

**JULY 2011**

# **The Brightoneer**

**KC ORDINANCE - NO FIREWORKS ALLOWED**

**HAPPY  
4TH  
OF JULY**

**North Brighton Townhouses, Inc.**

**5057 N.E 37th Street Kansas City, MO 64117**

**Office Phone: 816-454-2500**

**Maintenance Emergency: 913-894-3456**

**Security Number: 816-645-3001**

**Non-Emergency Police: 816-413-3400**

**Website: [www.northbrighton.com](http://www.northbrighton.com)**

# Good Neighbor Award



## Blanca Schwerert Recieves Good Neighbor Award

Blanca Schwerert was nominated by Linda Testorff for the Good Neighbor of the Month Award because she has helped her many times. Linda has been in the hospital several times and Blanca has made wonderful chicken soup and other meals for Linda plus she has kept the flowers out front looking beautiful. Linda feels blessed to have such a thoughtful neighbor as Blanca.

The Board of Directors will recognize Blanca at 7 p.m. during the monthly meeting on July 12th, 2011. As a recipient of the Good Neighbor award, Blanca will receive a \$25 gift card.

The Good Neighbor of the Month Award recognizes members of North Brighton 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.

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# Fun Page

## Summer Word Search

BARBECUE

CAMPING

FISHING

FRISBEE

ICE CREAM

PICNIC

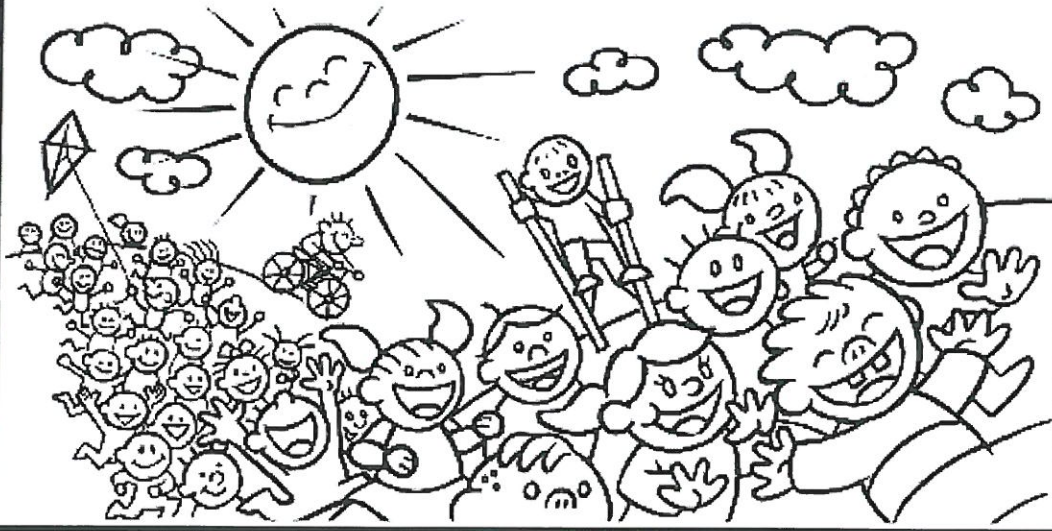
POOL

SUNGLASSES

SUN TAN

VACATION

M B P A P N Z E N B P G  
X A L I A A U H O F O N  
C O E T C C Q B I R O I  
O A N R E N V V T I L H  
X U M B C B I N A S L S  
S C R P Q E I C C B R I  
T A S K I A C L A E Z F  
B S N N Y N L I V E Z T  
S E S S A L G N U S A L



# North Brighton Townhouses, Inc.

June 14, 2011

## 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 Betty Maltbia, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Selma Ireys, secretary; Terry Wood, treasurer; Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; Les Dudley, maintenance superintendent; Dudley Leonard, cooperative attorney; and Betsy Kilker, administrative assistant with Linville Management Services, Inc.

Les asked that the board schedule a meeting to discuss the construction budget for the renovation project. The board set a closed meeting for 6 p.m. on Tuesday, June 28.

Betsy presented a written summary of progress on refinancing: the proposal was signed and sent to EVS, the environmental survey and the appraisal were performed and the land survey has started. The loan could close in 60 to 90 days.

#### Open Session

Thirteen members signed in for the open session. Betty welcomed them and called the meeting to order at 7 p.m. She introduced the front table and Sherri Ladd as the new assistant manager.

Minutes of May 10 were approved as corrected unanimously.

Terry gave the treasurer's report. She has reviewed the receipts and found all in order.

Selma said five installation permits had been received and all were approved.

Elizabeth gave the office report. Nineteen units are for sale: two one-bedroom units, 10 two-bedroom units, five three-bedroom units and two four-bedroom units.

For the month of May, there have been two move-ins, 55 exterminations, 31 defaults and two attorney referrals.

Les gave the maintenance report. On Wednesday, maintenance will have eight rehabs under way. Les renegotiated the uniform contract and saved the cooperative \$5,000 over two years.

Gutters and back stairwells have been cleaned. Thirty-six more main water shut-off valves have been replaced.

Laura Young was recognized as a Good Neighbor of the Month and was presented with a \$25 gift card.

Betty opened the floor to member comments. Intended uses for the construction loan were discussed.

Mary Barth won the \$25 gift card in the door prize drawing.

The open session ended at 8 p.m.

#### **Closed Session**

Rules We Live By about drug-free, crime-free living in the newsletter.

Les and Elizabeth have rewritten the clubroom rental agreement. The board reviewed the agreement and made changes.

In the discussion at the top of the agreement defining half-day and all-day rentals, this sentence should be added: "Functions end at midnight with everything cleaned up and everyone off the premises by 1 am."

In article "j," the last two sentences should be deleted and replaced with this sentence: "Please do not use glitter or fairy dust."

The board voted unanimously to adopt the new clubhouse rental agreement as revised.

The board then reviewed Section 1.4 in the Rules We Live By and added in "B" the definition of half-day rentals as noon to 6 p.m. and 6 p.m. to midnight and all-day rental as 10 a.m. to midnight. The sentence, "Functions end at midnight with everything cleaned up and everyone off the premises by 1 a.m.," also should be added to the rules.

The board voted unanimously to adopt the revisions to the rules about clubhouse rental.

The closed session ended at 9:30 p.m. Les, Elizabeth and Sherri were allowed to leave.

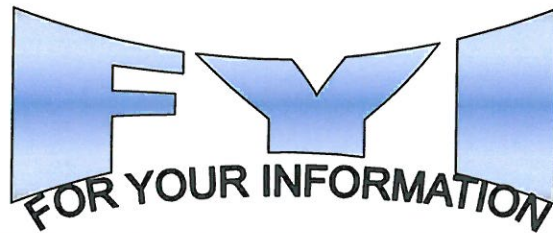
#### **Executive Session**

The board convened for an executive session.

The meeting was adjourned at 10 p.m.

It seems that everything is going good on obtaining the loan and closing will be near the end of August. The \$25.00 increase needed to obtain the loan must be in effect 30 days prior to the loan closing, this will need to have a start date of August 1, 2011.

We've added this page as a 'tear out'  
so you can have these numbers at a glance.



**EMERGENCY: 911**

**WE TIP CRIME: 800-78-CRIME**  
27463

**WE TIP DRUGS: 800-47-DRUGS**  
37847

**EMERGENCY ASSISTANCE: 800-525-5555**  
EMERGENCY ASSISTANCE ON YOUR CELL PHONE: \*55

**ROAD CONDITIONS: 800-222-6400**

### **3-1-1 Action Center / KC,MO**

The 3-1-1 Action Center is the central point of contact for City services. If you need information, need to request a City service or report a problem with City services, contact the Action Center.

- **Call:** 311 or 816-513-1313 between 7 a.m. and 7 p.m. on weekdays and follow the prompts. You may leave a recorded message after office hours.

**Online:** <http://www.kcmo.org/CKCMO/Depts/CityManagersOffice/The3-1-1ActionCenter/index.htm> **E-mail:** [3-1-1.Action.Center@kcmo.org](mailto:3-1-1.Action.Center@kcmo.org)

- **Walk in:** Visit the Action Center office on the first floor of City Hall, 414 E. 12th St., Kansas City, MO 64106, weekdays from 8 a.m. to 5 p.m.
- **Mail:** Action Center, City Hall, first floor, 414 E. 12th St., Kansas City, MO 64106

## **Section 2.4 Drug Free/Crime Free Housing**

North Brighton Townhouses has a zero-tolerance policy concerning illegal drugs. A member will be considered in default of the Occupancy Agreement for non-payment of monthly carrying charges or any of the following:

- A. Drug related criminal activity engaged in on or near the premises, by any member, a person of the household, or guest, and any such activity engaged in or on the premises by any other person under the member's control;
- B. Determination made by the Cooperative that a member, a person of the household, or guest is illegally using a drug;
- C. Determination made by the Cooperative that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- D. Criminal activity by a member, any person of the member's household, a guest or another person under the member's control that:
  - 1. threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including property management staff); or
  - 2. threatens the health, safety or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises;
- E. If the member, a person of the household, or guest is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime or attempt to commit a crime, that is a felony or misdemeanor;
- F. If the member, a person of the household, or guest is violating a condition of probation or parole under Federal or State law.
- G. Determination made by the Cooperative that abuse or a pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents;
- H. If the Cooperative determines that the member, any person of the member's household, a guest or another person under the member's control has engaged in the criminal activity, regardless of whether the member, any household member, a guest or another person under the Member's control has been arrested or convicted for such activity.

# Classifieds

## FOR SALE

(1) 46" HDTV console set  
on stand model

(1) Oversized Chair with  
Ottoman

(1) Bissell Pet Hair Eraser

(1) Dell Photo 944 Printer  
w/ manual & disc \$20

(1) Dr. Scholl's Foot Spa in  
box (used once) \$10

Birkenstock Women's sandals

Women's size 10 \$4.00 ea

Excellent Condition

If interested please call  
Shirley 377-4302

(1) Small kitchen table  
with 4 chairs \$40

(1) Card table with 4  
folding chairs \$40

(2) Long tables \$30 ea

(1) Printer/Fax Machine

(1) Deep Fryer

If interested please call  
Betty 452-4682

### Moving Sale

5330 N.E. 36th St.

July 15th & 16th

Come by to look

9:00 a.m. to 6:00 p.m.

### YARD SALES

Members are allowed to have their own sales from May through September only.  
The following rules apply:

- 1.) Signs must be removed from the property the morning after the sale is over.
- 2.) All merchandise must be brought inside the unit each night if member is having a multiple day sale .
- 3.) Multiple day sale are limited to three (3) days.



# HAPPY BIRTHDAY!!

At the Senior Luncheon on July 20th we will be celebrating a very special July birthday.

Hazel Ford will be 101 years young on July 31st.

If you would like to celebrate this special day please join the ladies at the luncheon. Cake will be served at 12:30.



Hazel asks for no gifts but if you would like to bring a card that will be ok.

Please call 453-8174 if you plan to attend.

This notice inserted at the request of Selma Irey and Bertha Jeffers.

## **Diane Schumacher, Avon Representative**

**4943 NE 37th Street, Kansas City, MO 64117**

**(816) 453-3324 (Home) — (816) 507-7299 (Cell)**

**Email: [ladyschu@kc.rr.com](mailto:ladyschu@kc.rr.com)**

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

**If you are interested and would like more information please call or email me. If you would prefer to shop online please go to my website. Mark your order for "Representative Delivery" and I will personally deliver your order.**

**Avon books are available in the office.**

# Office News

To: Members of North Brighton Townhouses, Inc.

From: Your Board of Directors

Thank you so much for the patience you have shown during the recent inspections.

We all look forward to the improvements to our units and to the grounds that are being planned. But the process of applying for refinancing involves temporary inconveniences to all of us at North Brighton.

We appreciate your cooperation in accommodating these necessary inspections and disruptions that will occur until the renovations are done.

Let's all welcome our new Asst. Mgr. Sherri Ladd, feel free to stop by and say hello.

*(Lunch Provided)* **Senior Luncheon** *(Lunch Provided)*  
July 20, 2011 11:30am —?  
(3rd Wednesday)  
Please call if coming 816-453-8174

## Rules We Live By— Section 1.4 Clubroom Rental

B. The clubroom is available to members of North Brighton Townhouses to rent by the half-day or full day. Only members of record in good standing are eligible. Half Day rental: Noon to 6 p.m. or 6 p.m. to Midnight Full Day rental: 10 a.m. to Midnight "Functions end at midnight with everything cleaned up and everyone off the premises by 1 a.m."

# Maintenance Reminders & News

**PLEASE NOTE:** Rules We Live By:  
Section 4.4 (B)

**FIREWORKS ARE ILLEGAL BY K.C.  
MO CITY ORDINANCE AND NORTH  
BRIGHTON TOWNHOUSES POLICY**

Thank you Barbara Walker for your kind letter about the maintenance work that Greg performed in your kitchen. Barbara stated that Greg did a wonderful, neat and clean job and we appreciate her taking the time to write and let us know.

## LAWN MOWERS

Michael Tucker 816-413-8721 Leave Name & Number

Roger & Matt Reynolds 816-231-8439 Anytime

If you would like to be one of NBT mowers, please call the office.

A concerned member came to us stating that his cat became ill and the vet said that it could have been caused from a poison. Please do not leave toxic liquids or chemicals outside where animals can drink them. Thank you for your cooperation on this concern.



# July

2011

**No Fireworks Please**

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Canada Day Carrying Charges Due	2
3	4 Independence Day OFFICE CLOSED	5	6	7	8	9
10	11 Late Fees Applied	12 Board Meeting 7 p.m.	13	14 Bastille Day	15	16
17	18	19	20 Senior Luncheon 11:30- ? *Lunch will be provided	21 Attorney Referrals	22 Hammock Day	23
24/31	25	26	27	28	29	30