

JULY 2012

The Brightoneer



Happy 4th
of July

Section 5.8 Outside Faucets

Outside water faucets MUST be shared by the pair of members that are on either side (front and back) member can request that maintenance go into your unit and turn ON the faucet. This will result in you being charged \$15.00

Good Neighbor Award

Dorothy Olson Receives the Good Neighbor Award

Dorothy was nominated by Bertha Jeffers. Bertha wrote "Dorothy is a very good neighbor who exemplifies the spirit of cooperation through her thoughtful acts to help others, especially me. She has brought dinners, visited, made calls daily and Bertha has heard of others who have been blessed with Dorothy's kindness." Bertha ended her nomination by stating "North Brighton is a good place to make friends and to be a friend."

The Board of Directors will recognize Dorothy at the board meeting on the 10th of July at 7:00 pm.

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.



Jo Villivencio June's Good Neighbor Winner

Pictured With Selma Irey, Board Secretary

Important Phone Numbers

Office Phone: 816-454-2500

Maintenance Emergency: 913-894-3456

Security Number: 816-645-3001

Emergency: 911

Non-Emergency Police: 816-413-3400

Website: www.northbrighton.com



Senior Luncheon - Live Entertainment Allen Bales Band is returning

The fun starts at 11:30, Lunch is served
at around noon & the band will follow.

Welcome All Seniors & Guests - Women & Men
\$5 per person cover charge

Wednesday, July 18, 2012**

If you plan to attend please RSVP: call Dorothy 816-453-8174
- Leave a message - We need an accurate head count. Thanks.

**We are honoring Hazel's 102nd birthday
-- Wear your Red Hat attire if you wish.

North Brighton Townhouses, Inc.
June 12, 2012
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 Terry Wood, president; Betty Maltbia, first vice president; Dorothy Olson, second vice president; Sheila Johnson, treasurer; Selma Ireby, secretary; Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Open Session

Fourteen residents signed in for the open session. Terry welcomed them and called the meeting to order at 7:15 p.m.

Minutes of May 1, 8 and 30 and June 5 meetings were approved.

Jo Villivencio was recognized as the Good Neighbor of the Month for June. She was given a \$25 gift card.

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

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

Elizabeth gave the office report. Thirty-one recertification notices have been mailed. There have been 28 defaults, 42 exterminations and three move-ins. Twenty-one units are for sale: eight one-bedroom units, 10 two-bedroom units and three three-bedroom units.

Les gave the maintenance report. Maintenance is working on five or six rehabs. Exteriors on 14 buildings have been completed. Nineteen buildings, 194 units, are complete on the inside. This is a little more than half. Six buildings are in various stages of completion.

Concrete tear-out and replacement will start next week.

Playground landscaping is 90 percent complete. Equipment is scheduled to be installed on June 18.

Terry opened the floor to member comments.

Margo Stotts won the \$25 gas gift card.

The open session ended at 7:55 p.m.

Closed Session

Les recommended notifying members with a flier that they need to look at their fences now for broken gates, rust and other conditions in need of repair because fence rules will be actively enforced next spring.

Dudley discussed the attorney status report.

The board voted unanimously to assess a \$50 fee for repair service by maintenance on holes of any kind made in the new siding, trim or shingles by members.

Les prepared cable and satellite specifications for the board to consider. He also submitted photos of unfenced yards with patio furniture for the board to consider.

The board will continue the rules review on July 11 and on July 31 if necessary.

The meeting was adjourned at 10:30 p.m.

Next Board Meeting
July 10, 2012
Doors Open at 7:00 p.m.⁵



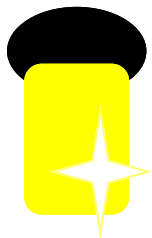
Office News



Please make certain that your name and address are on your carrying charge payments. To ensure that your payment is posted correctly we need this information written clearly and accurately and in black or blue ink. Thank You, NBT Office

Greater KCMO Area Events:

- ✓ **KC Riverfest** — July 2nd, 3rd & 4th 1:00 to 11:00 p.m.
Where: Berkley Park on the River between the Heart of America and Paseo bridges.
When: Ongoing events July 2nd and 3rd from 1:00pm – 11:00pm
Ticket Info: Admission is free from 1-3pm. \$10 at the gate or \$8 advance online.
Fireworks: Mini preshow on the 3rd, Zambelli family extravaganza on the 4th.
Both start @ 10:05 pm.
- ✓ **Free School Supplies** July 28 10-noon Bethel UCC fliers in office.



Don't allow Crime in NBT **It's Time To SHINE!!**

**Join Together with your Neighbors:
Porch Lights Unite
Turn On Your Porch Lights**

Crime tends to decline in neighborhoods that are well lit. Having porch lights on will signal that there are lots of eyes and ears in these homes. Keeping your light on through the night is a simple way to start this process. It also makes the street more welcoming to members who are out for an evening walk. It's only a few pennies a month, but what a safeguard.

Remember the 3 L's of Crime Prevention: LIGHTS, LOCKS & the LAW! Light up your residence, Lock your doors at all times, and call the Law when you see something suspicious.

**Join together with your neighbors: Turn on your Porch Light
GO AHEAD...LET YOUR LIGHT SHINE!!**



Maintenance Reminders & News

PLEASE NOTE:

Rules We Live By:
Section 4.4 (B)



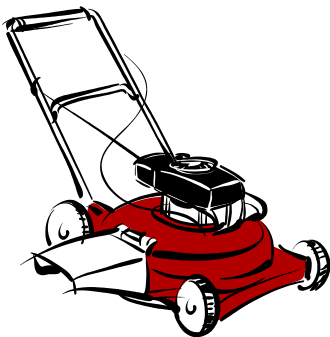
FIREWORKS ARE ILLEGAL
**PER KC MO CITY ORDINANCE AND NORTH
BRIGHTON TOWNHOUSES POLICY**

**Large trash items are to be placed in the
dumpster behind the office. All other dumpsters
are for small items only. Thank You.**

From The Board Minutes: Please Read

The board voted unanimously to assess a
\$50 fee for repair service by maintenance
on holes of any kind made in the new
siding, trim or shingles by members.

NBT Mowers list: call Roger, Selma or Bricen.



NBT Lawn Mowers

Roger—816-500-2796

Selma—816-756-7325

Her Grandkids will mow with adult supervision.

Bricen—816-500-4339

Mows on weekends.



(Please leave a message if no answer)

By-Laws Picinic



Saturday



September 8, 2012

Time: To Be Announced

Location: NBT Property

**If you have any
questions please
contact the office
(816) 454-2500**

Make Your Vote Count!!

Renovation Progress Report

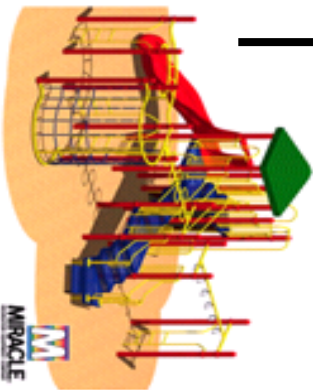
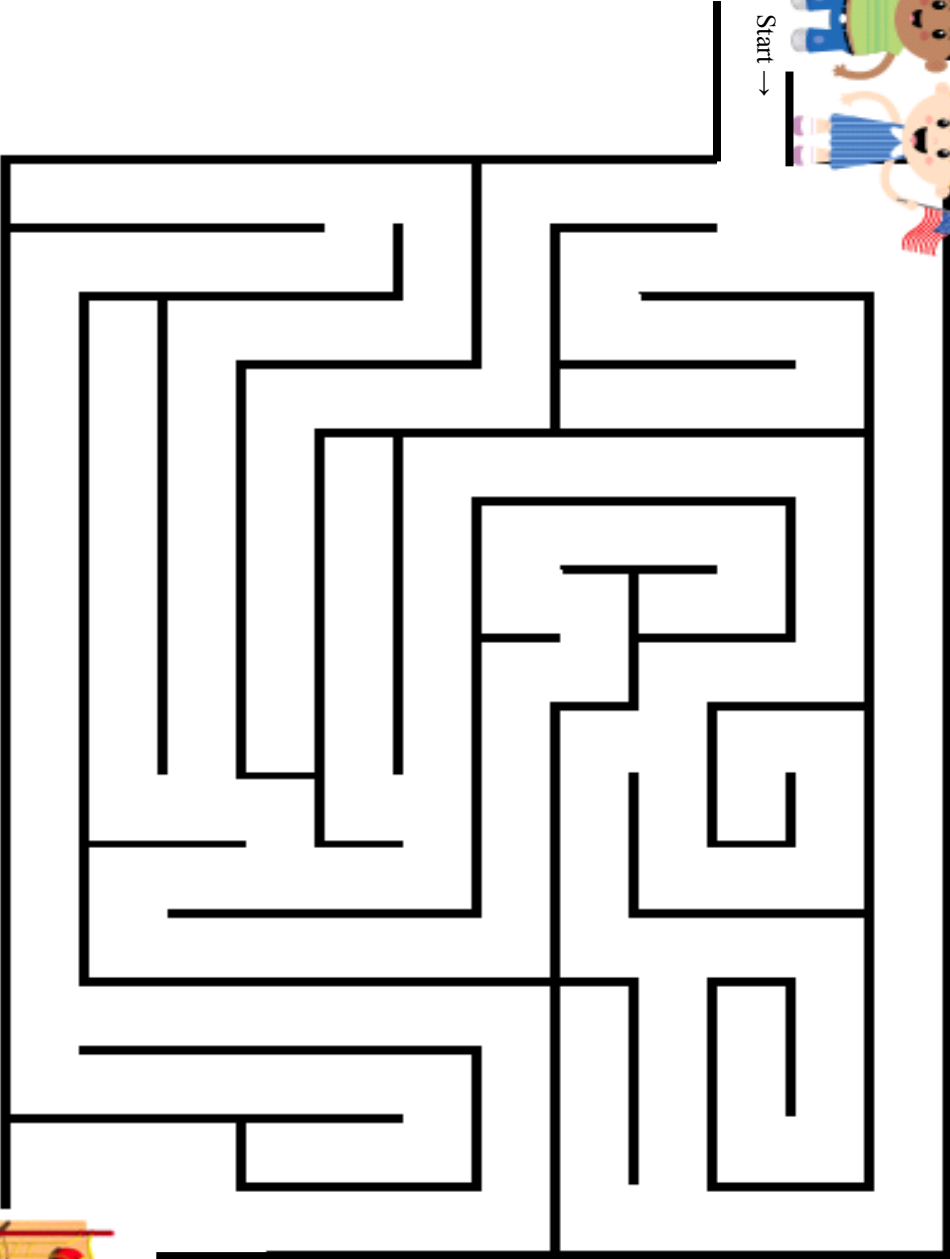
The exterior work has been completed on 17 buildings and 5 buildings are in various stages of the exterior work. The interior work has been completed on 21 buildings. Concrete replacement will begin soon.

Renovation is continuing on the playground equipment. Please keep your children out of the work area until ALL work is completed. The planned completion date of the playgrounds is July 2nd.

The following is the process for those whose buildings have not been started:

1. A walk through of all units to determine what work needs to be done.
— This has been completed.
2. Exterior work on the buildings will be done first.
3. A second walk through will be done to confirm the scope of work in each unit. Items being done are listed below:
 - + Insulation installed around all windows
 - + Front & Back outside electrical outlets
 - + Upstairs hallway electrical outlet
 - + Light Bar & replacing original Medicine Cabinets in the bathrooms
 - + Kitchen GFI Switches
 - + Main Water & Outside Hose Bib Shut-Off Valves
 - + Original Front & Rear Entry Doors
 - + Replacement of all original Interior Doors, Original Kitchen Floors, and Original Countertops
4. After the second walk through, each unit will receive a notice explaining exactly what will be done. This notice will also tell you what preparation you will need to make for the contractor.
5. Once the interior work starts on a building the contractor's plan is to complete the building in one week. This is the goal but may not always be possible.
6. **After the interior work is completed a final inspection will be done by the General Contractor and NBT Maintenance Supervisor.**

Help the children find the new playground.



Picture is not the exact
playground equipment of
North Brighton

**Free School Supplies Grades K-8
Bethel United Church of Christ
4900 NE Parvin Rd
Saturday July 28, 10 am to Noon
Pick Up Fliers In The Office**

PLEASE NOTE: Rules We Live By:
Section 4.4 (B)
FIREWORKS ARE ILLEGAL
**PER KC MO CITY ORDINANCE AND NORTH
BRIGHTON TOWNHOUSES POLICY**

Classified

Diane Schumacher,
NBT Avon Representative
816-453-3324 Home 816-507-7299 Cell
Email: ladyschu@kc.rr.com
Web Site: www.youravon.com/dschumacher

Scentsy Wickless Candles
Wickless, Flameless and Smokeless
Safer than regular candles
Call Marion 453-0968 or see my website:
www.marionsflamelesscandles.scentsy.us



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Carrying Charges Due	2	3	4 Office Closed Independence Day	5	6	7
8	9	10 Board Meeting 7 p.m.	11 Late Fees Applied	12	13	14
15	16	17	18 Senior Luncheon 11:30 -?	19	20	21
22	23 Attorney Referrals	24	25	26	27	28 Free School Supplies Fliers in Office
29	30	31	PLEASE NOTE: Rules We Live By: FIREWORKS ARE ILLEGAL PER KC MO CITY ORDINANCE AND NORTH BRIGHTON TOWNHOUSES POLICY			