00
3 BEDROOM—END	431.00	446.00
4 BEDROOM	438.00	453.00

Maintenance Reminders

Several members have noted that other member's have been placing bags with pet waste or trash on the back fence. It is the pet owner's responsibility to pick up pet waste daily and dispose of it and trash properly in the waste containers.



Power strips are a nice convenience but if they are overloaded they can cause the breaker to trip or they can even cause a fire. Please do not overload any power strips in your home. **Never plug 2 power strips into 1 outlet!!**

NBT Maintenance is in the process of installing deadbolt locks on all Front & Back doors. If you do not have deadbolts look for your notice. Installation is per building and being completed as quickly as possible.



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.

BUDGETING TODAY FOR TOMORROW



Allot your money to its intended purpose.
The Envelope Budget



Clean House

Professional, Dependable & Discrete.

Arlin Garcia

816-359-1714

Housekeeping and a lot more
In business for 10 years
References on request

Serving the North Kansas City Area
Call today for a free quote.



For Sale—Various Household Items: 2 Loveseat Size Couches, 1 Chair with Ottoman, 1 Coffee Table with Glass Top, Washer & Dryer, and 1 Twin Size Bed (Frame & Mattress).

Call: Melissa 816-835-3052

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:
Upholstered
Swivel
Desk Chair
Adjustable Height
\$15.00
Genny
405-8999

Great Foods & Gifts!

Cherry Good!

Tastefully Simple

Tastefully Simple

Contact me to host a tasting party, shop products or learn more about becoming a Tastefully Simple® consultant.

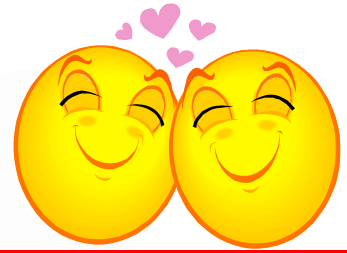
Terre Sciolaro
816-308-1920
tastefullysimple.com/web/sciolaro
sciolaro@hotmail.com
consultant id# 0122099

TASTEFULLY SIMPLE

© 2000 Tastefully Simple, Inc.

Scentsy Wickless Candles
Wickless, Flameless and Smokeless
Safer than regular candles
Call Marion
453-0968 or see my website:
www.marionsflamelesscandles.scentsy.us

February 2014



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 Carrying Charges Due
2	3	4	5	6	7	8
9	10	11 Late Fees Applied Board Meeting 7:00 pm	12	13	14 HAPPY VALENTINES DAY	15
16	17 President's Day Office Closed	18	19 Senior Luncheon 11:30	20	21 Attorney Referrals	22
23	24	25	26	27	28	