

# The Brightoneer

March 2016

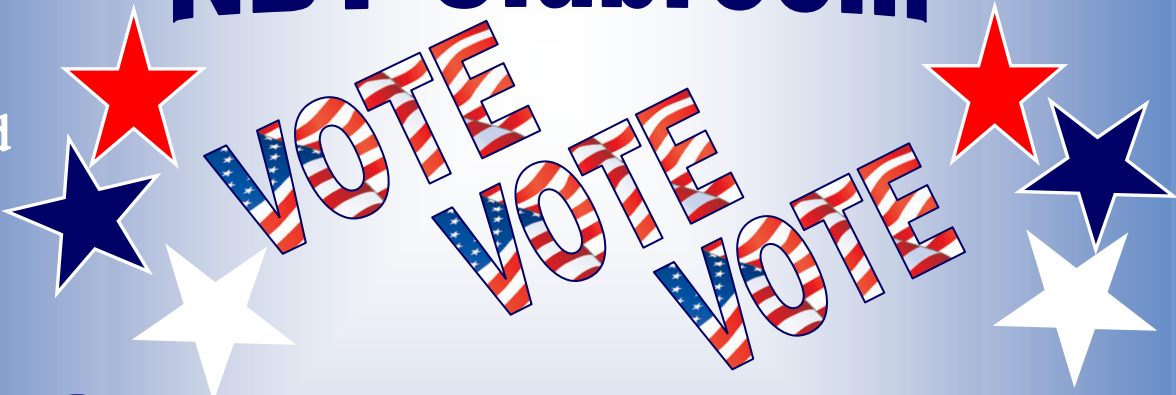
## ANNUAL MEETING

Sunday March 13th 2:00 pm

NBT Clubroom



Spring  
Forward  
1 Hour



## A Quorum is Required

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)

North Brighton Townhouses, Inc. 5057 N.E 37th Street Kansas City, MO 64117  
A CERTIFIED KCPD CRIME FREE PROPERTY

# Good Neighbor Award

## Phil Gravino

Phil was nominated by A. Lucille Foster.

Lucille wrote that Phil is a very good neighbor, he checks up on me, he takes my trash out for me and he brings food to me as I need it.

Thank you Phil!

The Board of Directors will recognize Phil at the Annual Meeting on the 13th of March at 2:00 pm.

As the recipient of the Good Neighbor Award, he 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.



**Good Neighbor Winner:  
Sonya Hailey  
pictured with  
Chris Curlett,  
Maint. Asst. Supr.**

# Annual Meeting

**Vote Here...**

**Annual Election!**

**Date: March 13, 2015**

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

**Location: NBT Clubhouse**

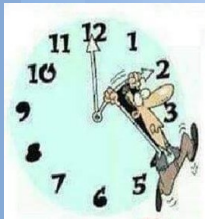
**Bring your neighbors.**

**If you cannot attend  
complete your proxy and give it to  
your neighbor who is attending.**

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

**A QUORUM IS REQUIRED**

SPRING FOR-  
WAED SAT-  
URDAY  
NIGHT



SPRING FOR-  
WAED SAT-  
URDAY  
NIGHT



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

**March 13th at the Election: 2:00pm**

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

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

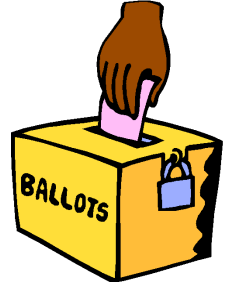
**3rd Prize is: \$50.00**

**Door Prizes\***

**\*Must be Present to Win**



# VOTE

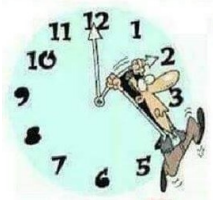


## Annual Meeting

Sunday March 13th.

Spring Forward  
1 Hour

2:00 pm



## NBT Clubroom

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

**\* MUST BE PRESENT TO WIN**

**\*\*\*Come Early To Get a Seat\*\*\***

# Ann Halsey

## **Personal Data**

I am an original member of North Brighton Townhouses. I have lived here and raised a family. I am now widowed and considered a senior, living on a fixed income, which helps me understand the financial side of making ends meet. While residing in North Brighton Townhouses, I have served as a Girl Scout leader, have served on various committees throughout the years and I am very proud to have been elected to serve on past Board of Directors for 27 years.

## **Education**

I graduated from Paseo High School. I attended Maple Woods Junior College. During my past service on the Board of Directors I completed the National Association of Housing Cooperatives, Midwest Housing cooperative, and Linville Management Services seminars. During these seminars I completed Qualification of a Board Member, Preparing Annual Budgets, Monitoring Cooperative Reserve Accounts and Solving Conflicts among Cooperative Members.

## **Qualifications**

Being a cooperative member since 1969, I have been very active in the cooperative and the community. I have served on the multiple committees and the Board of Directors of North Brighton Townhouses. During these times we developed the understanding that it is a team that makes our cooperative work. This team consists of the members, Board of Directors, staff, management and legal. With this team effort North Brighton Townhouses has always been able to keep the reserves at a level needed for replacement items. Working as a team with these committees gave me a foundation to build on while holding a seat on the Board of Directors. Within my 27 years serving on the Board of Directors, we developed, implemented and completed projects that have improved the inside and outside of our cooperative.

## **Reason for Candidacy**

I know what it is like to be a single parent, experience loss of income, and be on a fixed income and live in a community like North Brighton Townhouses. If elected to serve on the Board of Directors I will make decisions that will help all members with the understanding that this is a business and still a community. I feel that with my past experience with the Board of Directors, committees and education I will be of great value as we move North Brighton Townhouses forward.

North Brighton is my home and I feel I can contribute to help continue making it a home and a community for all our members new and old.

Thank You for your consideration.

**North Brighton Townhouses, Inc.**  
**February 9, 2016**  
**Board Meeting**

**N E W S L E T T E R     M I N U T E S**

**Board members present:** Selma Irey, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Esther Shelton, secretary; and Dorothy Olson, treasurer

**Staff present:** Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; Les Dudrey, maintenance superintendent; and Chris Curlett, assistant maintenance superintendent

**Also attending:** Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney

The board convened at 5:30 p.m.

**Open Session**

Eight members signed in for the open session. Selma welcomed them and called the session to order at 7:05 p.m.

Minutes of the January 12 board meeting were approved.

Sonya Hailey was recognized as the Good Neighbor of the Month for February.

Dorothy gave the treasurer's report. She has examined receipts for January and found all to be in order.

Esther reported that five installation/alteration permits have been submitted and approved.

Betsy reported for Linville Management Services, Inc. Eight applications were approved; one was denied. Four final statements have been completed. January financials were mailed to the board on February 4.

Sherri presented the office report. Six units are on the market: five one-bedroom units and one three-bedroom unit. There have been five move-ins, one transfer and one attorney referral for failure to recertify. Forty ex-terminations have been completed since the last board meeting.

## 2/9/2016 NEWSLETTER MINUTES CONT.

Ninety-four units were inspected for bed bugs and no evidence was found. The next inspection is scheduled for February 18.

Les gave the maintenance report. Two rehabs are underway. The first bed bug inspections were conducted on 10 buildings. Annual inspections have begun on the west side of Brighton and should be completed in 30 days.

Selma opened the floor to member comments.

Sonya Hailey won the door prize drawing.

The open session ended at 7:30 p.m.

### Closed Session

Betsy discussed the bed bug inspections and the cooperative's responsibility to inspect and assure habitable housing for all members under the Occupancy Agreement.

The board reaffirmed its position that members will not be allowed to opt out.

Dudley reviewed the attorney status report.

Elizabeth, Sherri, Les and Chris were allowed to leave at 8 p.m.

The board moved into executive session and adjourned at 8:45 p.m.



**Save The Date**  
**Annual Meeting Sunday March 13, 2016**  
**—Vote for Your Board of Directors—**  
**—NBT Clubhouse—**  
**Meeting begins at 2:00 p.m.**  
**Members in attendance are entered into a drawing to win one free month's Carrying Charge or two chances to win \$50.00 cash.**



# Office News

February Bed Bug Inspections report that no issues were found. Next Bed Bug Inspection: March 17th. 8:30 - Noon Buildings: 21 thru 29 and building 39

**BARK! BARK! BARK! BARK! BARK! BARK! BARK! BARK! BARK! BARK!**



The office has received many calls and written complaints about dogs barking during the night or wee hours of the morning. If you put your dog out please be conscious of the noise they make and do not allow them to bark incessantly.

**Respect is contagious — Pass it on...**

Rabies Tags and KC Licenses must be kept current in your file.

## Senior Luncheon

### 3rd Wednesday

## March 16th

### 11:30 am to ?

### Lunch Provided

### Open To All Seniors of NBT

**RSVP: Shirley: 377-4302 or Bertha 452-6522**

Please leave a message if no answer.

**Guest Speaker Scheduled to Attend**



# Maintenance Reminders

If you want to be on the mowers list this summer submit your information to the office for the April issue of the Brightoneer.



Please make certain that all of your trash is bagged and is put inside the dumpster. If your children are too small to open the door please assist them.

Trash is not to be set out on your porches or beside the dumpsters.

*Help keep YOUR property Beautiful!!!*

**The Dumpsters are for NBT Residents use only. The dumpsters are for the disposal of items and trash from member households, not from your job or friends.**

## Snow Removal

### **Section 1.9 J. Vehicles**

Members, any person of the member's household, a guest or any person under the member's control are required to **park so that their vehicles do not extend over the sidewalks**. Should a vehicle extend over the sidewalk during snow removal, the member will be charged. Vehicles parked in No Parking zones that impede snow removal will be towed at the owner's expense without warning.

**Spring Clean-Up Has Begun  
See Page 10 for Details.**

# SPRING CLEAN UP

**It is time to start cleaning up our complex.**

**The following is a list of items to look for:**

- 1) Area around the AC units should be kept clear and weed free.
- 2) All bikes and toys should be stored in the back yard when not in use.
- 3) There should be no tires, appliances, car parts, boxes, lumber, ladders or bags of trash in the front or back yards of the units.
- 4) Flower beds in the front and back of the units should be cleaned up.
- 5) Please remove any flowers or plants that you do not want mowed down. Please make sure there is a visible border around those items. (A border does not include sticks or rocks and must be stable enough to withstand a weed eater)
- 6) Please clear all dead plants off your fences and fences need to be in good repair.
- 7) All yards are to be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) The office has free grass seed.

**Let's all contribute to do our part to clean up the Co-op and make it more attractive for everyone. If you have any questions please contact the office.**

# Classifieds:

## Side Work:

Greg 816-785-8783,  
If you have any side work you would like done please let me know. Please call and leave a voicemail with your name, address & phone number along with the type of work needed. Calls will not be answered during NBT of- fice hours but will be returned as soon as possible.

**VILLAGE AUTO SALES**  
6631 Nieman Road  
Shawnee KS, 66203

Cell: 816-359-1714  
Office: 913-362-1609  
Fax: 913-808-5059  
arlin.garcia@yahoo.com

**ARLIN GARCIA**  
Bilingual Sales

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Hand Sewn:  
Microwave Potato Bag \$6  
or Carry All \$9  
Call Bertha: 452-6522

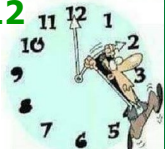




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# March 2016

Annual Meeting March 13, 2:pm NBT Clubroom

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Carrying Charges Due	2	3	4	5
6	7	8 No Meeting Tonight	9	10	11 Late Fees Applied	12  Spring Forward 1 Hour
13 Annual Meeting 2:00 pm	14	15	16 Senior Luncheon 11:30	17 St. Patrick's Day  Bed Bug Inspections	18	19
20	21 Attorney Referrals	22	23	24	25	26
27	28	29	30	31	<b>REMEMBER</b>  <b>CLOCKS GO AHEAD 1 HOUR</b> <b>SUNDAY MARCH 13TH AT 1:00 A.M.</b>	