



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

# The Brightoneer

March 2009

Why should you never iron a four-leaf clover?

You don't want to press your luck!

Daryl Stout

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

# Election Time!

*Come for your refreshments and Door Prizes!*

*Mark your Calendars!*

*For the upcoming Election  
on March 8th, 2009 at 2:00pm*

## Prizes:

**1st Prize: Free Month's Carrying Charge**

**Free!**

**2nd Prize: \$50.00**



**3rd Prize: \$50.00**



# ***Board Resumes***

## **Sheila D. Johnson**

**Education:** I Graduated from North Kansas City High School in 1977.

**Personal Information:** I have been married to my husband Kevin for 29 ½ yrs. We have 3 children, all who were raised at North Brighton Townhouses. We have 3 wonderful grandsons.

I'm employed by the State of Missouri. Prior to that I worked at Northland Neurological Associates. Before that, I stayed home and raised the kids, which I was able to do living here at N.B.T. I volunteered at the children's school and at the church.

**Reasons for Running:** I have been on the board since 1995. In that time, I've learned that there is always something new to learn. With the mortgage payoff this year, I would like the opportunity to work with the members through this exciting time.

I feel privileged to have been a part of so many of the improvements. I would like to be here for the upcoming events and to work with the members towards even more improvements for our cooperative. I hope I can count on your vote March 8, 2009

# ***Board Resumes***

## **Ann Halsey**

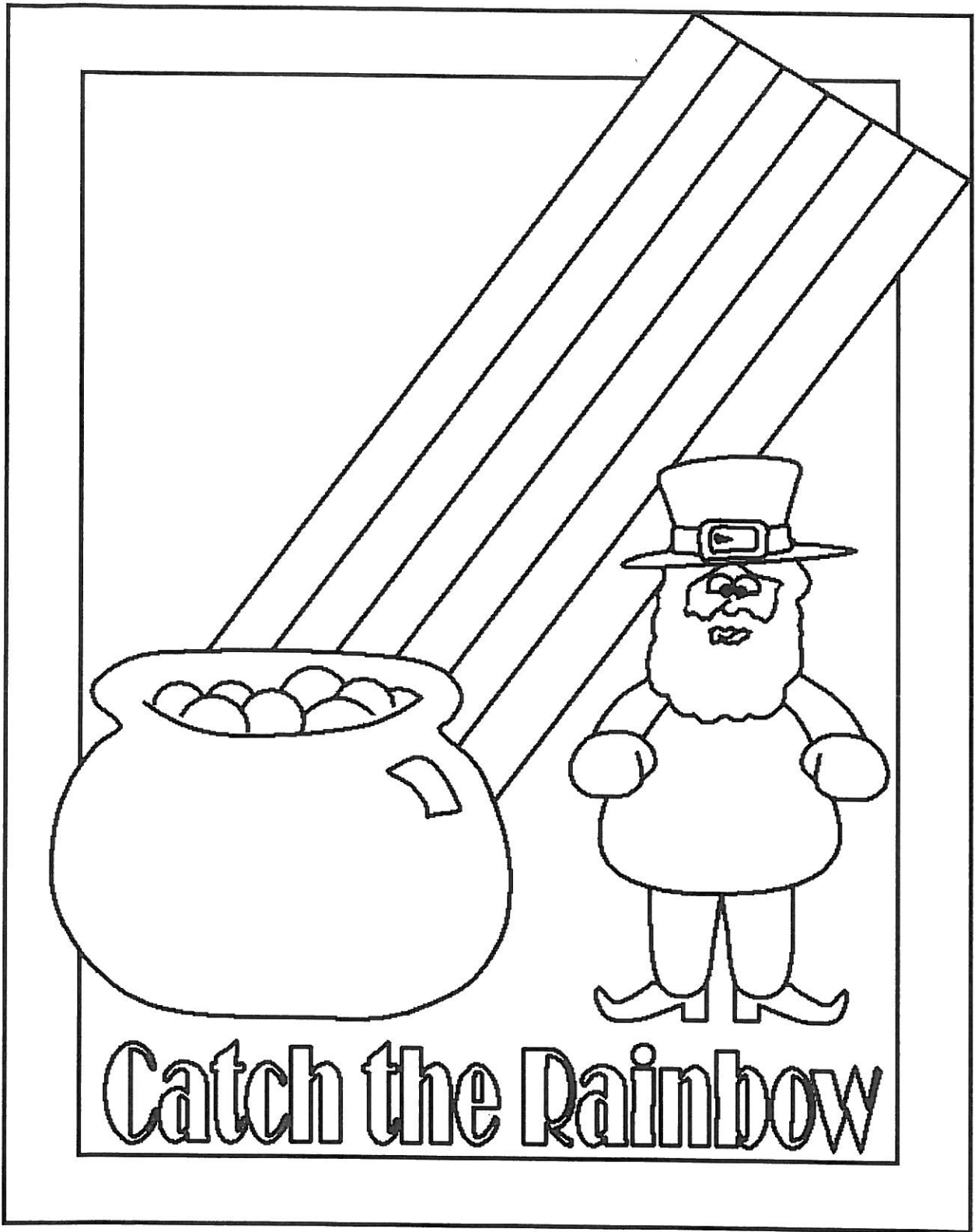
**Personal Data:** I am an original member of North Brighton Townhouses. I am widowed, have two adult children (one family living at NBT), and was employed as a medical receptionist for 30 years. While residing in North Brighton Townhouses, I have served as a Girl Scout leader, have served on various committees throughout the years, and have been elected to serve on the Board of Directors for the over twenty years.

**Education:** Paseo High School Graduate, Attended Maple Woods Junior College.

Also have attended several National Association of Housing Cooperatives seminars relating to the following subjects: Qualifications of a Board Member, Preparing Annual Budgets, Monitoring Cooperative Reserve Accounts, Solving Conflicts Among Cooperative Members, Pay-off of Cooperatives.

**Qualifications:** As a cooperative member since 1969, I was active in the Cooperative by serving on the Membership, House & Grounds, and Activities Committees which provided a strong foundation for me to serve on the Board of Directors. Serving on the Board for the over twenty years has shown me that NBT is not only a community with many needs, but it is also a large business which must be run in a professional manner. Having been a single parent and widow I have always tried to make decisions that would help the members personally while realizing that we must plan for the future of the cooperative to ensure that it remains financially solvent as well as physically appealing.

**Reason for Candidacy:** I feel my past experience can be of great value to the Board of Directors and you, the membership. I have a willingness to serve ALL members of North Brighton equally. If elected for another term, I can be a part of achieving various goals the Board has set for the next upcoming months. North Brighton will always be my home, and I sincerely felt I have contributed to help make it a safe and affordable home we can all be proud of.  
Thank You!



**North Brighton Townhouses, Inc.**

**Board Meeting**

**Feb. 10, 2009**

**NEWSLETTER MINUTES**

The board convened at 5:30 p.m. Present were Sheila Johnson, president; Ann Halsey, first vice president; Mike Crippen, second vice president; Betty Maltbia, treasurer; Selma Irely, secretary; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller with Linville Management Services, Inc.; Dudley Leonard, cooperative attorney; and Richard Gibson, president of the Colonial Square board of directors.

Sheila welcomed Richard and asked him to share with the board tips for making the mortgage payoff process easy for members to understand. Colonial Square paid off its mortgage in 2005.

Richard agreed to speak at a membership meeting.

**Open Session**

Twenty-five people signed in for the open session. Sheila called the meeting to order and thanked them for attending.

The January minutes were approved as written.

Betty gave the treasurer's report. She has reviewed all receipts for January and found them to be in order.

Selma said two installation/alteration permits had been approved.

Elizabeth gave the office report. Nineteen recertification's were sent out for January; 43 units were exterminated. Two families have been added to the wait list and four members have turned in intents to vacate.

There are five units for sale: two one-bedroom units, two two-bedroom and one three-bedroom unit.

Les gave the maintenance report. There have been 243 work

orders completed; and 100 stoves, 40 ground-fault circuit interrupters and 14 solid-core doors installed.

Annual inspections will start at the end of February or first of March.

Les asked that members call Security if they see vandals defacing property. Graffiti has been sprayed on streets, sidewalks and dumpsters.

Foundation repair is projected to start around March 1 on 5357 - 5359 N.E. 37th.

Sheila opened the meeting to member comments and concerns. The mortgage payoff was discussed and members were told a meeting would be called with Colonial Square and Loma Vista West representatives in April or May.

John Tufuga of 5015 N.E. 37th won the gas card drawing.

Sheila thanked members for attending and the open session ended at 8 p.m.

#### **Closed Session**

Parking tickets were reviewed.

Les showed an annual inspection checklist he will be using to help keep a more accurate tally on several of the working projects.

The meeting was adjourned at 9:10 p.m.

# Office NEWS



## Daylight Savings Time



**Daylight Saving**, system of setting clocks ahead so that both sunrise and sunset occur at a later hour, producing an additional period of daylight in the evening. In the North Temperate Zone clocks are usually set ahead one hour in the spring and set back to standard time in the fall. The correct adjustment is easily remembered via the mantra "spring forward, fall back."

Don't forget to set your clocks ahead 1 hour on

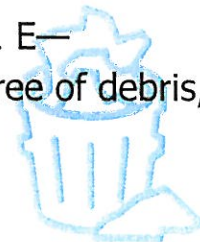
March 8th, 2009

## Outside Grounds

Please remember to pick up any trash including cigarette butts, cans, wrappers, 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!





# Upcoming Events

The Red Hat Society is proud to present  
Tammy Gillespie, a representative from  
Clay County Senior Services here to present information on:

**Transportation**

**In-home Care**

**PERS (Personal Emergency Response System)**

**Meals on Wheels**

**Homes Repairs**

**Adult Day Health Care**

**Life Enrichment**

**All Senior Citizens are welcome!**

**Saturday, April 4th at 11:00am**

**Admission-Free**



## **The 25th Snake Saturday Parade & Family Fun Festival**

When: Saturday, March 14, 2009

Time: 11:00am

Where: Beginning at 14th and Swift

For More Information: [www.northlandfestivals.com](http://www.northlandfestivals.com)

## **The 36th Annual Kansas City St. Patrick Day Parade**

When: Tuesday, March 17th, 2009

Time: 11am

Where: Downtown KC (Linwood and Broadway south to Westport)



**18 in. Grasshog Weedeater for sale**  
**Used only one summer—\$75.00**  
**Call Betty Williams at (816) 452-4682**  
**Will also do ironing!**

A silhouette of a maintenance worker wearing a hard hat and holding a wrench, positioned behind the title text.

# Maintenance Reminders

## ***Pet Reminder***

Please remember that per **The Rules We Live By; Section 6.5** Regulations states: Of the Kansas City, Missouri laws, the **LEASHING** of ALL dogs outside of a fenced yard and the **DAILY** removal of animal feces anyplace in the cooperative will be strictly enforced with the help of Animal Control of Kansas City, Missouri; when needed. Feces to be considered **PROPERLY** removed must be placed in a sealed or tied container impervious to moisture and odor before being placed in a trash gondola.

## ***Smoke Alarms***

Remember to call the office immediately if your smoke detector starts beeping. Maintenance will come and replace the battery for you. **PLEASE NOTE:** If maintenance comes to your unit and discovers a disabled smoke detector, a maintenance assessment will be levied to your account in the amount of \$50.00.

**DO NOT DISABLE YOUR SMOKE DETECTOR!**

## ***Member's Guests***

According to **The Rules We Live By; Section 2.3** states: that it shall be the member's responsibility to inform their guests of the Rules and Regulations. Any violation of the rules and regulations by a guest of a member shall cause the member to be in violation of said rule or regulation.

# Annual Inspections

Annual Inspection will start soon!



We will be looking for:  
Structural defects  
Water Damage  
Functioning smoke detectors  
Safety Hazards  
Housekeeping

## Yards

Some Yards are in need of attention

1. Dog Waste—Should be picked up daily.
2. Clutter—Bikes and toys are to be stored neatly at the back of the house.
3. All flower beds should be cleaned up
4. No toys should be left in Front Yards, each toy need to be stored at the back of the house.

# March

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 <b>Carrying Charges Due!</b>	2	3	4	5	6	7
8 <b>Daylight Savings Time N.B.T Annual Mtg 2:00pm</b>	9	10	11 <b>Late Fees Applied</b>	12	13	14 <b>Snake Saturday (N.K.C)</b>
15	16	17  <b>St. Patrick's Day</b>	18	19	20  <b>Spring Begins</b>	21
22	23 <b>Attorney Referrals</b>	24	25	26	27	28
29	30	31				