

# March

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Carrying Charges Due	2	3	4	5
6	7	8 No Board Meeting	9	10	11	12
13 Annual Meeting 2pm Daylight Savings	14	15	16 Senior Ladies Luncheon 11:30-2pm	17 Happy St. Patrick's Day!	18	19
20	21 Attorney Referrals	22	23	24	25	26
27 Spring	28	29	30	31		

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



## The Brightoneer

March 2011

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Office Phone: 816-454-2500  
 Maintenance Emergency: 913-894-3456  
 Security Number: 816-645-3001  
 Non-Emergency Police: 816-413-3400

**DON'T FORGET! ANNUAL MEETING IS COMING UP!**  
**DOOR PRIZES WILL BE:**  
**ONE MONTH FREE CARRYING CHARGE**  
**TWO—\$50.00 CASH PRIZES!**

NEWSLETTER MINUTES

The board convened at 5:30 p.m. Present were Betty Maltbia, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Selma Irey, secretary; Mike Crippen, treasurer; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Betsy Kilker, administrative assistant, of Linville Management Services, Inc.

Wayman Casey with Central Jackson Country Patrol also was present.

The board reviewed member requests and reports.

Wayman Casey informed the board that a new crew has been hired.

#### Open Session

Seven members appeared for the open session. Betty welcomed them and called the meeting to order at 7:05 p.m.

Minutes of the January 11 board meeting were approved unanimously.

Betty announced that Virginia Marchio had been named the Good Neighbor of the Month for February and was awarded a \$25 Visa gift card.

Mike gave the treasurer's report. He has reviewed the receipts and found all in order.

There were no installation/alteration permits submitted.

Elizabeth gave the office report. Fourteen units are for sale: 10 two-bedroom units and four one-bedroom units for sale or rent.

She asked that Good Neighbor nominations be submitted by the first Tuesday of the month and that candidates for the board of directors submit resumes by February 22.



# Maintenance Reminders

## *Outside Grounds*

Please remember to pick up any trash including cigarette butts, cans, wrappers, pet waste, etc from yard to help keep North Brighton Clean!

This is per The Rules We Live By: Section 1.1 E—Housekeeping Standard that states Yards should be free of debris, trash and abandoned cars.

Thanks for your Cooperation!



Maintenance would like to say a special thanks to all the members for their patience during snow removal this year. Also thank you for the assistance in clearing some stoops and sidewalks!

## Friendly Reminder

**The only thing that can go down the drain is tissue and waste; anything else can cause a sewer back up.**

Please advise family members and guests not to put anything down the stools and drains, except tissue and waste.

Please do not flush the following products down the stools:

- ✓ Sanitary supplies
- ✓ Feminine hygiene products
- ✓ Paper towels
- ✓ Baby wipes
- ✓ Disposable diapers
- ✓ Grease should NOT be put down the stools or drains
- ✓ "Flushable" cat litter

# Office NEWS

## Please Remember

North Brighton Townhouses has a new check processing machine. Please use black or blue ink when making checks and money orders. Others colors are not readable. Thank you for your cooperation.



## Good Neighbor Nominations



Nominations must be received by the 1st Tuesday of each month!

The nominations will be reviewed and voted on by the Board of Directors monthly at the board meeting. Winner's will be recognized in the following month's newsletter and board meeting. \$25.00 gift card will be given to the winner of the good neighbor award.

Forms are available at the office



## Annual Inspections

Annual Inspection will start in March!

We will be looking for:

Structural defects; Water Damage; Functioning smoke detectors; Safety Hazards; Housekeeping

Les gave the maintenance report. In January, 145 work orders were completed. Security cameras should be installed by February 9.

Three units were measured for heat loss with thermal imaging. Les hopes to use the information for consideration of installing insulation in the lower overhang.

The new blade for the snow plow worked well. Maintenance was able to remove a lot more snow from the streets and to clear 280 parking spaces after residents went to work. Cost for snow removal is estimated to be \$2,300.

Betty opened the floor to member comments.

Sharon Carroll won the \$25 gas gift card.

## Closed Session

The board moved into closed session at 7:45 p.m.

Nominations for Good Neighbor of the Month were reviewed. The board voted unanimously to accept the nomination of Ben Kern for the March Good Neighbor.

Two other nominations will be moved forward for consideration at the next board meeting.

Three telephone polls were ratified.

The board reviewed and adopted unanimously the Cooperative Membership Purchase Agreement for North Brighton Townhouses, Inc. as presented on February 8. The agreement replaces the previous subscription agreement.

Dudley will review and revise the contract with Central Jackson Country Patrol.

The board reviewed and approved unanimously a hosting and update agreement for the cooperative's Web site.

The board reviewed and amended the annual meeting and election notice to be mailed to members about the March 13 meeting. To pass the new bylaws, 183 favorable votes are required.

LMSI was asked to send an additional letter through the U.S. Postal Service about 15 days before the annual meeting with a fact sheet about the new bylaws. The day before the annual meeting, a flier should be distributed door to door with a map to the Kansas City, North, Community Center and a notice that transportation will be furnished for those who call the office.

The meeting was adjourned at 10:20 p.m.

# Annual Meeting

## Agenda:

- ✓ Elect Board Members
- ✓ Adopt New By-Laws

Date: March 13, 2011

Time: 2:00pm

Location: Kansas City North Community Center  
(3930 NE Antioch Rd, Kansas City, MO 64117)

Tell Neighbors to come or Please complete your  
proxy's and give them to your neighbor!

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

If you are going to need transportation to the meeting  
please contact the office!

5136 N.E. 36th Street  
Kansas City, MO 64117

Phone: (816) 452-1141  
Email: tswood3@att.net

## Terry S. Wood

**Education** Graduated 1955 Northeast Senior High Kansas City, MO  
18-Hours of College Maple Woods College Kansas City, MO  
(Accounting, Computer, Word Perfect, RBT and TA)

**Employment** 2001 to 2005 Hallmark Cards Kansas City, MO  
• Data Entry  
• Telephone Work

1990 to 2001 Shick Tube-Veyor Corporation  
• Started as a telephone receptionist  
• Installation Department as Administrative Assistant to the Manager  
• Administrative Assistant for 3 Managers  
• Courses in Excel and Word Programs

1985 to 1990 Taystee Bread Co. Kansas City, MO  
• Telephone Receptionist  
• Secretary

1980 to 1985 Fogel-Anderson Construction Kansas City, MO  
• Secretary/Private  
• Accounts Payable  
• Telephone Communication

**Hobbies** Bowling, Crocheting, Exercising

**Community Activities** Member of North Brighton Townhouses Membership Committee  
Served as Vice-President and President  
Nominee for the Board of Directors for North Brighton Townhouses

**Objective** My desire is to complete each area of responsibility that is presented and accomplish it to the best of my ability and count it a privilege to serve the people.

## Selma A Irely

### Personal:

I was born and raised in Nebraska and moved to Missouri in 1985. I have 6 children, 12 grandchildren and in the last year a great-granddaughter. I'm an active member and volunteer at KC Baptist Temple in addition to a member of the Salvation Army. I have been a teacher, waitress and a factory worker. I also had an emergency foster care home for 10 years and ran my own child care center for 16 years. I have been living here for 21 years and am now retired. With this experience I believe I understand the importance of maintaining good standards and livable rules at North Brighton Townhouses. I am also a part of the committees for the Seniors & Annual Santa Visit.

### Education:

I graduated from Garden Co. High school in 1953. Then I went on to get my teachers certificate at Kearney State. While a Ford employee I was sent to Detroit for training to help managers and employees understand each others concerns. I also took many mini courses from Maple Woods while working at Wilcox Electric and Ford.

### Reasons for Running:

I'm currently on the Board and have been the Secretary for the last 3 years. I have attended all the Board Meetings, Conferences and taken many class like Fair Housing. In a complex this size there is so much to learn and keep up with, it is important to know the difference between a need and a want and keep a healthy balance. I feel that I have the time, open mind and a willing heart to make this complex a better and appealing place for new members in addition to an affordable and comfortable home for the rest of us. I plan to live here for many years so this is very important to me. I want to be elected to help the cooperative and be a voice for your members. Please come and vote for me on March 13, 2011.

# Did You Know

## Transfer Value

The transfer Value (as spelled out in the bylaws) is not held by the corporation, but is paid to the outgoing member by the incoming member. Applicant acknowledges that upon sale of the membership, all of the Transfer Value that was paid may not be received due to market conditions or other influences outside the control of the Corporation.

## Why is it Carrying Charge?

The Member agrees to pay to the Corporation a monthly sum referred to herein as "Carrying Charges", equal to one-twelfth of the Member's proportionate share of the sum required by the Corporation, as estimated by its Board of Directors to meet its annual expenses, pertaining to the Project and to the community or other facilities which the Member is entitled to utilize including but not limited to the following items:

- (a) The cost of all operating expenses of the project and services furnished.
- (b) The cost of necessary management and administration.
- (c) The amount of all taxes and assessments levied against the project of the Corporation or which it is required to pay, and ground rent, if any.
- (d) The cost of fire and extended coverage insurance on the project and such other insurance as the Corporation may effect or as may be required by any mortgage on the Project.
- (e) The cost of furnishing all utilities, if such utilities are furnished by the Corporation. (See Article 10 for a listing of those utilities which are to be furnished by the Corporation.)
- (f) All reserves set up by the Board of Directors pertaining to the Project.
- (g) The estimated cost of repairs, maintenance and replacements of the Project property to be made by the Corporation.
- (h) The amount of principal, interest, and other required payments on the hereinafter-mentioned insured mortgage.
- (i) Any other expenses of the Corporation approved by the Board of Directors including operating deficiencies, if any, for prior periods.

The Board of Directors shall determine the amount of the Carrying Charges annually, but may do so at more frequent intervals, should circumstances so require. No member shall be charged with more than his proportionate share thereof as determined by the Board of Directors. That amount of the Carrying Charges required for payment on the principal of the mortgage of the Corporation or any of the capital expenditures shall be credited upon the books of the Corporation to the "Paid-In Surplus" account as a capital contribution by the members.

## This is a “Good Neighborhood” Letter

January 29th, 2011 I fell and broke my pelvic bone. I was in the hospital for two weeks, came home with a walker. The word was out, that I needed some help with meals.

The calls began coming in. “I’ll take Monday at Noon.”, “I’ll take Tuesday” and so on for two weeks. My icebox began to run over. So many cards and telephone calls.

Did you know we have this kind of a neighborhood?

One neighbor called in the midst of the last snow storm and said she had baked a chocolate cake and chicken salad and as soon as the storm let up she would get it to me. Two hours later I looked out the window and saw a lady with a red cap coming up to my door, carrying a chocolate cake and a dish of chicken salad.

If North Kansas City heard about this place, a sign of “NO VACANCY” would go up all over!

I just want to say ~ “Thank You” to a Grand Group of Neighbors!

Bertha Jeffers

# Good Neighbor Award



## Ben Kern Recieves Good Neighbor Award

Florence Cross and Debbie McCurley all nominated Ben for the Good Neighbor of the Month Award.

The Board of Directors will recognize Ben at 2 p.m. during the annual meeting on March 13th, 2011. As a recipient of the Good Neighbor award, Ben 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.

Hi — I am a new resident Avon Representative here at North Brighton Townhouses. I would love to have you as a new customer. Please call me at the number below or email me. Or you can order on-line at my website and mark for “Representative Delivery” and I will deliver your order to your door.

There are books at the office if you would like to take a look.

Diane Schumacher

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)