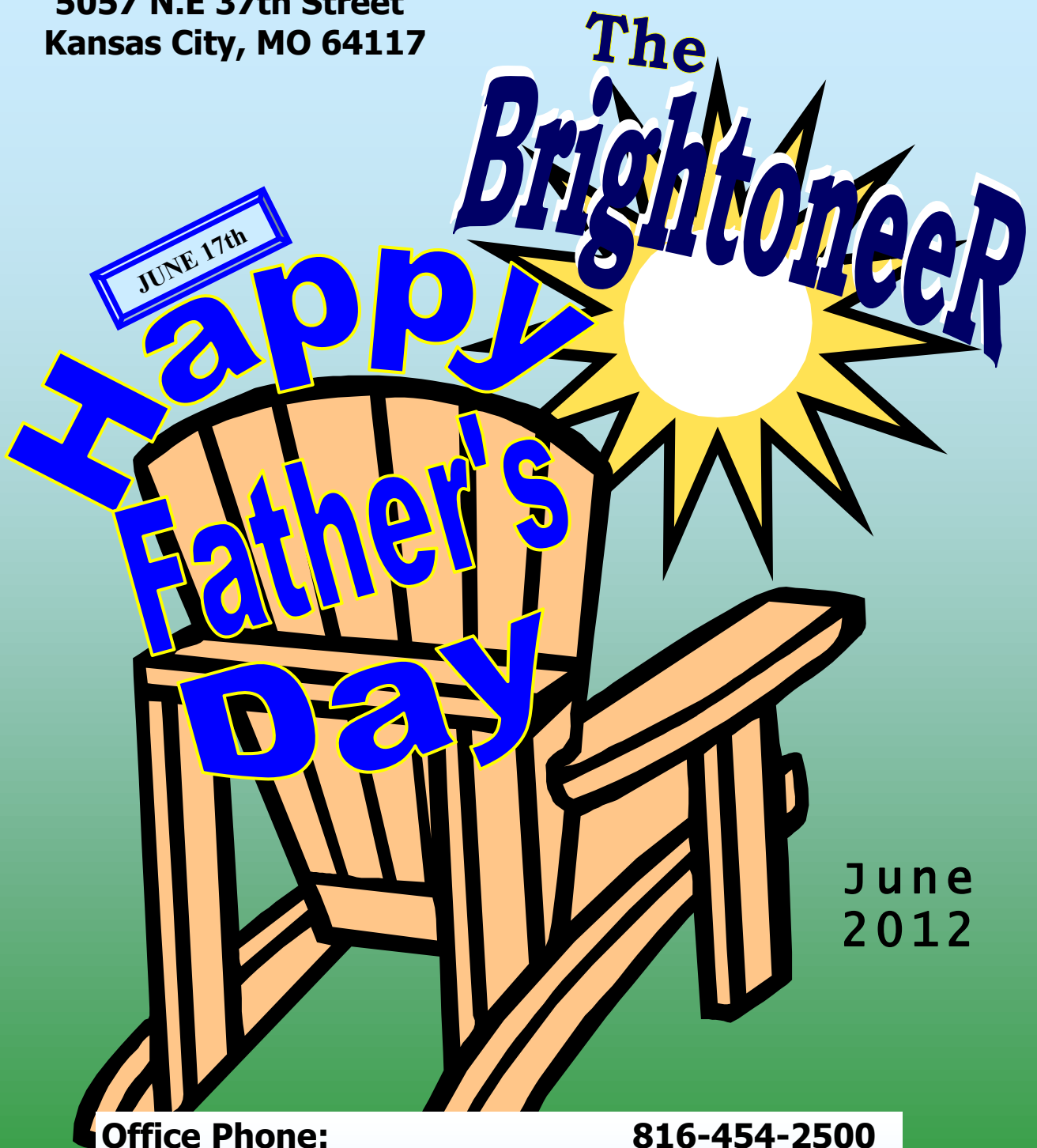


North Brighton Townhouses, Inc.

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



**June
2012**

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	



Good Neighbor Award

Jo Villivencio

Receives the Good Neighbor Award

Jo was nominated by Selma Irey. Selma wrote that Jo visits many shut-ins, she runs errands and she spreads her kindness and cheer everywhere she goes. Even after residents have left North Brighton Jo continues to visit them. Selma also noted that both the maintenance and office staff have enjoyed Jo's cooking for years.

Selma says: "Jo is a wonderful example of a good neighbor."

The Board of Directors will recognize Jo at the board meeting on the 12th of June. As a recipient of the Good Neighbor Award, Jo 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.



Judy James & Pauletta Clubine
April's Good Neighbor Winner



Christy Mormino
May's Good Neighbor Winner

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Renovation Progress Report

The exterior and the interior work has been completed on 13 buildings and 5 buildings are in various stages of the exterior work. Renovation has begun 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.**

Office News

Do you know someone looking for an awesome place to live? **The referral to NBT bonus is \$150. Tell everyone you know about your cooperative and get money in your pocket. Bonus will be paid upon referral's move in.**



—School Is Out— Please Watch for Children

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."

In Memory:

Joseph Cornett, a long time member of NBT passed away last month. Mr. Cornett is survived by his wife, 3 children, 8 grandchildren and 5 great-grandchildren. Our deepest sympathy to the Cornett family.

Save The Date

Free Food & Soft Drinks

**Saturday September 8, 2012
NBT By-Laws Picnic**

Mark your calendars now, fun to be had by all!!!

Maintenance Reminders & News

**Please keep children away from
construction areas until all work is
complete and final clean-up is done.**

Thank You.

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 apply in the following instances. Please see your copy of ***Rules We Live By*** for additional provisions.



PLEASE DO NOT ALLOW YOUR CHILDREN TO SKATEBOARD BETWEEN PARKED CARS. ONCOMING CARS CANNOT SEE THE SKATEBOARDERS AND THERE IS A POSSIBILITY OF DAMAGING THE PARKED VEHICLES. THANK YOU FOR YOUR COOPERATION.

Rules We Live By Section 6.5 Regulations (A)



Please pick up after your dog. There have been several complaints about members allowing their dogs to defecate in a yard and then leaving it for another member's child to find under their shoes. Please be considerate of fellow members.

North Brighton Townhouses, Inc.

Board Meeting Minutes

May 8, 2012

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 Irey, 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.

The board asked Sherri to compile the list of board members from 1969 to 2012 with the years in one column on the left-hand side and have the document matted and framed.

The board considered information about pet waste disposal stations and agreed that they were not cost-effective.

The board reviewed information about tall fabric attention signs, corrugated yard signs and banners designed to promote the property. The board approved three tall attention flags, 10 yard signs and one banner announcing a move-in special.

Open Session

Eighteen residents signed in for the open session. Terry called the meeting to order at 7:15 p.m.

Minutes of the April 10 board meeting were approved.

April and May recipients of the Good Neighbor award were recognized: Judy James and Paulette Clubine for April and Christy Mormino for May. They were given \$25 gift cards.

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

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

Elizabeth gave the office report. Forty recertification notices have been mailed. There have been two move-ins, 35 defaults, six attorney referrals and 41 exterminations. Twenty units are for sale: six one-bedroom units, 12 two-bedroom units and two three-bedroom units.

Les gave the maintenance report. Exterior work has been completed on 10 buildings; interior work on 13 buildings. Five buildings are in various stages of completion.

Playground equipment has been ordered. A structural engineer will be on site to determine a scope of work for some foundation issues.

Terry opened the floor to member concerns.

Irene Anderson won the \$25 gas gift card.

The open session ended at 8:15 p.m.

Closed Session

Dudley reviewed the attorney status report.

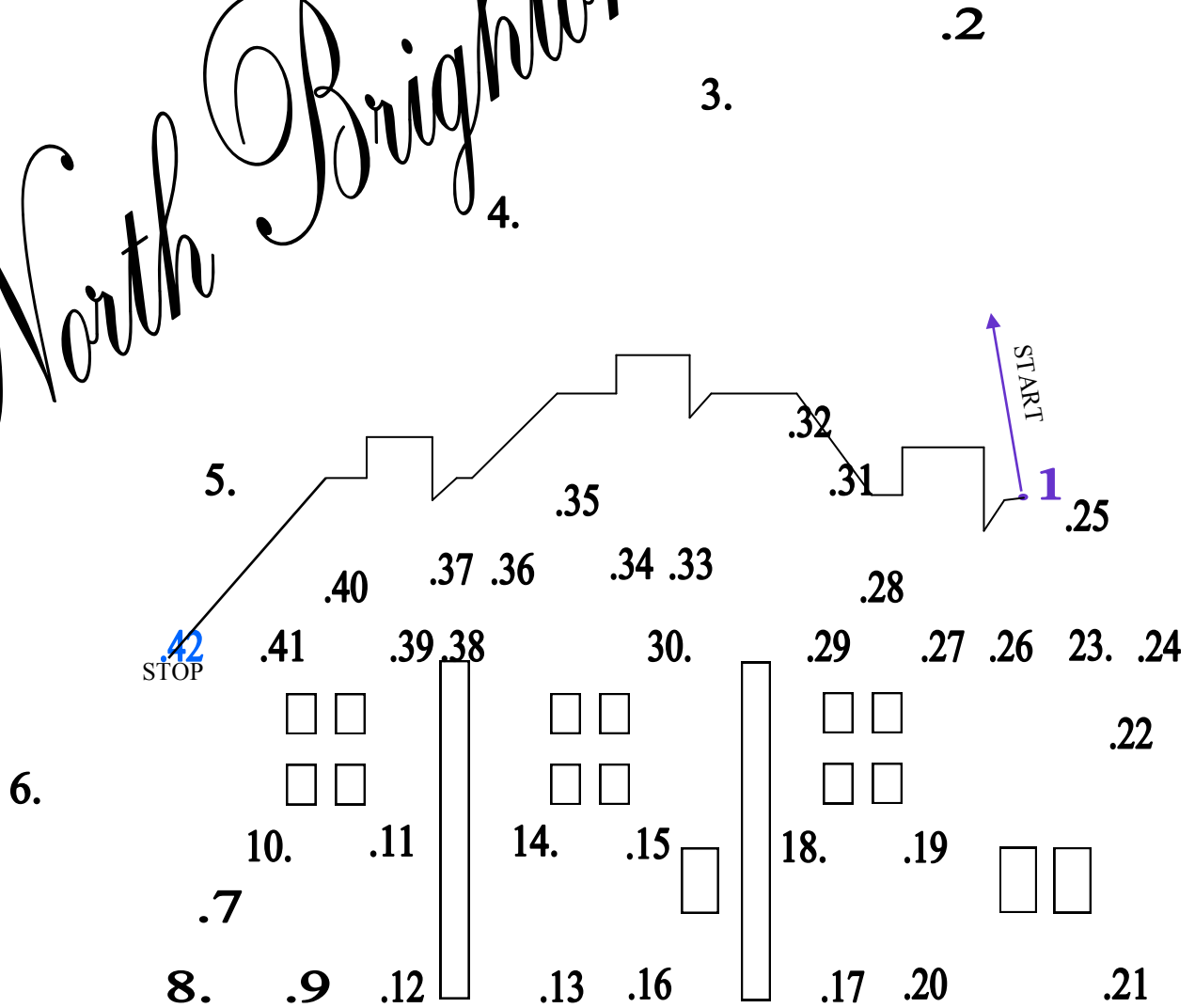
The board read the security reports. Elizabeth was asked to have Wayman Casey attend the June board meeting. He will be invited to appear at 6:45 p.m. and to stay during the open session so he can address members' security concerns during the open session.

Les, Chris, Elizabeth and Sherri were allowed to leave at 9:40 p.m.

The board convened for an executive session. The meeting was adjourned at 10 p.m.

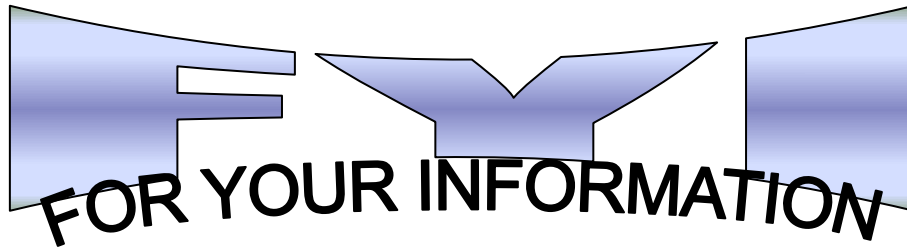
Next Board Meeting
June 12, 2012
Doors Open at 7:00 p.m.

North Brighton



Townhouses
est. 1968

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

- **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. K.C., MO 64106



Senior Luncheon

Wednesday June 20, 2012 11:30 a.m.
(3rd Wednesday)

Lunch is Provided

Please RSVP - Dorothy 453-8174

If no answer Please Leave a message as we
need an accurate head count. Thank You!

Save This Date

Wednesday July 18, 2012—

Returning will be

The Allen Bales Band.

The cost will be \$5 per person
which will include lunch
and the entertainment.

KC Property Cleaning

Maid 4 You

Commercial & Residential Cleaning

10 Years Serving the Northland

816-813-9509

Email: KCPropertyCleaning@yahoo.com

On Facebook @ KC Property Cleaning

Scentsy Wickless Candles

Wickless, Flameless and Smokeless

Safer than regular candles

Call Marion 453-0968 or see my website:

www.marionsflamelesscandles.scentsy.us

Diane Schumacher,

NBT Avon Representative

816-453-3324 Home 816-507-7299 Cell

Email: ladyschu@kc.rr.com

Web Site: www.youravon.com/dschumacher

For Sale

Large Side-by-Side Refrigerator

w/ ice maker—

\$ 300 obo

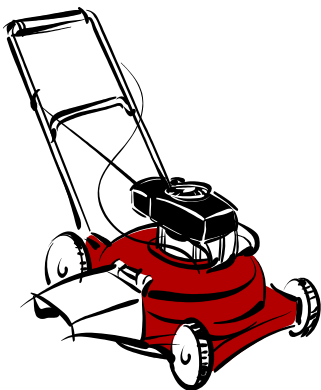
Electric Stove—

\$200 obo

Call: Betty

455-0808

NBT Mowers list: call Roger, Selma or Bricen.



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)



2012

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>Please return your recertification documents as soon as possible to expedite the recertification process. We are in the office after 5 p.m. on the night of the board meeting; or call Sherri or Elizabeth if you have questions or need help.</p>					1 Carrying Charges Due	2
3	4	5	6	7	8	9
10	11 Late Fees Applied	12 Board Meeting 7 pm	13	14	15	16
17 	18	19	20 	21 Attorney Referrals	22	23
24	25	26	27	28	29	30