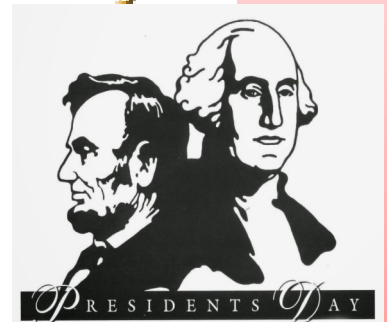


The Brightoneer

February 2016



PRESIDENT'S DAY
FEB. 15TH OFFICE & MAINT.
ARE CLOSED

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

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



Good Neighbor Award

Sonya Hailey

Sonya was nominated by the NBT Maintenance team. Sonya called and found a home for an abandoned cat that a had neighbor left. Sonya's effort saved NBT a lot of time and money for us not having to take the cat to the pound. Most importantly, she found the cat a good home. Thank you Sonya.

The Board of Directors will recognize Sonya at the board meeting on the 9th of February. As a recipient of the Good Neighbor Award, she 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 9, 2016
Doors will open at 7:00pm.

Senior Luncheon

3rd Wednesday

February 17th

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.



Elections Coming Soon!

If you are interested in running for the board please submit your resumes to the office. We currently have 1 board position* that will be open.

Please call the office if you have any questions.

*Board Member, Ann Halsey is running for re-election. See her resume on page 10.

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

Office NEWS

Letters went to each unit giving the dates of the bed bug inspections throughout the year. The letters gave your unit number and building number: Below is a list of the inspection dates per each grouping of buildings:

Bldgs: 2, 3, 4, 5, 6, 7, 8, 9, 10, & 16:

January 21, May 19, & September 15, 2016

Bldgs: 11, 12, 13, 14, 15, 17, 18, 19, & 20 (not 16):

February 18, June 16, & October 20, 2016

Bldgs: 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39:

March 17, July 21, & November 17, 2016

Bldgs: 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, & 41, (not 39):

April 21, August 18, & December 15, 2016

If you did not receive a letter or have misplaced yours, stop by the office and we will print another for you.

The buildings were divided in order to make the inspection numbers per month equal.

Save The Date: Annual Meeting
Sunday March 13th at 2:00 pm
NBT Clubroom

Maintenance Reminders

We are pleased to announce that there were no issues found during the January bed bug inspections.

The next inspection is on February 18th.

See the listing on page 4 for buildings to be inspected.

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!!!



Annual Meeting

Vote Here...

Annual Election!

Date: March 13, 2016

Time: 2:00 p.m.

Location:

NBT Clubhouse

SPRING
FORWAED
SATURDAY
NIGHT

SPRING
FORWAED
SATURDAY
NIGHT



**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**

WIN* A FREE Month's Carrying Charge!

March 13th 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 is 1 opening 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. (It must be received by the 15th
of the prior month for printing)
If you have any questions please contact the office.

Save The Date:
Annual Meeting

Sunday
March 13th.
2:00 pm
NBT Club-
room



EXERCISE YOUR RIGHT



VOTE



AT THE ANNUAL MEETING

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

North Brighton Townhouses, Inc.
January 12, 2016
Board Meeting

N E W S L E T T E R M I N U T E S

Board members present: Selma Irey, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Esther Shelton, secretary; and Dorothy Olson, treasurer

Staff present: Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; Les Dudrey, maintenance superintendent; and Chris Curlett, assistant maintenance superintendent

Also attending: Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney

The board convened at 5:30 p.m.

The board voted unanimously to allow members to extend payment plans to eight months instead of the four-month plans currently allowed.

Dudley reviewed the attorney status report.

Open Session

Seven members signed in for the open session. A Signal 88 security officer also joined the meeting.

Selma welcomed them and called the meeting to order at 7:05 p.m.

Minutes of November 10 and December 2 were approved.

Selma read aloud the Good Neighbor of the month winners for December, Larry and Janet Henderson, and for January, Richard Martin Jr.

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

Esther reported that 10 installation/alteration permits have been submitted. Nine have been approved and one was denied pending further consideration.

1/12/2016 NEWSLETTER MINUTES CONT.

Betsy reported for Linville Management Services, Inc. Ten applications were approved and one denied. Five final statements were completed. November financials were mailed to the board on December 3 and December financials on January 6.

Elizabeth presented the office report. Five one-bedroom units are on the market. There were eight move-ins in November. Fifty-one exterminations were completed in the last 30 days.

Les gave the maintenance report. Nine rehabs are in various stages of completion. Five of them will be completed and ready for move-ins this week.

Bed bug inspections will begin at 8:30 a.m. on January 21 for the first 100 units. All units will be inspected three times a year. The inspection will take about five minutes and members will receive notices on their doors one week in advance. The inspections are mandatory.

Selma opened the floor to member comments.

Maelynn Shelton won the door prize drawing.

The open session ended at 7:30 p.m.

Closed Session

The annual meeting will be Sunday, March 13. One seat on the board will be up for election. There will be no meeting on Tuesday, March 8.

The board discussed the mandatory bed bug inspections for all units. Their importance will be emphasized in the newsletter. No one will be allowed to opt out of or reschedule an inspection.

The meeting was adjourned at 8 p.m.

Minutes Excerpt: The annual meeting will be Sunday, March 13. One seat on the board will be up for election. There will be no meeting on Tuesday, March 8.

Ann Halsey

Personal Data

I am an original member of North Brighton Townhouses. I have lived here and raised a family. I am now widowed and considered a senior, living on a fixed income, which helps me understand the financial side of making ends meet. While residing in North Brighton Townhouses, I have served as a Girl Scout leader, have served on various committees throughout the years and I am very proud to have been elected to serve on past Board of Directors for 27 years.

Education

I graduated from Paseo High School. I attended Maple Woods Junior College. During my past service on the Board of Directors I completed the National Association of Housing Cooperatives, Midwest Housing cooperative, & Linville Management Services seminars. During these seminars I completed Qualification of a Board Member, Preparing Annual Budgets, Monitoring Cooperative Reserve Accounts and Solving Conflicts among Cooperative Members.

Qualifications

Being a cooperative member since 1969, I have been very active in the cooperative and the community. I have served on the multiple committees and the Board of Directors of North Brighton Townhouses. During these times we developed the understanding that it is a team that makes our cooperative work. This team consists of the members, Board of Directors, staff, management and legal. With this team effort North Brighton Townhouses has always been able to keep the reserves at a level needed for replacement items. Working as a team with these committees gave me a foundation to build on while holding a seat on the Board of Directors. Within my 27 years serving on the Board of Directors, we developed, implemented and completed projects that have improved the inside and outside of our cooperative.

Reason for Candidacy

I know what it is like to be a single parent, experience loss of income, and be on a fixed income and live in a community like North Brighton Townhouses. If elected to serve on the Board of Directors I will make decisions that will help all members with the understanding that this is a business and still a community. I feel that with my past experience with the Board of Directors, committees and education I will be of great value as we move North Brighton Townhouses forward.

North Brighton is my home and I feel I can contribute to help continue making it a home and a community for all our members new and old.

Thank You for your consideration.

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? _____

Bed Bug Plan

North Brighton Townhouses, Inc. is committed to managing pests using integrated pest management (IPM). IPM includes early detection of new infestations through regular inspection and monitoring, preventing pests by exclusion, design, and good sanitation, and taking appropriate control actions when necessary. IPM principles are implemented by the most economical means and with the least possible hazard to people, property, and the environment.

To successfully eradicate bed bugs, we need to work together. We understand the following about property-wide bed bug control:

- ✓ **Do Not use store-bought pesticides:** Over-the-counter sprays and foggers are NOT effective for bed bug control. A licensed PMP applies all pesticides targeting bed bugs.
- ✓ Although bed bugs are not known to transmit blood-borne diseases, they stress people and can cause skin infections and allergic reactions. The Centers for Disease Control and Prevention (CDC) and the Environmental Protection Agency (EPA) classify bed bugs as a pest of public health significance.
- ✓ There should be no shame associated with having bed bugs in an apartment. Although clutter makes it more difficult to eradicate bed bugs, cleanliness cannot prevent the problem from occurring. Once an infestation has been identified, we will take steps to eliminate it and prevent it from spreading.
- ✓ Early detection and intervention is the goal of the IPM program. To reach this goal, we will inspect entire buildings for pests in all rooms every three months. *This is our first year with this IPM and the inspection schedule may be adjusted as needed next year.
- ✓ Effective treatment requires the cooperation of residents, property staff, and the pest management professional (SOS Extermination).
- ✓ Many people do not understand what must be done to eradicate bed bugs. If you feel that a resident isn't handling the situation properly, suggest that they research for themselves to better understand that preventative maintenance is the best way to stop an infestation.

Bed Bug Myths

- ◆ **Myth: You can't see a bed bug. Reality:** You should be able to see adult bed bugs, nymphs and eggs with your naked eye.
- ◆ **Myth: Bed bugs live in dirty places. Reality:** Bed bugs are not attracted to dirt and grime; they are attracted to warmth, blood and carbon dioxide. However, clutter offers more hiding spots.
- ◆ **Myth: Bed bugs transmit diseases. Reality:** There have been no cases or studies that indicate bed bugs transmit diseases between humans.
- ◆ **Myth: Bed bugs are not a public health pest. Reality:** Bed bugs are a public health pest. We coordinated with CDC and USDA to identify pests of public health importance and issued a Pesticide Registration Notice that listed [pests of significant public health importance](#). Bed bugs are on this list. In 2009, EPA and CDC collaborated on a [joint statement to highlight the public health impacts of bed bugs](#).
- ◆ **Myth: Bed bugs won't come out if the room is brightly lit. Reality:** While bed bugs prefer darkness, keeping the light on at night won't deter these pests from biting you.
- ◆ **Myth: Pesticide applications alone will easily eliminate bed bug infestations. Reality:** Bed bug control can only be maintained through a treatment strategy that includes a variety of techniques plus careful attention to monitoring. Proper use of pesticides may be part of the strategy, but will not by itself eliminate bed bugs. In addition, bed bug populations in different areas of the country have developed resistance to the ways many pesticides work to kill pests. If you're dealing with a resistant population, some products and application methods may not work. It is a good idea to consult a qualified pest management professional if you have bed bugs in your home.
- ◆ **Myth: EPA has funding available for people who need help with controlling bed bugs. Reality:** Unfortunately, EPA does not have funding available to help people with controlling bed bugs. Our roles in the bed bug issue are to:
 1. evaluate pesticides to ensure that when they are used according to label directions they are effective and will not harm people, non-target species or the environment, and
 2. work with other federal agencies to provide reliable information about bed bugs and their control.

Carrying Charges for 2016

Some of you are still getting used to the new payment amount for 2016. Below is a guide to help you. If you need to call the office for your balance before you pay, we are here from 8:00am to 5:00pm Monday thru Friday.

Our usual lunch break is from noon to 1:00 pm.

Carrying Charges will be increased \$10.00 in 2016

Carrying Charge Increase Effective January 1, 2016

	NEW PAYMENT
1 BEDROOM RENTALS	\$ 485.00
1 BEDROOM RENTALS W/ PET	\$ 510.00
1 BEDROOM RENTALS	\$ 535.00
1 BEDROOM—LOWER MIDDLE	\$ 437.00
1 BEDROOM—LOWER END	\$ 440.00
1 BEDROOM—UPPER MIDDLE	\$ 441.00
1 BEDROOM—UPPER END	\$ 444.00
2 BEDROOM—MIDDLE	\$ 453.00
2 BEDROOM—END	\$ 456.00
3 BEDROOM—MIDDLE	\$ 463.00
3 BEDROOM—END	\$ 466.00
4 BEDROOM	\$ 473.00

Classifieds:

VILLAGE AUTO SALES
6631 Nieman Road
Shawnee KS, 66203

Cell: 816-359-1714
Office: 913-362-1609
Fax: 913-808-5059
arlin.garcia@yahoo.com

We are open Monday thru Sat from 9am to 6pm and Sundays 11:00 to 4:00 pm

ARLIN GARCIA
Bilingual Sales

Gracias por Preferirnos



Side Work:

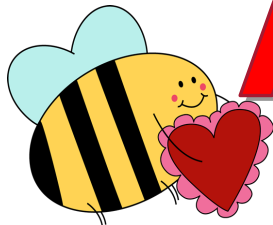
Greg 816-785-8783,
If you have any side
work you would like
done please let me know.

Please call and leave a
voicemail with your
name, address & phone
number along with the
type of work needed.

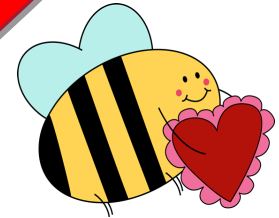
Calls will not be
answered during NBT
office hours but will
be returned as soon
as possible.

Hand Sewn:
Microwave Potato Bag \$6
or Carry All \$9
Call Bertha: 452-6522





FEBRUARY 2016



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Carrying Charges Due	2	3	4	5	6
7	8	9 Board Meeting 7:00 pm	10	11 Late Fees Applied	12	13
14 	15 PRESIDENT'S DAY OFFICE CLOSED	16	17 Senior Luncheon 11:30	18	19	20
21 Attorney Referrals	22	23	24	25	26	27
28	29 Leap Year	1- March	2	3	4	5