

**February 2015**

# The Brightoneer

PRESIDENT'S DAY FEB.  
16TH OFFICE & MAINT.  
ARE CLOSED



<b>Office Phone:</b>	<b>816-454-2500</b>
<b>Maintenance Emergency:</b>	<b>913-894-3456</b>
<b>Security Number:</b>	<b>816-868-4115</b>
<b>Non-Emergency Police:</b>	<b>816-413-3400</b>
<b>Web Site:</b>	<b><a href="http://www.northbrighton.com">www.northbrighton.com</a></b>

**North Brighton Townhouses, Inc. 5057 N.E 37th Street Kansas City, MO 64117**  
**A CERTIFIED KCPD CRIME FREE PROPERTY**



# Good Neighbor Award

## Cindy & Lloyd Kirk

Cindy and Lloyd were nominated by Michelle Burch. Michelle wrote: These two found my paycheck down the street in some water. How it got there I have no idea. They saw my address on it and returned it to me. I appreciate that it got in the right hands! Michelle ended with: "Thank you two so very much!!"

The Board of Directors will recognize Cindy and Lloyd at the board meeting on the 10th 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.

**Next Board Meeting**  
**Tuesday February 10, 2015**  
**Doors will open at 7:00pm.**

# Charlotte A. Robbins

February 1, 1936—January 18, 2015



In loving memory of  
Charlotte Anne Robbins  
February 1, 1936—January 18, 2015  
Charlotte has been a member of  
North Brighton for over 30 years. Her  
kind words and her sweet voice will  
surely be missed by all of us.

Visitation at the Lindley Funeral  
Home, 910 Washington St. Chillicothe,  
MO, on Friday, January 30th, from 9:00 a.m.  
until 5:00 pm. or Saturday, January 31st, from 10:00  
am. until 11:00 am

A graveside service will be held at 11:00 a.m.  
Edgewood Cemetery, Chillicothe, Missouri, January  
31st.

Memorial contributions may be made to the  
Charlotte Robbins Memorial Fund and may be left at or  
mailed to Lindley Funeral Home, P.O. Box 47,  
Chillicothe, MO 64601. Online condolences may be  
made at [www.lindleyfuneralhome.com](http://www.lindleyfuneralhome.com).

Arrangements are under the direction of Lindley  
Funeral Home, Chillicothe, Missouri.  
1-660-646-4857

# Office News



## **Elections Coming Soon!**

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

**We currently have 3 board positions  
that will be open.**

**Please call the office if you have any questions.**

We have had reports of delivery packages being taken off of porches and items taken from back yards. Secure everything! Have all deliveries scheduled for when you will be at home. Watch for vehicles that seem suspicious. It's best to be safe. **Call the police.**

## **Senior Luncheon**

**3rd Wednesday**

**February 18th**

**11:30 am to ?**

**Lunch Provided**

**Open To All Seniors of NBT**

***RSVP: Shirley: 377-4302 or Bertha 452-6522***

***Please leave a message if no answer.***



# Maintenance Reminders

## Snow Removal

### Section 1.9 J. Vehicles

Members, 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. Vehicles parked in No Parking zones that impede snow removal will be towed at the owner's expense without warning.

Please remove all items from your front stoop and steps. Items left on the stoops & step interfere with snow removal.



Please make certain that all of your trash goes into the dumpster. If your children are too small to open the door please assist them. Help keep YOUR property Beautiful!!!

Spring Clean-Up Begins Next Month. Time to start cleaning up...

# **North Brighton Townhouses, Inc.**

**January 13, 2015**

## **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 Ireys, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Esther Shelton, secretary; and Dorothy Olson, treasurer.

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

The board approved a bid of \$7,800 for the annual audit.

Three telephone polls were ratified unanimously, including repairs projected to be \$1,000 on white plow truck.

Dudley reviewed the attorney status report.

#### **Open Session**

Six members signed in for the open session. An officer with Signal 88 also attended the open session. Selma welcomed them and called the meeting to order at 7 p.m.

Minutes of the November 11, 2014, closed board meeting were approved.

Three months of Good Neighbor awards were recognized: Harriet Hallinan for November; Brad Heathman for December; and Bobby Joe Bonacorso for January.

Selma reported for the Santa Visit on December 16. Fifty-nine children attended and had their photos taken with Santa. They were given stockings filled with candy, crayons, stuffed animals and other toys. Refreshments were served. Total cost for the event was \$438.26.

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

Esther reported that one installation/alteration permit was approved.

## **1/13/2015 NEWSLETTER MINUTES CONT.**

Elizabeth presented the office report. One three-bedroom unit is available. In December, there were 34 defaults and 16 exterminations. Since the November board meeting, there have been eight move-ins.

Les gave the maintenance report. Annual inspections and furnace filter replacements have been completed.

The owner of the black Jeep that tore up the ball diamond has admitted to the damages and will be charged.

Maintenance is working on four rehabs.

Kathleen Lawson won the door prize drawing of a \$25 gift card.

The open session ended at 7:15 p.m.

### **Closed Session**

Les discussed projects he hopes to complete this spring: street repairs and speed bumps, a post on the turn-around by the ball diamond and a preventive maintenance plan for breaker boxes of all units.

The meeting was adjourned at 7:46 p.m.

## **20th Annual Tea Dance**

**Sunday, April 12, 2015 2-4 p.m. North Kansas City High School**

**For more information, call (816) 413-5003**

**Do you need a ride to the Tea Dance?**

**Clay County Senior Services has  
limited transportation available.**

**Call: 455-4800 (before April 8)**

Senior Citizens from the community enjoyed last year's.

**Don't miss the next one!!**



# Annual Meeting

**Vote Here...**

**Annual Election!**

**Date: March 8, 2015**

**Time: 2:00 p.m.**

**Location:**

**NBT Clubhouse**

**Tell neighbors to come**

**or complete your proxy and give  
it to your neighbor!**

**If you have any questions please  
contact the office —**

**(816) 454-2500**

SPRING  
FORWAED  
SATURDAY  
NIGHT

SPRING  
FORWAED  
SATURDAY  
NIGHT



**WIN\* A FREE Month's Carrying Charge!**

**March 8th at the Election: 2:00pm**

**First Prize is: One Month's  
Carrying Charge**

**2nd Prize is: \$50.00**

**3rd Prize is: \$50.00**

**Door Prizes\***

**\*Must be Present to Win**





# **We Want You**

There are 3 openings on  
the Board of Directors.  
Here is your chance to become  
an active part of NBT's success.

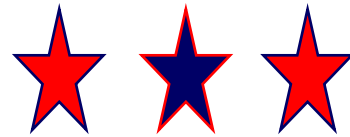
If you are interested in running for the board,  
submit your resume to the office to be posted in the  
Brightoneer. (Must be received by the 15th of the  
month for printing)  
If you have any questions please contact the office.

Save The Date:  
Annual Meeting

Sunday  
March 8th.  
2:00 pm  
NBT  
Clubroom



**EXERCISE YOUR RIGHT**



**VOTE**



**AT THE ANNUAL MEETING**

**\*\*\*Come Early To Get a Seat\*\*\***

# Sheila Johnson

## **Education:**

I graduated from North Kansas City High School in 1977.

## **Personal Information:**

I've been married to my husband Kevin for 35 ½ years. We raised 3 children here at North Brighton. We've actually lived here for 34 years. We also have 3 wonderful grandsons. I am employed by the State of Missouri for the past 8 years. Prior to that, I worked for Northland Neurological Associates. Before that, I was a stay-at-home mom, where I was a volunteer at our church and the schools our children attended. I was able to do that because of North Brighton. Our son lived here for a while, as well as my mother lives here currently.



## **Reasons for Running:**

I have served on the board from 1995 to present. It has been a privilege to serve the members. With our mortgage paid and all the renovations, I've learned that it is a continual process keeping our property current and attractive. I've seen many changes to North Brighton, and with your vote, I'd like to see and be a part of many more to come. I would appreciate to once again be a serving member, serving you.

Thank You.

# Dorothy M. Olson

## **Objective:**

To continue my service as a board member with North Brighton Townhouses, Inc. As a resident since 1997 and a board member since 2012, I wish to take my experience in operating my own business along with management of people and apply those skills to benefit our cooperative.

## **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 & Experience:**

Management Training & Dietetic Training Courses: NKC Hospital  
Supervisory Training Courses: MG Maintenance  
Graduate: Joplin High School  
2012—Present | Board of Directors - North Brighton Townhouses, Inc.  
1989—2006 | Supervisor, Evening Shift - MG Maintenance Company | KC, MO  
1990—2008 | Supervisor, Day Shift - North Kansas City Hospital | NKC, MO  
1974—1984 | Owner, - Colony Inn Steakhouse | Joplin, MO, Pig n Pit Barbeque | Joplin, Missouri and Villa Capri | Kansas City, MO

## **Qualifications For Candidacy:**

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 for your vote!

# Re-elect Betty Maltbia to Board

**Personal Data:** Betty is a native of Kansas City, MO and a resident of North Brighton Townhouses (NBT) since July 1988. She is a mother of three; grandmother to 8, and a great-grandmother to one. Her family has a strong military service presence that includes the United States Air Force, Army, and the Marines. Prior to moving to NBT she lived in Parvin Estates where she initiated a “Yard Beautification Project” that was recognized in the Kansas City Star. She also served on Parvin Estates’ Residence Association as Secretary, Vice President, and President.



**Education:** Graduate of Central Senior High School in Kansas City and has taken numerous college courses over the years directly related to her employment. Betty Maltbia is a essential component of Mid-America Arts Alliance since 2001, advancing from Performing Arts program assistant (April 2001 – June, 2005), to program associate (July, 2005 – June, 2007), then to program manager (July, 2007 – June, 2010), and currently is the Arts and Humanities Grant Making Program Administrator, data base manager, and back-up event photographer.

Betty is responsible for program guidelines; grant processes and payments for the Regional Touring, Artistic Innovations, Professional Development Stipend, and the Exhibits USA Education and Public Program Grants. Her job accomplishments include producing the “2008 Live In the Cross-roads” concert series, management of the Meet the Composer Program, Latino Culture Project, Enhance Dance and the American Masterpiece Dance initiatives. She is an active member of the Plains Presenters Association and has represented Mid-America Arts Alliance at major arts conferences and meetings. Betty’s database skills won her recognition on the Bro-melkamp Corporation’s website in 2012. The Bayer Corporation previously employed her for 18 years and the State of Missouri for 12 years. Additionally she currently serves on the Johnson County Community College Arts and Education Committee and volunteers with church and community efforts.

**Qualifications:** First elected to the North Brighton Board of Directors in 1997 and she has served in all board officer positions. Obtained a Certified Board of Director Certificate from the Midwest Association of Housing Co-Operatives and have participated in continuing education classes to

## **Re-elect Betty Maltbia to Board of Directors cont.**

maintain that certification. Attended numerous training seminars through the National Housing Cooperative Conventions, Midwest Association of Housing Co-Operatives, and Linville Management. Along with the Board Team she participated in the planning stages of revising the North Brighton Corporate By-Laws, and the development and financing of the renovation. Some of the classes were: Fair Housing, How to Prepare an Annual Budget, Monitoring Cooperative Reserve Accounts, Robert's Rules of Order, Marketing, Understanding Financial Statements, and Solving Conflicts among Cooperative Members.

Along with the Board Team she participated in the planning stages of revising the North Brighton Corporate By-Laws, and the development and financing of the renovation project. During previous service with other board members she was engaged in several projects. Some of those projects are:

- 1) Revising and updating "The Rules We Live By";
- 2) Bath tub, stove, refrigerator, and window replacement projects;
- 3) Fall Festival Celebration;
- 4) Routine sewer maintenance;
- 5) Together with Sheila Johnson, petitioned the City of Kansas City in June 2002 to include North Brighton Avenue from Parvin Road to 210 Hwy in its plans to widen and improve North Brighton Avenue which is now completed;
- 6) Surveyed members on what areas or items they would like to see improved at North Brighton after the original loan payoff to include in the renovation; and
- 7) Supported the purchase and renovation of the model unit building which increased the number of units and put that building under the Rules We Live By to create a safer community.

**Reason for Candidacy:** Betty would like to use her acquired business and social skills to continue enhancing North Brighton, but keep it affordable for all residents. Recently she requested the City of Kansas City to post "Deer Crossing" signs on North Brighton Avenue between 34<sup>th</sup> Terrance and 36<sup>th</sup> Street where a family of deer is often seen grazing just south of NBT buildings.

Betty needs "YOUR" vote on March 8<sup>th</sup> to continue to move North Brighton into a prosperous future.



# Esther J. Shelton

## **REASONS FOR RUNNING:**

I would like to be elected to your board for another term and would very much appreciate your vote.

My objective is to do as much for North Brighton and its members and try to give back some of the good I've received when I came here. I was so happy when our mortgage was paid in full. Now NBT would be able to progress and move forward.

We have had a great management team with Melva and Linville Management. Our office staff is beyond reproach and I can't say enough good about our maintenance crew. (I remember well when I first came here.)



## **PERSONAL:**

I have been a lifelong resident of Kansas City, MO. I became a widow at 34 years old with 5 stair-step children and a step-daughter. After being a single mother for 4 years, I remarried for a short time and had a daughter. We moved into North Brighton Townhouses in 1976 and I raised my youngest daughter here. I now have 4 grandchildren, 7 step-grandchildren, 8 great-grandchildren and lots of step-great-grandchildren.

## **EXPERIENCE:**

I was appointed to fill the position of an elected board member who passed away and although I have been on the board for just a short time I have learned that there is a whole lot to running this complex. I have worked in the clerical/financial fields at American Polled Hereford Assn., Retail Credit Co. and Black & Veach. I retired from AT&T after 22 years of service. After retiring I volunteered for 12 years at The Heart of America Indian Center of Kansas City and 3 of those years at the National Archives (NARA).

Thank you,  
Esther J. Shelton  
Your neighbor and member

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**4943 NE 37th Street, Kansas City, MO**

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**Web Site: [www.youravon.com/dschumacher](http://www.youravon.com/dschumacher)**

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**Table is Black & the chairs are black and brown.**

**Call: Bobby Joe  
816-854-0698**

**The set is 1 year old and in excellent condition.**

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Tile/Vinyl/ Wood & Carpet  
Cleaning Specialist**

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**2 Room Special = \$129**

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**or 416-9974**

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**For NBT Residents Only**

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**or 4 BR = \$109**

**Call: 816-416-9974**



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# **FEBRUARY** **2015**

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>1</b> Carrying Charges Due	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>8</b>	<b>9</b>	<b>10</b> Board Meeting 7:00 pm	<b>11</b> Late Fees Applied	<b>12</b>	<b>13</b>	<b>14</b> 
<b>15</b>	<b>16</b> PRESIDENT'S DAY OFFICE CLOSED	<b>17</b>	<b>18</b> <i>Senior            Luncheon            11:30</i>	<b>19</b>	<b>20</b>	<b>21</b> Attorney Referrals
<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>
<b>1 March</b> <hr/> <b>8 Annual            Meeting            2pm</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>  Spring Forward 1 Hour