

# The Brightoneer

June 2014

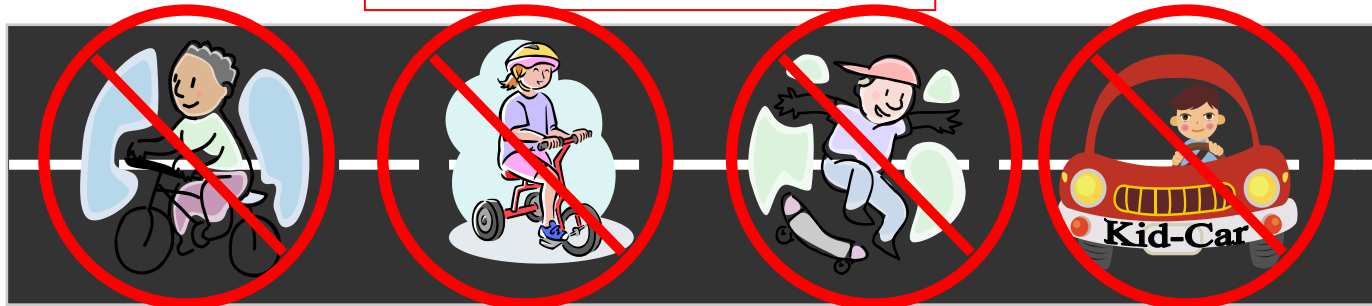


Congrats to all of  
our Graduates!!



**NO PLAYING IN  
THE STREETS!!!**

Don't Forget Dad  
Father's Day  
June 15th



Please Note: The Senior Luncheon is **June 11th**  
which is the **2nd Wednesday** this month.

Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-868-4115
Non-Emergency Police:	816-413-3400
Web Site:	<a href="http://www.northbrighton.com">www.northbrighton.com</a>



# Good Neighbor Award

## Janet & Larry Henderson

Janet & Larry were nominated by Quet Sledge. Quet wrote: "When I moved here it was my first time living in a 'community' setting in years. This was and continues to be a new area for me also. Janet and Larry have been the best source of info a new resident could have. They have given me advice, directions and food. They are the best welcoming wagon NBT could have and I don't know what I would have done without them."

The Board of Directors will recognize Janet & Larry at the board meeting on the 10th of June. As a recipient of the Good Neighbor Award, they 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.

Our thoughts and prayers are with Pat Armstrong who's husband John 'Jack' Armstrong went to be with the Lord on May 26th. Visitation will be Monday June 2nd 2:00 p.m. Memorial Services will follow at 3:00 p.m. Bethel United Church of Christ 4900 NE Parvin Rd. KCMO  
In lieu of flowers, contributions to Bethel UCC or NorthCare Hospice are appreciated.

**June's Senior Luncheon will be on the  
2nd Wednesday this month.**

# **Senior Luncheon** **Wednesday June 11th** **11:30 - ?**

**Open to all seniors of NBT.**  
**RSVP: Mary 452-6555 or**  
**Dorothy 453-8174**  
**(Leave a message if no answer)**

## **Seniors: July's Luncheon**



**The Alan Bales Band  
will perform for us.  
Cover charge \$5 per person  
Couples welcome.**

**Mark your calendar for July 16th, 11:30-?**

# Office NEWS

Letters will be arriving in the next few weeks to come into the office and sign the Occupancy Agreement as it was changed with the passing of the By-Laws. The new Rules We Live By booklets containing the approved By-Laws will be distributed, one per household, the day you sign. We are almost half way through the property.

## Clubroom Rental FYI:

Rental fee must be paid with a money order and the \$100 security deposit in the form of a personal check or money order from the head of household.

All day Rental: \$40.00 Hours are 10 a.m. to Midnight

Half day Rental: \$25.00 Hours are Noon to 6 p.m.  
or 6 p.m. to Midnight

Call the office to check availability; payment must be received in the office for reservation to be officially yours. First person to pay has the rental reserved for that day.

**Referral bonus for referring someone to North Brighton Townhouses, Inc. is \$150. Bonus will be paid upon referral's move in.**



# Maintenance Reminders

## Rules We Live By Section 6.4 Regulations (A)



**Removal and disposal of animal waste is the responsibilities of the pet owner. Pet waste must be removed daily from the grounds and placed in a sealed or tied container before being properly disposed of in a trash receptacle.**



### Fence Inspections:

1. Fences need to be painted if rusted.
2. Top rails need to be replaced or straightened if bent or damaged.
3. Gates need to be repaired or replaced if damaged or broken.

**Check your fence today to save yourself from being tagged.**



### 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 NBT between the hours of 11:00 p.m. on any day and 6:00 a.m. of the following day; provided, however, that on Fridays and Saturdays the effective hours are between 12:00 midnight and 6:00 a.m. The provisions of this rule shall not apply in the following instances... Please see your copy of *Rules We Live By* for additional provisions.

# NORTH BRIGHTON TOWNHOUSES, INC

## MAY 13, 2014

### BOARD MEETING

### NEWSLETTER MINUTES

The board convened at 5:30 p.m. Present were Selma Ireys, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Dorothy Olson, treasurer; and Esther Shelton.

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

Betsy distributed and reviewed copies of the board member code of ethics. Board members then signed a copy to be posted in the clubroom.

Les was asked to research Sterno-burning outdoor pits and fountains.

The board ratified three telephone polls.

#### **Open Session**

Twelve members signed in for the open session. An officer with Signal 88 also attended the open session. Selma welcomed them and called the meeting to order at 7 p.m. She introduced Esther Shelton as a new board member, appointed to fill a vacancy on the board.

Minutes of the April 8 meeting were approved.

Phil Gravino was recognized as the Good Neighbor of the Month for May. He was nominated by Jewlie Brown.

Dorothy reported that she reviewed receipts for April and all were in order.

Sheila reported that four installation/alteration permits were submitted and all were approved.



NORTH BRIGHTON TOWNHOUSES, INC  
MAY 13, 2014  
BOARD MEETING NEWSLETTER MINUTES  
Continued from page 6.

Elizabeth presented the office report. Five units are on the market: one two-bedroom, one one-bedroom and three three-bedroom units.

There have been five move-ins, 37 defaults and 47 exterminations.

Les gave the maintenance report. Furnace filters and the deadbolt project have been completed with 331 deadbolts being installed. The big ditch on the street project has been filled in and several new trees have been planted.

Selma opened the floor to member comments.

Denise Miller won the door prize drawing.

The open session ended at 7:35 p.m.

**Closed Session**

The board met in closed session. The meeting was adjourned at 8:25 p.m.

**June Board Meeting**  
**Tuesday June 10, 2014**  
**Doors will open at 7:00pm.**

# School is out this month.

Please watch out for children playing



Play in  
the Grass

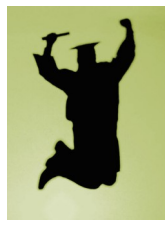
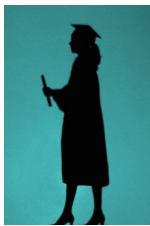


Play in  
the Play  
Grounds



**NO PLAYING IN THE STREETS!!!**

Parents Do NOT Let Your Children Play or Ride In The Streets  
No Bicycles, No Tricycles, No Kiddie Cars, No Skateboarding Etc.



# Congratulations to all of our Graduates. We are Very Proud of You!!



# YARDS SHOULD NEVER BE TAGGED...

“We should not have to tell you when to mow your lawn.”

Les, Maintenance Supervisor

## **Section 5.7    Grounds Violation**

Backyards must be kept clean and free of cigarette & tobacco litter, clutter, debris, trash and pet waste. Members who violate yard-keeping standards will be notified of the violation and allowed ten (10) days to comply.

Three separate violations of grounds rules within a 12-month period will result in a grievance hearing.



## **Mowers For Hire**

**Selma— 756-7325**

(Her Grandkids mow, she supervises:)

**Mark & Connie— 569-3964**

**Roger— 231-8439 or 483-6714**

(Please leave a message if no answer)

**If your back yard needs to be mowed call now.**



**Payment to mowers is due in advance, Grass over 8” tall, extra charge. Pet waste must be picked up. Flower bed service or chemical applications are an additional charge. NBT Maintenance charges \$35 to mow. Call today before you get tagged.**



# Community Garden

A member has expressed interest in a community garden. If you are interested in being a part of this project a committee will have to be formed and a committee chairman will be elected from the group. As it is already June, the committee will need to be formed as soon as possible. Call the office for more details.

North Brighton office: 816-454-2500



Selma and Bertha are in need of several of the plastic ice cream tubs that have a handle.

If you have any of these that you would like to donate please take them to:

Selma at 5179 NE 37th St.

or Bertha at 4905 NE 37th St.

Thank you very much.



**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)**

**Scentsy Wickless Candles**  
**Wickless, Flameless and Smokeless**  
**Safer than regular candles**  
**Call Marion 453-0968 or see my website:**  
**[www.marionsflamelesscandles.scentsy.us](http://www.marionsflamelesscandles.scentsy.us)**



*Great Foods & Gifts!*

Cherry Good!™

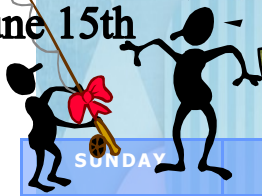
Tasty Toss™

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

**TASTEFULLY  
SIMPLE**

**Terre Sciolaro**  
**816-308-1920**  
[tastefullysimple.com/web/sciolaro](http://tastefullysimple.com/web/sciolaro)  
[sciolaro@hotmail.com](mailto:sciolaro@hotmail.com)  
consultant id# 0122099

Don't Forget Dad  
 Father's Day  
 June 15th



# June 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Carrying Charges Due	2	3	4	5	6	7
8	9	10 Board Meeting 7:00 pm	11 Late Fees Applied  <i>Senior Luncheon 11:30</i>	12	13	14
15 Father's Day 	16	17	18	19	20	21 Attorney Referrals 1st Day of 
22	23	24	25	26	27	28
29	30	1 July	2	3	4th July Office Closed 	5