



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

# The Brightoneer

January 2009

**"New Year ceremonies are designed to get rid of the past and to welcome the future. January is named after the Etruscan word janua which means door."**

### In This Issue:

Election Time	Page 2	Maintenance Emergencies	Page 5
Office News	Page 3	New Year's Resolutions	Page 6
Maintenance Reminders	Page 4	Special Thank You's	Page 7
		January Calendar	Page 8

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

We would like to express our gratitude for the members participation in the mortgage pay-off seminars, monthly meetings, activities and response to flyers this past year.  
Hope you encourage others to do the same this year.

# Election Time!

## Do You want to be a Board Member?

If you are interested in running for the board please submit your resumes to the office.  
We currently have two positions that will be open. Please call the office if you have any questions.

### Sample Resume

#### **John Doe**

1111 One Street  
North Brighton Townhouses

**Personal Data:** born in 1950. Lived in Florida,  
Married 3 kids...

**Education:** graduated from NKC in 1968.

**Attended UMKC 3 yrs.**

**Qualifications:** Served 1 yr as a board member.  
Supervisor at my job...

**Reason for Candidacy:** Represent North Brighton,  
help with everyone's interest.

**Phone Number—555-0000**

# Office NEWS

January Board Meeting will be held on the 13th



Doors will open at 7pm



Make sure and attend to register for the Door Prize

## Work Order Reminder

According to the "Rules We Live By Section 1.3" each member may charge up to \$750.00 to their account card. The amount must be paid in full in less than one year. Members will be required to sign a financial agreement (should they take this option) for payment. Regular carrying charges and the agreed amount (1/12 of total) MUST be paid every month or the member will be sent to the co-op attorney for collection of the TOTAL amount due.

If a work order has not been paid in full within 30 days of completion you will receive a financial agreement in the mail that needs to be signed and returned to the office in order to keep your account in compliance with the "Rules We Live By"

If you have any question please contact the office.

As a reminder North Brighton Townhouses, Inc: We do not accept post dated checks. Any posted dated checks received will be returned to member. Thank You!

# Maintenance Reminders



## Snow Removal

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** (Section 1.12 Vehicles, I)

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.



## 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.

## Maintenance Emergencies

According to the "Rules We Live By, Section 3.1" the following conditions are defined as maintenance emergencies.

- Furnace not working in winter
- Air conditioner not working, only when it creates a health menace to member or his family, or outside temperature exceeds 90F
- Commodes in one bedroom units inoperable
- Hot water tank inoperable
- Electrical or plumbing problems that cannot wait until next day
- Sewer back-up
- Lock-outs (charges will apply)
- Broken windows (not merely cracked) under severe weather conditions or extreme circumstances
- Refrigerator stops working
- Garbage disposals stopped up after 5pm on Friday or before 5pm on Sunday (if after 5pm on Sunday, please wait leave a message for Monday Morning)

We would like to remind all members that non-emergency calls, along with legitimate calls, end up costing your cooperative, and therefore yourself, considerable dollars over a period of time. If you request and "emergency call" that is not defined above, the Board has determined that Maintenance need not respond.

**“Oh the weather outside is frightful,  
But the fire is so delightful,  
And since we’ve no place to go,**



***Burrrrrr, it’s cold outside!*** First of all we should be thankful that we have a maintenance department that’s on top of their job. When the last few snow and ice storms came through town, these guys came through too, for us that is. They were right on top of shoveling and preparing the parking lot for all of us. Thanks guys! We all appreciate you being out in the inclement weather in order to make it a bit safer for us all. So now that Winter’s here, it’s time for NBT residents and their guests to start parking a bit further away from the curb to enable safe and efficient snow removal.

Operation of vehicles on property shall at all times be restricted to the streets and parking areas. Parking or driving is not permitted on the grass, sidewalks, or in any manner that will interfere with the proper flow of traffic or snow removal. Vehicles in violation may be towed away, without warning, at the vehicle owner’s expense. In addition, **violation of this rule will result in a \$35.00 charge (minimum) against member responsible.** *(Sect. 1.12 Vehicles, H)*



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 \$15.00. Vehicles parked in “NO PARKING” zones that impede the pushing of snow WILL be towed at the owner’s expense WITHOUT warning.** *(Sect. 1.12 Vehicles, I)*

Please be extra careful of the children running and playing in and around the complex and darting out between parked cars too.

## COMPLAINTS Sect. 2.2



**“LET THERE BE PEACE ON EARTH, AND LET IT BEGIN WITH ME ... “** Everyone obviously would like to get along with their neighbors, and of course, prior to filing a formal complaint, it is recommended that members attempt to resolve their issues with their neighbors first. Everyone’s preference is to have a nice, peaceful co-existence here at NBT, and for the most part that’s usually the case. But if problems persist, and when all else fails, a member can file a formal

complaint. Here are the complaint instructions from *The Rules We Live By*:

- A. All complaints concerning any violations of these rules must be in writing, signed and submitted to the on-site manager by an adult member in good standing. The complaint process is as follows:
- B. After a letter of complaint is received by the on-site manager, a letter is sent to the person the complaint is against.
- C. If the problem is not solved, the person receives a second, more severe letter or;



Let’s all try to get along!

# January

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				<b>1</b> New Year's Day Carrying Charges Due Office Closed	<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>
<b>11</b>	<b>12</b> Late Fees Applied	<b>13</b> Board Meeting Doors Open At 7pm	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>
<b>18</b>	<b>19</b> Martin Luther King Office Closed	<b>20</b>	<b>21</b>	<b>22</b> Attorney Referrals	<b>23</b>	<b>24</b>
<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>