

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



# The Brightoneer

February 2010

**"Life has taught us that love does not consist in gazing at each other but in looking outward together in the same direction."**

**-Saint-Exupery**

***In This Issue:***

<b>Election Time</b>	<b>Page 2</b>	<b>Jan Board Mtg Min Cont.</b>	<b>Page 7</b>
<b>Board Resumes</b>	<b>Page 3</b>	<b>Office News</b>	<b>Page 8</b>
<b>Board Resumes cont.</b>	<b>Page 4</b>	<b>Maintenance Reminders</b>	<b>Page 9</b>
<b>Board Resumes cont.</b>	<b>Page 5</b>	<b>Holiday History</b>	<b>Page 10</b>
<b>January Board Mtg Min</b>	<b>Page 6</b>	<b>Kidz Korner</b>	<b>Page 11</b>
		<b>February Calendar</b>	<b>Page 12</b>

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

# **Election Time!**

***Mark your Calendars!***

***For the upcoming Election  
on March 14th, 2010 at 2:00pm***

***Come for your refreshments and Door Prizes!***

# Donna Chapman

Donna Chapman  
4943 NE 37th Street  
Kansas City, MO 64117

Hello,

My name is Donna and I am placing my name in the running for the open position on the board for North Brighton Townhouses, and would like your vote. I have lived here at North Brighton for about 20 years and raised both my children here. I attend several board meetings every year and appreciate the hard work that the board has always done for us. I feel I now have time to give back to my community and would like to begin in my own back yard, here at North Brighton. With the mortgages now being paid off we are heading into an exciting time with a lot of opportunities to involve us all in the options ahead. I would like to have a chance to serve you in meetings, while keeping our best interest in mind. I feel this is a great place to live in the northland and I'm glad to be a part of it.

**Family History:** I have 2 children in their 20's and raised them both here in the North Brighton Townhouses. I have 2 grandchildren and 3 step-grandchildren. My youngest daughter has recently moved back in with me with her 2 children. Since North Brighton was great for raising my children, it will be just as good for my grandchildren.

**Work History:** I've worked at North Kansas City Hospital for 20 years as the Secretary to the Manager for Respiratory Care and enjoy my job. Before that, I've worked at Maxon Electronic in inventory control for 5 years, stayed home with my children for a couple of years and worked for Johnson County Pediatrics for 3 years and at the original St. Mary's Hospital in downtown KC for 8 years.

**Volunteer History:** In my past I have volunteered for the Dream Factory and Rose Brook Center for battered women. These were both before my children became my sole focus. I was a room mother for 2 children throughout their school days.

# Betty Maltbia

## Summary

Organized leader and team builder with 30 years of experience. Intelligent, ethical and persuasive with demonstrated training and people skills. A mature creative professional who has a strong community focus.

## Professional Experience

**Mid-America Arts Alliance**, Kansas City, MO (2001-Present)

**Performing Arts Program Associate**—Received promotion to Program Manager in June of 2008, and have handled the department alone for almost two years. The increased management responsibilities include: contract negotiations, budgets, reporting to state and federal agencies on top of presenting four outdoor concerts per year.

**Program Assistant Performing Arts Department**— Voted employee of the month and only employee to receive merit increases two years in a row.

**Gateway Computer Corporation, Kansas City, MO (Nov. 2000—April 2001)**

Client Relations Department: Awarded "Top Quality Team in the Nation" for February 2001

**Bayer Agriculture Chemicals and Animal Health Division**, Shawnee Mission, KS. (1981-2000) International Animal Health, Biological and pharmaceutical company.

**Senior Customer Service Associate** (1998—1999) **Customer Service Representative I**

(1993-1998) **Order Clerk III** (1990-1993) **Secretary III—Technical Operations**

(1989—1990). **Registrations** (1986—1989). **Secretary II—Scheduling and Communica-**

**tions** (1985—1986). **Clerk Typist II—Administrative Systems Operations** (1985—1986)

**Clerk Typist I—Administrative Services** (1981—1984)

**Black Economic Union of Greater Kansas City**, Kansas City, MO 1979-1981

Secretary to Director of Small Business Loan Packing

**Housing Development Corp. & Information Ctr.**, Kansas City, MO 1978-1979

Secretary to Acting Urban Homestead Program Director

**Western Missouri Mental Health Center**, Kansas City, MO 1972-1978

Clerk-Typist II Medical Recorder

# Betty Maltbia Cont.

**TW-3 Modeling and Talent Agency**, Kansas City, MO 1969-1972  
Instructor, Model and Interview Specialist

**Jackson County Wife and Child Support Division**, Kansas City, MO 1967-1969  
Clerk-Typist I

I have been a resident of North Brighton Townhouses for over 20 years. I am a mother of three who were raised at NBT. My oldest, son Robert is on a special project team at Ford Motor Company. My next son is a Flight Engineer in the United States Air Force and has had five tours in Iraq and is currently teaching. My daughter has a Bachelors degree in International Business, a minor in French, National Compensation Analysis and a Masters in Personnel Management. She is the founder, editor and chief of "Army Wives Magazine" on the web.

I previously served on the Board of Directors for eleven years. During that time I implemented several projects: Revising and updating "The Rules We Live By" and the bath tub replacement project. In June 2002 I petitioned the City of Kansas City to include North Brighton Avenue from Parvin Road to 210 Hwy in its plans to widen and improve the streets. Plans have been started and the project is slated to begin by 2013. I started the Fall Fest yearly celebrations. I currently serve as treasurer and have attended many training seminars at the National Housing Cooperative Conventions, Midwest Association of Housing Co-Operatives and with Linville Management. I would like to continue to use these acquired skills after the mortgage paid off to improve North Brighton even more, but keep it affordable for the residents.

I need "**YOUR**" vote to continue to move North Brighton forward.

**North Brighton Townhouses, Inc.  
Board Meeting  
January 12, 2010**

**NEWSLETTER MINUTES**

The board convened at 5:30 p.m. Present were Sheila Johnson, president; Ann Halsey, first vice president; Mike Crippen, second vice president; Selma Ireys, secretary; Betty Maltbia, treasurer; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The board reviewed and ratified three telephone polls.

**Open Session**

Six members signed in.

Sheila called the meeting to order at 7:10 p.m. and introduced the head table.

Minutes of the Nov. 10 and Dec. 29 meetings were approved.

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

Selma reported that four installation permits were submitted and all approved.

She reported for the Activities Committee. The Santa visit on Dec. 19 was a success: 37 children attended and many parents. Total cost for the event was \$319.30.

Elizabeth gave the office report. Forty-nine recertification notices have been mailed. There were 25 default notices and four attorney referrals in December.

She reminded members that snow removal from the sidewalks requires that members not park their vehicles over the sidewalk.

Twenty-four units are for sale.

Les gave the maintenance report. In November and December, 320 work orders were completed. Maintenance has 17 vacant units in various stages of completion. Four one-bedroom units are ready for rentals.

Snow removal was a challenge. Les will be researching better snow equipment.

The City is considering Les' suggestion about moving the culvert.

Sheila opened the floor to member comments.

Susan Circo won the door prize drawing for a \$25 gas gift card.

The open session ended at 7:40 p.m.

### **Closed Session**

Les asked the board about thermal imaging on three vacant units to determine where heat is being lost. The board voted unanimously to allow Les to do the thermal imaging.

Lisa reported about payoff party plans. She was asked to continue pursuing possibilities for the payoff party to be held sometime later in the year.

The meeting was adjourned at 9:30 p.m.

# Office NEWS

Your clubhouse is available for rental for private functions by contacting the office staff. The clubhouse has a serving bar, kitchen facilities, tables and chairs.

Rental fees are \$40.00 for a day and \$25 for a half-day rental. Half days were defined as noon to 6:00pm and 6:00pm to midnight. A \$100.00 deposit is required which will be refunded if the clubhouse is left in clean condition with no damages.



## **Current Policy**



Clubhouse rental fees must be paid by money order or cashier's check. Security deposit must be by personal check by member of record. Keys must be picked up by 5pm on Friday. If the renter does not get the keys picked up and has to call maintenance to be let in they will be charged the same amount as any after hours lockout fee.



**Don't forget as of January 1st, 2010 your monthly charges has increased by \$10.00  
If you have any questions please contact the office.**

# Maintenance Reminders



## Holiday Decoration Reminder



According to Section 5.7 of the Rules We Live By -

Christmas lights must be removed by February 1st or maintenance will remove lights at member's expense and with no responsibility for condition of lights after removal.

## Extermination

Extermination will be going on throughout the community. You will receive a yellow notice on your door letting you know what day the exterminator will be at your unit. Please contact the office prior to the date scheduled for any questions or concerns.

## Friendly Trash Reminder

Please make sure that you bag up your trash and place inside of dumpster. No loose trash should be going in the bins. All trash must be bagged and tied. **Make sure you are placing the items inside the trash dumpster and not setting items beside the dumpster on the ground.**

Large items should be placed in The dumpster behind the office. If you should have any question about where to throw large items away please contact the office.



## Annual Inspections

Annual Inspection will start soon!

We will be looking for:

Structural defects; Water Damage; Functioning smoke detectors;  
Safety Hazards; Housekeeping

## What is Valentines' Day

The holiday's roots are in the ancient Roman festival of Lupercalia, a fertility celebration commemorated annually on Feb. 15th. Pope Gelasius recast this pagan festival as Christian feast day circa 496, declaring Feb 14th to be St. Valentine's Day.

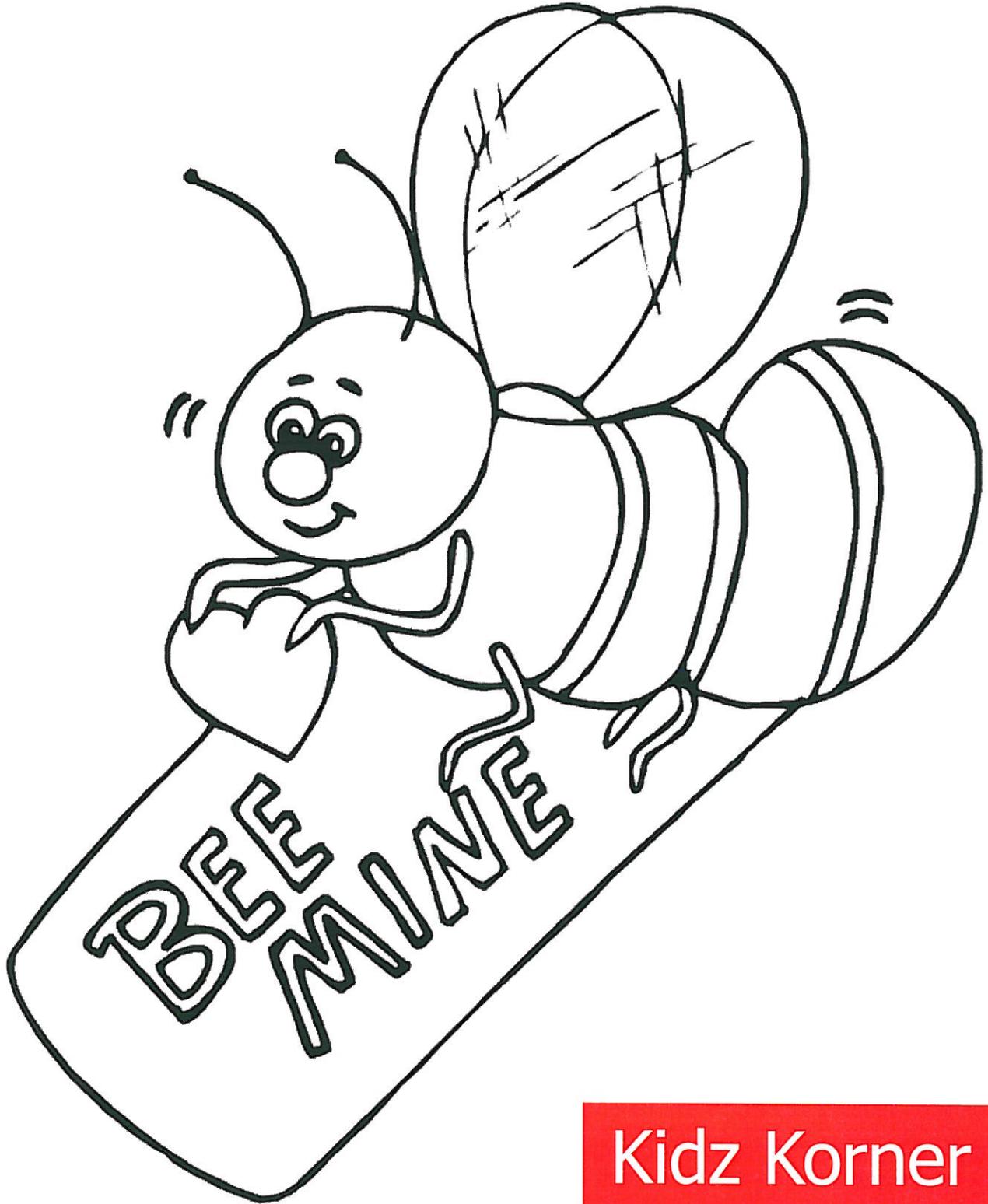
It was not until the 14th century that this Christian feast day became definitively associated with love. Medieval scholar Henry Ansgar Kelly was the first to link St. Valentine's Day with romance.

Over the centuries, the holiday has evolved and by the 18th century, gift-giving and exchanging hand made cards was very common.

## What is President's Day

Washington's Birthday is the official name designated to what many of us know as President's Day. During the month of February the birthday of two of our greatest President's takes place. Both George Washington who was born on Feb. 22nd and Abraham Lincoln born on Feb. 12th.

It was in 1968 that the term President's Day came up for legal consideration in the Congress but was shot down, though the holiday was moved to fall between the two President's birthdays. Again in the 1980's there was a resurgence of the term with advertisers which solidified the holiday name in American culture. Today, few Americans prefer to call the holiday Washington's Birthday in lieu of President's Day.



**Kidz Korner**

# February

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1  <b>Carrying Charges Due</b>	2	3	4	5	6
7	8	9  <b>Board Meeting @ 7pm</b>	10	11  <b>Late Fees Applied</b>	12	13
14  	15   <b>Office Closed</b>	16	17	18	19	20
21	22  <b>Attorney Referrals</b>	23	24	25	26	27
28						