

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

The Brightoneer

July 2013

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

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

Office Phone:

816-454-2500

Maintenance Emergency:

913-894-3456

Security Number:

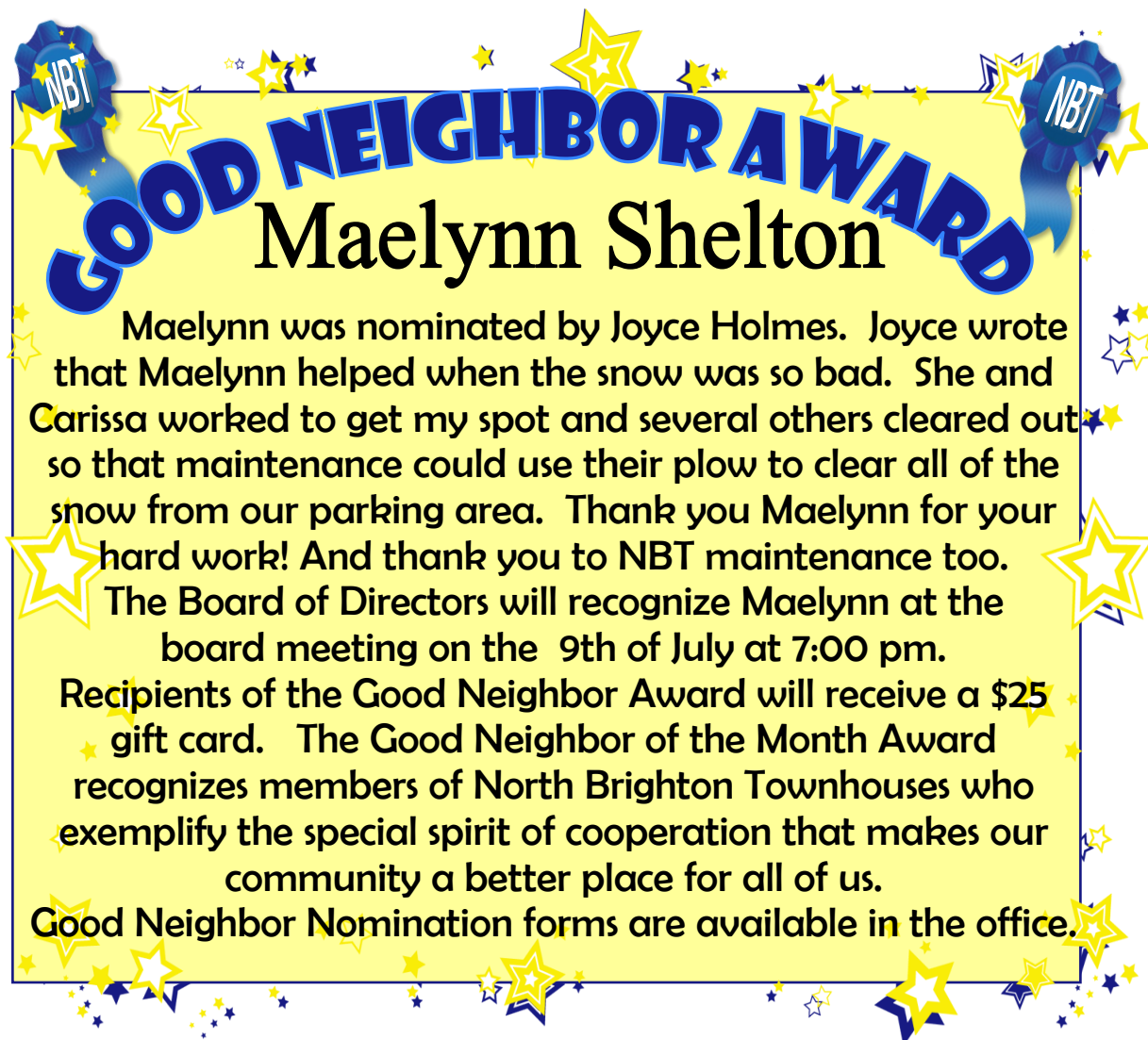
816-868-4115

Non-Emergency Police:

816-413-3400

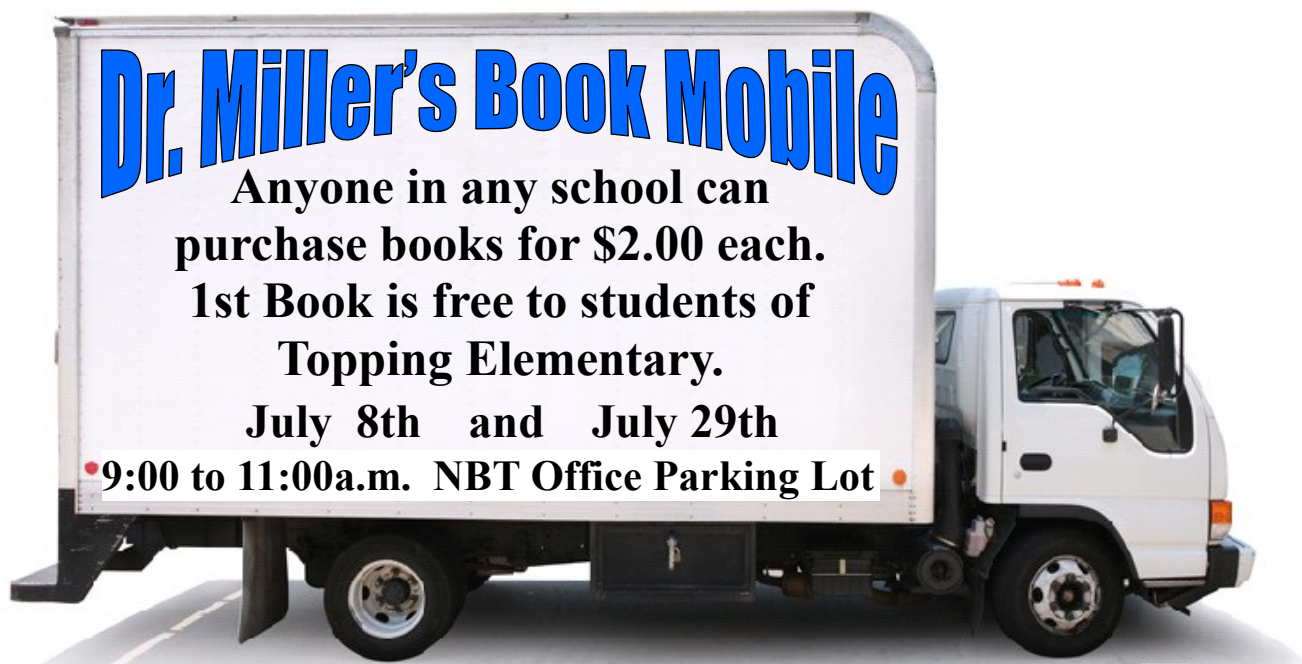
Website:

www.northbrighton.com



Carissa King
June's Good Neighbor Winner.
Pictured with:
Dorothy Olson, Treasurer

**Next Board Meeting
July 9, 2013 Doors Open 7:00 pm**



**Free School Supplies at Kids Fest
July 20, 10 a.m. - Fliers are in the office.**



Free Preschool
At
Topping Elementary



**FOR KIDS WHO
ARE 4 YRS OLD BY
JULY 31 & LIVE IN
THE TOPPING
ATTENDANCE AREA**



**CLASSES ARE
MONDAY-FRIDAY
9:00-12:00
OR
1:00-4:00**

CALL TODAY FOR YOUR SCREENING!

Stacey Walker 816-413-6685

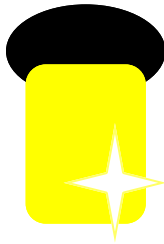


Office News

If you change your phone number please contact the office and give us your new number. If you get a new pet or update your pet tags be sure and bring the record to the office and we will make a copy for your file.



Please do not allow your children to ride bicycles between parked cars. Oncoming cars cannot see them and there is a possibility of damaging the parked vehicles. Thank you for your cooperation.



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



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Section 5.8 Outside Water Faucets

Outside water faucets MUST be shared by the pair of members that are on either side (front & back). If you refuse to allow your neighbor proper use of a faucet, the Member can request that maintenance go into your unit and turn on the faucet.

This will result in you being charge \$15.00.



NBT Mowers

Roger— 500-2796 or 231-8439

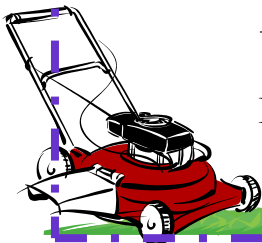
Selma— 459-7083 or 756-7325

(Her Grandkids mow, she supervises:)

Mark & Connie— 405-1374

(Please leave a message if no answer)

If your back yard needs to be mowed call now.



North Brighton Townhouses, Inc
June 12, 2013
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 Selma Irey, president; Terry Wood, first vice president; Ann Halsey, second vice president; and Dorothy Olson, treasurer.

Also attending were Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent; Betsy Kilker, administrative assistant with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The board ratified four telephone polls.

Betsy distributed copies of the final audit completed by Darel D. Kyle to the board and to Dudley.

Open Session

Nineteen members signed in for the open session. Selma welcomed them and called the meeting to order at 7:10 p.m.

Minutes of the May 14 meeting were approved.

Carissa King was recognized as the Good Neighbor of the Month for June.

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

Selma reported that 10 installation permits had been received and approved.

Elizabeth gave the office report. Thirty-one recertification notices have been mailed. There have been 34 defaults, five attorney referrals, 52 exterminations and three move-ins.

Fifteen units are available: 12 one-bedroom units, two two-bedroom units and one three-bedroom unit.

Les gave the maintenance report. All work is completed on the rental at 4900 N.E. 37th Street and a tenant has moved in.

Six rehabs are under way. Preventive maintenance has been performed on all roofs. Still Contractor will be on site this week finishing some renovation projects.

Selma opened the floor to member comments.

Carissa King won the door prize drawing of a \$25 gift card.

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

Closed Session

The board reviewed reports prepared by the office: a listing of members in chronological order from 1969 to 2013 and one-bedroom rent comparisons in 64118, 64117 and 64116 -- \$400 to \$624.

The meeting was adjourned at 8:45 p.m.



North Brighton Townhouses, Inc

New Security Company

The contact phone number for them is:

816-868-4115

Call them as you did our previous security company.

[5 Tips for improving your credit score the right way*](#)

May 23, 2013 [Melinda Opperman](#) www.credit.org

* Printed with permission

There are a lot of sources of credit score advice, but not all of them are equally valid; if you're looking to improve your credit take care to do it legally, or your efforts are likely to be wasted. Here are 5 tips for improving your credit legitimately:

- 1. Avoid credit repair.** There are no “quick fixes” that can improve your credit overnight. Most credit repair schemes involve using “tricks” to try to temporarily boost your credit score. Be assured—any improvement will indeed be temporary, and you'll end up no better off than you started.
- 2. Make payments on time.** This is simply the number one thing anyone can do to improve his/her credit score. Make every payment on time, in full, and your score will rise.
- 3. Get current.** Any past-due accounts are dragging you down. Pay up anything that is overdue and stay on track with your repayments. An exception to this is any account that is over or near the credit reporting limit. For example, if you have a past due account that is 7 years old, it can't legally be reported to your credit report. Give it time and it will probably be removed automatically. If not, write a dispute letter and have outdated accounts removed by the credit bureaus. (See [Credit Counseling Advice: Correct Outdated Credit Report Info](#) for more on why this is important.)
If you make a payment toward old accounts, you might reset the clock and the debt will be reported to your credit again for another seven years. When it comes to very old debts, the best move for your credit is to let sleeping dogs lie.
- 4. Don't change your account profile.** Don't open or apply for new accounts, don't close old ones. Either choice could drive your credit score downward. Leave your accounts alone and focus on making timely debt payments to improve your score.
- 5. Spread the debt around.** Try not to owe more than 50% of your available balance on any one credit card (30% is even better.) If your debt to one creditor is 80% of your credit limit and you have another card with a zero balance, consider transferring some of that balance to keep each credit card account's debt ratio at 30% or lower. No matter how many accounts you have with good debt ratio, one card that is close to maxed out will hurt your credit score.

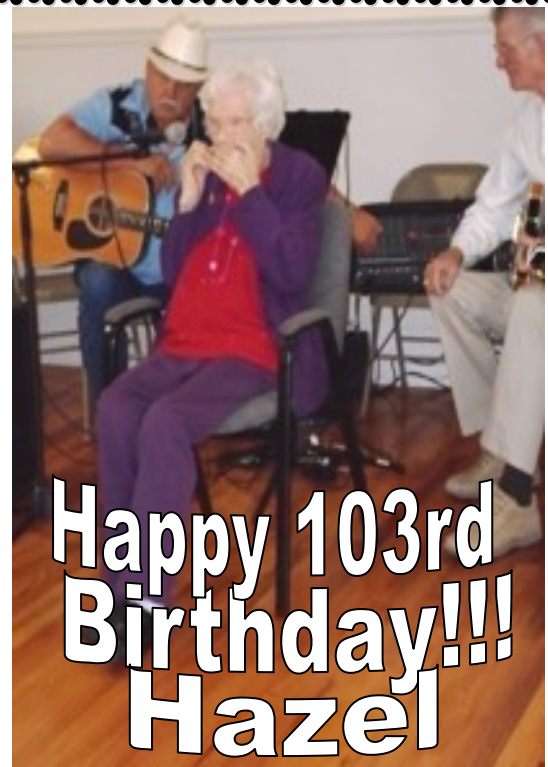
See: credit.org or call 1-800-431-8157 for more information.

Free Credit Counseling, Debt Management, and Financial Education.

Senior Luncheon
Wednesday July 17th 11:30-?
Featuring: Allen Bales Band
\$5.00 per person cover charge
We will celebrate Hazel's 103rd
Birthday! (Bring her a card if you
like.) Open to all seniors of NBT—
Couples Welcome, and you
can bring a guest.
RSVP: Dorothy 453-8174
(Leave a message if no answer.
We need an accurate head count)

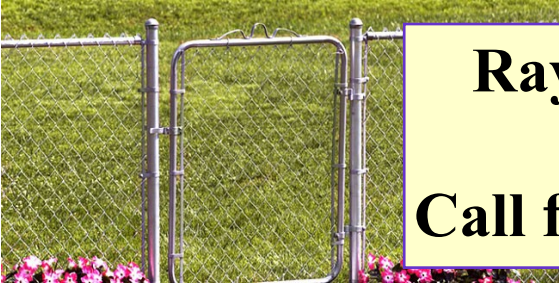


Allen Bales Band





Classifieds



Ray's Custom Fence & Rail Co.
816-787-6737
Call for your fence and gate repairs.

Diane Schumacher, Avon Representative
4943 NE 37th Street, Kansas City, MO
64117
(816) 453-3324 — (816) 507-7299
Email: ladyschu@kc.rr.com
Web Site: www.youravon.com/dschumacher

Alterations
Hems, Seams
& More
Call Millie:
454-0389

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Tastefully Simple

new Cherry

Contact me to
host a tasting party,
shop products or learn
more about becoming
a Taste Fully Simple®
consultant.

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SIMPLE**
®

Terre Sciolaro
816-308-1920
tastefullysimple.com/web/sciolaro
sciolaro_sciolaro@hotmail.com
consultant id# 0122099

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

JULY

2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Carrying Charges Due	2	3	4 Happy 4th of July Office Closed	5	6
7	8	9 Board Meeting 7:00 pm	10	11 Late Fees Applied	12	13
14	15	16	17 Senior Luncheon 11:30-?	18	19	20 Kids Fest 10 am
21	22 Attorney Referrals	23	24	25	26	27
28	29	30	31	PLEASE NOTE: Rules We Live By: Section 4.4 (B) FIREWORKS ARE ILLEGAL PER KC MO CITY ORDINANCE AND NORTH BRIGHTON TOWNHOUSES POLICY		