

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

The March 2014

# Brightoneer

**Cooperative Members**

**ANNUAL MEETING**

**NBT CLUBHOUSE**

**SUNDAY MARCH 9TH, 2:00 PM**

DAYLIGHT SAVINGS TIME BEGINS MARCH 9TH —  
SET YOUR CLOCKS AHEAD 1 HOUR  
SATURDAY MARCH 8TH AT BEDTIME.



**Office Phone:**

**816-454-2500**

**Maintenance Emergency:**

**913-894-3456**

**Security Number:**

**816-868-4115**

**Non-Emergency Police:**

**816-413-3400**

**Web Site:**

**[www.northbrighton.com](http://www.northbrighton.com)**



Ben & Erin Kern  
Good Neighbor Winners  
Pictured with Donna Chapman  
who nominated them.

Cooperative Members

# Annual Meeting

**Vote Here...Annual Election!**

**Date: Sunday March 9, 2014**

**Time: 2:00 p.m.**



**Doors Open at 1:00 for sign in**

**Location: NBT Clubhouse**

**Tell Neighbors to come or Please  
complete your proxy and give it to  
your neighbor!**

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

**Door Prizes\***

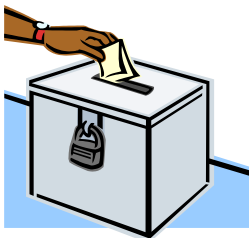
**WIN\* A FREE Month's Carrying Charge!**

**March 9th at the Election: 2:00pm**

**First Prize is: One Month's Carrying Charge**

**2nd Prize is: \$50.00**

**3rd Prize is: \$50.00**



**\*Must be Present to Win**

# Selma Irey

## **Personal:**

I was born and raised in Nebraska and moved to Missouri in 1985. I have 6 children, 12 grandchildren and 2 great grandchildren. I am an active member and volunteer of Graceway 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. With this experience I believe I understand the importance of maintaining good standards and livable rules at North Brighton Townhouses.

## **Education:**

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

## **Reasons for Running:**

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 have lived at NBT for 24 years and am now retired. 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 have been a member of the board for 6 years and active with the Senior and Santa committees. I plan to live here for many years so this is very important to me to be a voice for the members. I have spent many extra hours updating the "Rules We Live By" and making decisions on the renovation. I would like to stay on the board to help plan the next stages of our growth.

Please come and vote for me on March 9, 2014.

# Donna Travis

## **Reason for Candidacy:**

I want to Thank you in advance for considering me as a member of your board of directors.

I was born and raised in Kansas City, KS and I moved to North Brighton in 2001. I have the time, desire and understanding of the importance of standards, rules and responsibility to make NBT an affordable outstanding place to live. It would be a privilege to serve on the Board of Directors to help make North Brighton Townhouses the Best of the Best.

**Education:** Wyandotte High School Graduate

## **Work Experience:**

1961 to 1989—Travis Construction — Worked with my husband to complete paperwork and process bids for different jobs. Helped with supply ordering and customer service.

1972-1987—J.C. Penney — Assistant to General Manager, also worked in accounting, credit, sales auditing, merchandise records and with merchandise buyers.

1971-1972—Ted Electronics — Logistics and Accounting department representative.

1954-1971—Stay at Home Mother — Raised 5 children

1952-1954—TWA — Logistics and Accounting department representative.

Thank You for your vote.

**North Brighton Townhouses, Inc.**  
**February 11, 2014**  
**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 Selma Ireys, president; Terry Wood, first vice president; Ann Halsey, second vice president; Dorothy Olson, treasurer; and Sheila Johnson, secretary.

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

The board chose four outdoor attention flags: red, white and blue; green and yellow; orange and blue; and orange, yellow and purple.

**Open Session**

Nine members signed in for the open session and a patrol officer from Signal 88 Security also was present. Selma welcomed them and called the meeting to order at 7:10 p.m.

Minutes of the January 14 board meeting were approved.

Ben and Erin Kerns were recognized as the Good Neighbor of the month and awarded a \$25 gift card.

Dorothy reported that she had reviewed receipts for January and all were in order. The cooperative received money back from recycling more than 300 pounds of paper.

Elizabeth presented the office report. Sixteen units are on the market: 10 one-bedroom units, five two-bedroom units and one three-bedroom unit.

There have been five move-ins, 39 defaults and 22 exterminations.

Les gave the maintenance report. Four rehabs are in various stages of completion. About half of the dead-bolts have been installed to comply with Crime Free requirements. Thefts on the property will be investigated by Crime Free police.

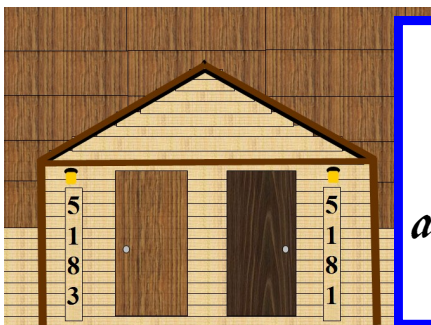
Letters have been mailed to members violating satellite dish regulations.

The staff spent 20 hours on snow removal for the last snowfall.

Selma opened the floor to member comments.

Erin Kerns won the door prize drawing of a \$25 gift card.

The open session ended at 7:45 p.m.



*2 Doors across from the office will be painted two different shades of brown. Please look at these doors and pick a color based on the address of the door. We will discuss the colors at the annual meeting.*

**March Annual Meeting  
Sunday March 9, 2014  
Meeting Begins at 2:00 pm.  
Doors open at 1:00  
for sign-in.**



Senior Luncheon  
3rd Wednesday  
March 19th  
11:30 am to ?  
NBT Clubroom  
Lunch Provided



**Time to Vote**

Sunday March 9th  
Doors open at 1:00pm for sign-in  
Meeting Begins at 2:00pm

There are 2 openings on the Board of Directors.  
If you cannot attend the meeting, complete your  
proxy and give it to your neighbor who is attending.



# Maintenance Reminders



2 Doors across from the office will be painted two different shades of brown. Please look at these doors and pick a color based on the address of the door. We will discuss the colors at the Annual meeting.

**LOOK FOR DOORS 5183 AND 5181 ON 37TH ST.**

## Extermination Procedures

- All kitchens and bathrooms are treated with baits on regular service. This treatment is for the prevention of German Roaches.
- When spiders or occasional insects are reported a residual insecticide
- Ant infestations may be treated with baits and or residual sprays
- Mouse issues are treated with baits and traps

## Spring Clean-Up

Spring arrives March 21st. It's time to start thinking about spring clean up. 1. Flower beds in front and back should be cleaned up. 2. Clear dead plants off of fences and fences need to be in good repair. 3. Yards need to be free of dog waste. 4. Area around AC units need to be kept clear. 5. All areas need to be free of cigarette butts. Maintenance will be inspecting this month and Grounds Violations will be posted.

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You're Welcome & Thank you  
to everyone during the snow removal.

# Office News

**Elections March 9th at The Annual Meeting  
2:00 pm in the Clubhouse.**

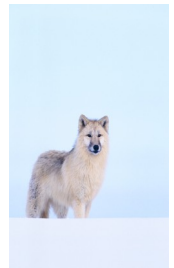


**If you cannot attend complete  
your proxy and give it to another  
member who will be attending.**

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.



## **KCMO—Code of Ordinances 14-16 Animal Abuse or Neglect of Animals**



*Adequate care required; inspections.* No owner or keeper of an animal shall fail to provide the animal with adequate care, adequate food, adequate water, adequate health care and adequate shelter. Such shelter shall be clean, dry, shaded and compatible with the conditions. An animal must also have the opportunity for adequate daily exercise. This requires that an owner must offer some freedom from continuous chaining, stabling and tethering.

**This means that you cannot leave your dog outside in the cold or heat without proper food, water and warm shelter.**

# NORTHLAND

Auto Sales & Service

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**Arlin Garcia**

**Bilingual Sales**

arlin@northlandautosales.biz www.northlandautosales.com

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For Sale—Various House-  
hold Items: 2 Loveseat Size  
Couches, 1 Chair with  
Ottoman, 1 Coffee Table with  
Glass Top, and 1 Twin Size  
Bed (Frame & Mattress) .  
Call: Melissa 816-835-3052

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

**For Sale:**  
**Swivel**  
**Desk Chair**  
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*Great Foods & Gifts!*

Cherry Good!

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more about becoming  
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website:**  
**[www.marionsflamelesscandles.scentsy.us](http://www.marionsflamelesscandles.scentsy.us)**



# March 2014



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>Annual Meeting</b> <b>Sunday March 9th</b> <b>2:00 pm</b> <b>NBT Clubhouse</b>						<b>1</b> <b>Carrying</b> <b>Charges</b> <b>Due</b>
<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b> 
<b>9</b> DAYLIGHT SAVINGS TIME BEGINS <b>Annual</b> <b>Meeting</b> <b>2:00 pm</b>	<b>10</b>	<b>11</b> <b>Late</b> <b>Fees</b> <b>Applied</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
<b>16</b>	<b>17</b> St. Patrick's Day	<b>18</b>	<b>19</b> <b>Senior</b> <b>Luncheon</b> <b>11:30</b>	<b>20</b>	<b>21</b>	<b>22</b>
<b>23</b>	<b>24</b> <b>Attorney</b> <b>Referrals</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>
<b>30</b>	<b>31</b>					