



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

The Brightoneer

March 2010

*St. Patrick's Day is an enchanted time – a day to begin transforming winter's dreams into summer's magic.
- Adrienne Cook*

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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

Election Time!

Mark your Calendars!
For the upcoming Election
on March 14th, 2010 at 2:00pm
at the ClubHouse!

Come for your refreshments and Door Prizes!

****1 month free Carrying Charges!***

****2 - \$50.00 cash prizes!***

Donna Chapman

Donna Chapman
4943 NE 37th Street
Kansas City, MO 64117

Hello,

My name is Donna and I am placing my name in the running for the open position on the board for North Brighton Townhouses, and would like your vote. I have lived here at North Brighton for about 20 years and raised both my children here. I attend several board meetings every year and appreciate the hard work that the board has always done for us. I feel I now have time to give back to my community and would like to begin in my own back yard, here at North Brighton. With the mortgages now being paid off we are heading into an exciting time with a lot of opportunities to involve us all in the options ahead. I would like to have a chance to serve you in meetings, while keeping our best interest in mind. I feel this is a great place to live in the northland and I'm glad to be a part of it.

Family History: I have 2 children in their 20's and raised them both here in the North Brighton Townhouses. I have 2 grandchildren and 3 step-grandchildren. My youngest daughter has recently moved back in with me with her 2 children. Since North Brighton was great for raising my children, it will be just as good for my grandchildren.

Work History: I've worked at North Kansas City Hospital for 20 years as the Secretary to the Manager for Respiratory Care and enjoy my job. Before that, I've worked at Maxon Electronic in inventory control for 5 years, stayed home with my children for a couple of years and worked for Johnson County Pediatrics for 3 years and at the original St. Mary's Hospital in downtown KC for 8 years.

Volunteer History: In my past I have volunteered for the Dream Factory and Rose Brook Center for battered women. These were both before my children became my sole focus. I was a room mother for 2 children throughout their school days.

Betty Maltbia

Summary

Organized leader and team builder with 30 years of experience. Intelligent, ethical and persuasive with demonstrated training and people skills. A mature creative professional who has a strong community focus.

Professional Experience

Mid-America Arts Alliance, Kansas City, MO (2001-Present)

Performing Arts Program Manager—Received promotion to Program Manager in June of 2008, and have handled the department alone for almost two years. The increased management responsibilities include: contract negotiations, budgets, reporting to state and federal agencies on top of presenting four outdoor concerts per year.

Program Assistant Performing Arts Department— Voted employee of the month and only employee to receive merit increases two years in a row.

Gateway Computer Corporation, Kansas City, MO (Nov. 2000—April 2001)

Client Relations Department: Awarded "Top Quality Team in the Nation" for February 2001

Bayer Agriculture Chemicals and Animal Health Division, Shawnee Mission, KS. (1981-2000) International Animal Health, Biological and pharmaceutical company.

Senior Customer Service Associate (1998—1999) Customer Service Representative I (1993-1998) Order Clerk III (1990-1993) Secretary III—Technical Operations (1989—1990). Registrations (1986—1989). Secretary II—Scheduling and Communications (1985—1986). Clerk Typist II—Administrative Systems Operations (1985—1986) Clerk Typist I—Administrative Services (1981—1984)

Black Economic Union of Greater Kansas City, Kansas City, MO 1979-1981

Secretary to Director of Small Business Loan Packing

Housing Development Corp. & Information Ctr., Kansas City, MO 1978-1979

Secretary to Acting Urban Homestead Program Director

Western Missouri Mental Health Center, Kansas City, MO 1972-1978

Clerk-Typist II Medical Recorder

Betty Maltbia Cont.

TW-3 Modeling and Talent Agency, Kansas City, MO 1969-1972
Instructor, Model and Interview Specialist
Jackson County Wife and Child Support Division, Kansas City, MO 1967-1969
Clerk-Typist I

I have been a resident of North Brighton Townhouses for over 20 years. I am a mother of three who were raised at NBT. My oldest, son Robert is on a special project team at Ford Motor Company. My next son is a Flight Engineer in the United States Air Force and has had five tours in Iraq and is currently teaching. My daughter has a Bachelors degree in International Business, a minor in French, National Compensation Analysis and a Masters in Personnel Management. She is the founder, editor and chief of "Army Wives Magazine" on the web.

I previously served on the Board of Directors for eleven years. During that time I implemented several projects: Revising and updating "The Rules We Live By" and the bath tub replacement project. In June 2002 I petitioned the City of Kansas City to include North Brighton Avenue from Parvin Road to 210 Hwy in its plans to widen and improve the streets. Plans have been started and the project is slated to begin by 2013. I started the Fall Fest yearly celebrations. I currently serve as treasurer and have attended many training seminars at the National Housing Cooperative Conventions, Midwest Association of Housing Co-Operatives and with Linville Management. I would like to continue to use these acquired skills after the mortgage paid off to improve North Brighton even more, but keep it affordable for the residents.

I need "**YOUR**" vote to continue to move North Brighton forward.

**North Brighton Townhouses, Inc.
Board Meeting
February 9, 2010**

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; Selma Ireby, secretary; Betty Maltbia, treasurer; Elizabeth Tharp, office manager; Shanna Tait, assistant office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

The board reviewed and ratified two telephone polls.

Open Session

Four members appeared for the open session.

Sheila called the meeting to order at 7:12 p.m. and introduced the head table.

Minutes of the January 12 meeting were approved.

Sheila announced total expenditures for the fall festival were \$1,606.79 and referred to documentation provided in a report to the board.

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

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

Elizabeth gave the office report. Fifty-six recertification notices have been mailed. There were 33 default notices and one attorney referral in January. Twenty-four units are for sale. Vacant one-bedroom units will be rented. The same application qualifications will apply as will a finder fee of \$150 that will be paid after move-in for referrals by members.

Les gave the maintenance report. In January, 152 work orders were completed. Twenty units are empty and rehabs on 11 of these are 75 to 95 percent completed.

Les has drafted a position memo to the City of Kansas City on the street project. In the memo, he advises the city that members of North Brighton do not want a sidewalk outside their backyards; that moving the culvert north and extending it 20 to 30 feet would eliminate the need for retaining walls on two buildings and a steep grade on one building.

Sheila opened the floor to member comments.

The process of signing an installation permit was discussed.

Travis Johnson won the door prize drawing for a \$25 gas gift card.

The open session ended at 7:55 p.m.

Closed Session

Involving the members in desired improvements funded by refinancing was discussed. A sign-up sheet should be available at the annual meeting. The committee's role will be to discuss, present and make recommendations to the board.

The board reviewed the minutes of the February 4 special meeting and voted unanimously to approve them.

The board discussed the mortgage payoff party. A survey will be prepared for the members giving them choices about the payoff party. They will receive notice about the survey along with the annual meeting letter. They will submit their surveys at the annual meeting.

The meeting was adjourned at 10 p.m.

Please remember that there will be NO Board Meeting the 2nd Tuesday of March, 2010.

Office NEWS



Security Issue!

North Brighton Townhouses has had several cars being broken into on property. Please make sure you lock your vehicle as well as remove anything that is valuable. Such as; CD's, change, sunglasses, gloves, tools, etc.

If you hear or see any suspicious activity please call the Police or Security.

Police Emergency: 911

Central Jackson County Patrol: 816-645-3001

Please help us keep North Brighton Safe!

UNITS FOR SALE!

We currently have One, Two and Three Bedroom Units for sale. If you know anyone that is interested in North Brighton please refer them to the office. We also have a limited number of one bedroom units that are available for rent.

Remember there is a \$150.00 referral bonus!

**FOR
SALE**

Complaints

Please remember that according to the Rules We Live By, Section 2.2 all complaints concerning any violations of these rules must be in writing, signed and submitted to the on-site manager by an adult member in good standing.

Maintenance Reminders



Annual Inspections

Annual Inspection will start soon!

We will be looking for:

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

Parking Reminders

According to the Rules We Live By, Section 1.12 Vehicles:

1. One car per licensed driver per household.
2. Each unit has one (1) numbered parking space assigned exclusively for the use of that unit. All other members and guest vehicles shall park in available un-numbered spaces.
3. Parking in numbered spaces assigned to another unit may result in the vehicle being towed away, without warning, at the owner's expense.
4. Inoperable and/or unlicensed vehicles on property will be tagged for removal.
5. All vehicles in violation of parking rules will be tagged and given ten (10) days to correct the violation. If the member does not comply within ten (10) days, their vehicle will be tagged again. The matter will then be turned over to the cooperative attorney. The attorney will give the member ten (10) days to comply, or their account will be found in default and termination of occupancy will apply.

Please remember to be kind and considerate to your neighbors. Please share all visitor parking spaces and respect each number parking spaces. If you have any questions regarding the rules that apply to vehicles on North Brighton Townhouses' property please feel free to call the office.



Spring is just around the corner. It is time to start cleaning up our complex. We will start tagging yards in March after the first mowing by the contractor. The following are a list of items to look for:

- 1) Area around the AC units should be kept clear.
- 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)
- 6) Please clear all dead plants off your fences.
- 7) All yards should be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) Call the office for 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 should have any questions please contact the office.

Section 5.2—Confiscated Items

In the event items are found abandoned or removed from the immediate area of a member's unit due to fire or safety or violations of the Rules We Live By, the following steps shall be taken:

1. Upon direction from the manager or maintenance supervisor, the maintenance staff shall remove the items causing the violation.
2. The items shall be tagged with the member's name and address (if known) and stored in the maintenance department.
3. An inventory and description of the items shall be given to the manager and maintenance supervisor.
4. The manager or maintenance supervisor will leave notification of and inform the member that the items will be held in storage for ten (10) days. In the event the items are not claimed at the maintenance department with the ten (10) days period, the items will be considered abandoned and WILL be disposed of.
5. The maintenance cost to remove, tag and place in storage and a storage fee will be charged to the member's account. The member will only be charged storage costs for the actual time the items are stored, up to a maximum of ten (10) days.

Please remember these items do pertain to bikes, toys and any other items that are not properly stored in yards.

United Services Rental Assistance

United Services is offering rental assistance for "one month free rent" to individuals who have lost their jobs or just trying to get back on their feet.

This program will be offered through September 2010

You do have to be in default and under the poverty limited to Qualify.

To find out more information please contact the Platte-Clay United Service department at (816) 858-5153 — Rental Assistance

Energy Assistance is also available for those who qualify.

March

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Carrying Charges Due!	2	3	4	5	6
7	8	9 No March Board Meeting	10	11 Late Fees Applied	12	13
14 Annual Meeting @ 2pm in Clubhouse	15	16	17 St. Patrick's Day	18	19	20 Spring Begins
21	22 Attorney Referrals	23	24	25	26	27
28	29	30	31			