

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

# The Brightoneer

July 2009

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<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>

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### **"Rules We Live By" Section 2.3—Curfew**

No minor under the age of eighteen (18) shall loiter, wander, stroll or play in or upon the streets, parks, playgrounds or other property of North Brighton Townhouses, Inc. between the hours of 11:00pm on any day and 6:00am of the following day; provided, however, that on Fridays and Saturdays the effective hours are between 12:00 midnight and 6:00am. The provisions of this rule shall not apply in the following instances.

# NBT Classifieds

- Armoire (moveable closet), brown wood color on rollers, good condition 30"W x 20"D x 5'5"H, one shelf and hanger bar

**\$45.00**

- Wicker table with plate glass top, glass edges are smooth and no chips. Top is 24" x 24" - Table is natural color that looks good with oak no broken or missing wicker like new 20" x 20" x 24.5"H

**\$50.00**

- Viot stationary exercise bicycle, Dual Resistance, Ergometer all works Except owner, timer, new pedals with foot straps, adjustment for pedal resistance and seat height, handlebars can be pumped.

Old but good with manual

**\$50.00**

- Custom made straight back chair, caramel color Nagahyde vinyl fabric. Made for a big man, seat cushion is removable to use as a commode chair and can clean cushion. Cost \$700.00 has no tears or snags.

Man would not set in it. Very good and solid

**\$250.00**

Plastic shelf, has three surfaces 30"W x 12"D x 33.5" H, light weight but fine for toys or I use it for paper goods in kitchen.

**\$8.00**

Seller owner is moving to a different apartment.

**Lee Bunce—5012 NE 37th St. #B KCMO**

**816-808-6616**

## **MOVING SALE**

***Entertainment Center, Computer Desk,  
Coffee Table, Dining Table with 4 Chairs  
and more.***



***Call Sue***

***816-454-6601***

## **LOST DOG**

**Little Boy's Pet**

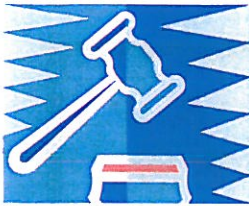
**Name: Sandy**



**Missing since June 21, 2009, Sunday**

**Small Brown Terrier Mix**

**Please call: 816-682-7360**



North Brighton Townhouses, Inc.

Board Meeting

June 23, 2009

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; Betty Maltbia, treasurer; Selma Ireys, secretary; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The board reviewed and approved four transfer applications.

Elizabeth was asked to change from ``25%'' to ``50%'' on the application so that it reads: ``Your actual income must not be so minimal as to cause more than 50% of your total income to go toward payment of carrying charges.

Open Session

Sheila welcomed members and called the meeting to order at 7:10 p.m. Fifteen members signed in. Sheila introduced the head table.

The minutes of the May 12 meeting were approved as written.

Betty said that she had reviewed the receipts for April and May and all were in order.

Selma reported that 14 installation permits were approved. She summarized the work covered by the permits.

Elizabeth gave the office report. For June, 37 recertifications were sent out and 56 units were exterminated. There have been two move-ins and four members have submitted transfer applications. There are three one-bedroom units for sale with no wait list and three three-bedroom units available with a wait list.

Les said the concrete slab has shifted and the jungle gym behind 5319 N.E. 36th is no longer safe. The board reviewed photos of the jungle gym and voted unanimously to have it removed.

Les presented bids for concrete removal and replacement at 5359 to 5357 N.E. 37th Street and the board voted unanimously to accept a bid from Hodges Garages.

A new contract negotiated with Amark Uniforms will result in a savings of 25 percent, or some \$2,000 to \$2,500.

Maintenance has begun working on bringing satellite and cable installations in compliance with specifications.

Damaged and squeaking hardwood floors in one of the units were replaced by maintenance at a cost of \$1,900, compared with \$5,000 for the same work done by a contractor.

The board voted to ratify a telephone taken on May 29 to accept a bid from Pier Magic for eight piers at 5359-5357 N.E. 37th St.

Sheila opened the floor to member comments. The transfer application process, property damage and destructive behavior by cooperative youth, a bicycle theft, curfew and inadequate drainage were discussed.

Denise Miller of 5355 N.E. 37th won the door prize drawing, a prepaid card to QuikTrip.

Sheila thanked everyone for attending and the open session ended at 8:10 p.m.

#### **Closed Session**

The board voted to allow satellite or cable to enter the front of a unit through an existing cable hole or by a hole drilled through the foundation in front of the unit if there is no cable access. Drilling through shingles will not be allowed.

Sheila and Selma signed the audited financials of 12/31/08 prepared by Darel D. Kyle, certified public accountant. Lisa distributed copies of the audit to board members.

The meeting was adjourned at 9:25 p.m.

# Office NEWS



Fireworks are illegal by Kansas City, Mo City Ordinance and North Brighton Townhouses, Inc policy. The possession, storage, or usage of fireworks on North Brighton Townhouses, Inc., property places a member in default of the Occupancy Agreement. Violation of the above by a member and/or their guest (s) can result in their being sent to the co-op Attorney for Termination of Right to Occupy (loss of membership).—

## **"Rules We Live By" Section 4.4 Combustibles**

### **Lawn Mowers**

Philip Best — (816) 413-9643  
Kathy & Paul—(816) 454-3026  
Sean Thompson—(816) 459-8440  
Mark & Connie Kanatzar (816) 405-2172



### **Reminder: Carrying Charge Payments**

**North Brighton Townhouses will not accept post dated checks. Post dated check that are received will be mailed back to member and late charges will be applied when applicable.**

**Any and all monies paid for carrying charges after the 10th of the month MUST be in the form of a Cashier's Check or Money Order. No personal checks will be accepted after the 10th of the month.**



# Maintenance Reminders

## Slip & Slides are Illegal



They cause damage to the grounds.  
Please call the office if you should see the  
use of any slip & slides on our property.  
Thank You!

## Neighborhood Watch


There have been items stolen from fenced yards.  
Please keep items chained and secure.  
Help us keep an eye on North Brighton Townhouses!  
Thank you!



## Cable/Satellite rules changed as of June 23rd, 2009

The board voted to allow satellite or cable to enter the front of a unit through an existing cable hole or by a hole drilled through the foundation in front of the unit if there is no cable access. Drilling through shingles will not be allowed!

# July

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Carrying Charges Due!	2	3	4 Independence Day 
5	6 Office Closed	7	8	9	10	11
12	13 Late Fees Applied	14 Board Meeting 7pm	15	16	17	18
19	20	21	22	23 Attorney Referrals	24	25
26	27	28	29	30	31	