

Office Phone: 816-454-2500

Maintenance Emergency: 913-894-3456

Security Number: 816-645-3001

Non-Emergency Police: 816-413-3400

Emergency Police: 911

The

# Brighton

March 2012

DAYLIGHT SAVINGS  
TIME BEGINS—  
SPRING FORWARD 1  
HOUR ON  
SATURDAY NIGHT  
MARCH 10TH



**Annual Meeting  
Sunday March 11,  
2:00 pm.**

North Brighton Townhouses  
5057 NE 37th St  
Kansas City, MO 64117

Check out our Website:

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



# Good Neighbor Award

## Phil Schmidt Family Receive the Good Neighbor Award

Phil and his family were nominated by Betty Maltbia. Betty wrote that Phil has mowed her yard for no charge for over ten years. She said that he brings her fish from his fishing trips and he and his family make sure that she is alright. The Schmidt children help bring her groceries inside from her car and Teresa makes sure she has food after any surgery she's had to have. The Board of Directors will recognize Phil and his family at the Annual meeting on the 11th of March at 2:00 pm. As a recipient of the Good Neighbor Award, Phil 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.





Mrs. Linda Comesano recipient of February's Good Neighbor of the Month Award. Thank you, Linda & Sam for being Good Neighbors & to Elaine and Mike for the nomination.

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# Renovation Report

There are 3 buildings with the exterior and the interior work completed; and 8 buildings are in various stages of the exterior work

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The following is the process for those whose buildings have not been started:

1. A walk through of all units to determine what work needs to be done.  
— This has been completed.
2. Exterior work on the buildings will be done first.
3. A second walk through will be done to confirm the scope of work in each unit. Items being done are listed below:
  - + Insulation installed around all windows
  - + Front & Back outside electrical outlets
  - + Upstairs hallway electrical outlet
  - + Light Bar & replacing original Medicine Cabinets in the bathrooms
  - + Kitchen GFI Switches
  - + Main Water & Outside Hose Bib Shut-Off Valves
  - + Original Front & Rear Entry Doors
  - + Replacement of all original Interior Doors, Original Kitchen Floors, and Original Countertops
4. After the second walk through, each unit will receive a notice explaining exactly what will be done. This notice will also tell you what preparation you will need to make for the contractor.
5. Once the interior work starts on a building the contractor's plan is to complete the building in one week. This is the goal but may not always be possible.
6. **After the interior work is completed a final inspection will be done by the General Contractor and NBT Maintenance Supervisor.**  
*NOTE: With the thermal foil on the outside insulating the windows and adding insulation in the mansards, we hope everyone will see a savings on their utility bill. Several members in the completed building have told us that their furnace doesn't come on as often and the unit is warmer.*

**Time Warner will be replacing all existing cable lines and outlets. This is an expensive upgrade that they are completing at no expense to NBT. You will be notified when they will need access to your unit. This work will be done in advance of the siding crew.**

# NORTH BRIGHTON TOWNHOUSES, INC

## BOARD MEETING MINUTES

### FEBRUARY 14, 2012

The board convened at 5:30 p.m. Present were Betty Maltbia, president; Ann Halsey, second vice president; Selma Ireys, secretary; Terry Wood, treasurer; Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

The board discussed meeting for a rules review and decided to wait until after the election on March 11.

Another attempt to get the revised bylaws passed was tentatively scheduled for Saturday, Sept. 8, on the grounds of the cooperative.

#### **Open Session**

Sixteen members signed in for the open session. Betty welcomed them and called the meeting to order at 7:10 p.m.

Minutes of the January 10 board meeting were approved unanimously.

Betty recognized Sam and Linda Comesano as the Good Neighbor of the Month.

Terry gave the treasurer's report. She has reviewed the receipts and found them to be in good order.

Selma reported that five installation permits had been received and approved.

Elizabeth gave the office report. There have been 35 defaults, two attorney referrals and two move-ins. Eighteen units are for sale: seven one-bedroom units, 10 two-bedroom units and one three-bedroom unit.

Les presented the maintenance report. Renovations are well under way. Two buildings have been completed and five are in various stages of completion inside and out.

Betty opened the floor to member comments.

Jo Villavicencio won the door prize drawing of a \$25 gift card.

The open session ended at 8 p.m.

### **Closed Session**

The board ratified two telephone polls.

Elizabeth discussed the names of previous board members. There are no plaques in the Hunt Midwest underground storage. Dudley will get the names from the Missouri Secretary of State. Betsy was asked to obtain estimates on the cost of plaques listing the names.

Les showed the board two flag pole mounts. The board approved the adjustable cast iron flag pole mount.

Elizabeth, Sherri and Les were allowed to leave at 10:05 p.m. The board convened for executive session. The meeting was adjourned at 10:30 p.m.

**PLEASE NOTE: THERE IS NO BOARD MEETING IN MARCH DUE  
TO THE ANNUAL MEETING ON SUNDAY MARCH 11  
— 2 pm AT THE CLUBHOUSE —**

# Office News



## RULES WE LIVE BY ~ SECTION 2 - CONDUCT

### **Section 2.2 Complaints**

- A.** 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. The complaint process is as follows:
- B.** After a letter of complaint is received by the on-site manager, a letter is sent to the person the complaint is against.
- C.** If the problem is not solved, the person receives a second, more severe letter or;
- D.** A Grievance hearing is held and if the person is found in default, they are given a specific amount of time to cure the problem.
- E.** If the person continues to break the rules, it could lead to their eviction.

### **Section 2.3 Curfew**

No minor under the age of eighteen (18) shall loiter, wander, stroll or play in or upon the streets, parks, playgrounds or other property of North Brighton Townhouses, Inc between the hours of 11:00 p.m. on any day and 6:00 a.m. of the following day; provided, however, that on Fridays and Saturdays the effective hours are between 12:00 midnight and 6:00 a.m. The provisions of this rule shall not apply in the following instances:

- A.** When a minor is accompanied by his or her parent, guardian or other adult person having the lawful care and custody of the minor;
- B.** When the minor is upon emergency errand directed by his or her parent or guardian or other adult person having the lawful care and custody of said minor;
- C.** When the minor is returning directly home from a school activity, entertainment, recreational activity or dance;
- D.** When the minor is returning directly home from lawful employment that makes it necessary to be in the above-referenced places during the prescribed period of time;
- E.** When the minor is attending or traveling directly to or from an activity involving the exercise of first amendment rights of free speech, freedom of assembly or free exercise of religion;
- F.** 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.

**Do you know someone looking for an awesome place to live?  
The referral to NBT bonus is \$150. Tell everyone you know about your  
cooperative and get money in your pocket.  
Bonus will be paid upon referral's move in.**





# Maintenance Reminders & News

RULES WE LIVE BY: SECTION 6.5: REGULATIONS (A)

When you walk your dog -  
It is your responsibility to pick up your dog's waste.  
Please respect your community

## **Outside Grounds**

**Please remember to put trash inside the dumpster, Not on top of it or beside it. Also pick up any trash including cigarette butts, cans, wrappers, pet waste, etc from yard your to help keep North Brighton Clean!**

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

**Thank you for your Cooperation!**

## **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 to not to put anything down the stools, 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, or "Flushable" cat litter or "Flushable" bathroom wipes.

## **Snow Removal — Section 1.12 Vehicles, I**

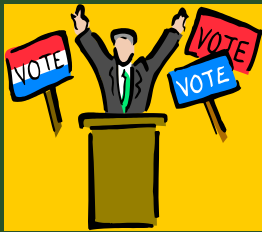
Please remember that any person of the member's household, a guest or any person under the member's control are required to park so that their vehicles **do NOT** extend over the sidewalks. **Should a vehicle extend over the sidewalk during snow removal, the member will be charged \$15.00. Vehicles parked in the "No Parking" zones that impede the pushing of snow WILL be towed at the owner's expense WITHOUT warning.**

Also, Please Remove All Items from Front Stoops and steps. This makes snow removal much easier. It will also prevent any damage to your flower pots or other items.

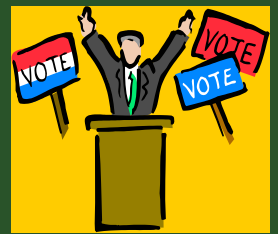
# SAVE THE DATE

## ANNUAL MEETING

**Annual Meeting &  
Board of Director's Election!**



**Sunday  
March 11, 2012  
2:00 p.m.**



**(Remember Daylight Savings Time...  
Spring Forward 1 Hour Saturday Night)**

**Location: NBT Clubhouse**

**If you are unable to attend please complete  
your proxy and give it to your neighbor to  
submit!**

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

**Make your vote count and enter for a chance to  
win one month's carrying charge paid!!**



# Door Prizes\*



WOW!! Free money!! Just for making my vote count at the Annual Meeting!!

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

**March 11th at the Election:**

**2:00pm—NBT Clubhouse**

**First Prize: 1 Month's Carrying Charge\***

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

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

See the candidate's resumes  
pages 12, 13, 14 & 15

**\*MUST BE PRESENT TO WIN**

**BRING YOUR NEIGHBOR OR THEIR PROXY.**

# Senior Luncheon

Wednesday March 21, 2012 11:30 a.m.  
3rd Wednesday

Lunch is Provided

Please RSVP - Dorothy 453-8174

If no answer Please Leave a message as we  
need an accurate head count. Thank You!

## February's Senior Luncheon - Fun Pics



Millie (Left)  
Hazel (Right)  
showed us  
how to  
"Cut a Rug"



Allen Bales Band

# For Sale & Classifieds

**VHS HQ VCR Broksonci Brand \$50 & Numerous VHS Tapes \$2 ea** — Movies: Saving Private Ryan, US-571, Split Decision w/ Gene Hackman, Gladiator, Walking Across Egypt, Hollywood Tough Guys w/ Humphrey Bogart, Frank Sinatra, James Cagney & Edward G. Robinson, The Scarlet Pimpernel, The Lamb of God, Documentaries: Gettysburg (2 Tapes) Great WWII Airwars (2 Tapes), Others: (3) Richard Simmons Tapes, Quick Start to Sell Real estate.

**For Information Call Carol: 816-808-2765**

Small Chest Style  
Freezer — Measures 30”  
x 21” x 31” Tall  
Excellent Condition  
\$100 obo  
Wooden Table w/ 4  
Chairs \$ 50  
Large Area Rug—\$100  
2 BR Living Room Size  
Call Betty: 455-0808



## **Coed Rotational Softball** for age preschool through high school

Educational, fun, and allows all players an opportunity to play every position

Season runs mid-April to late July

Cost is \$50.00

Registrations are due March 31, 2012

**For additional information, please visit**  
[www.eteamz.com/nrsa](http://www.eteamz.com/nrsa) or call 816-436-1336.

More information & Registration forms—In the office

**Diane Schumacher,**  
Avon Representative  
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)

**Scentsy Wickless Candles**  
Wickless, Flameless and Smokeless  
Safer than regular candles

Call Marion 453-0968

or see my website:

[www.marionsflamelesscandles.scentsy.us](http://www.marionsflamelesscandles.scentsy.us)

# 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 32 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 served on the board from 1995 to 2011. In that time, I've learned that there is always something new to learn. With the mortgage payoff and the new renovations, I would like the opportunity to work again 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 serving the membership and working with the members towards even more improvements for our cooperative. I hope I can count on your vote March 11, 2012. Thank You.

# 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!

# Ann Halsey

## **Personal Data:**

I am an original member of North Brighton Townhouses. I am widowed, have two adult children; one a member of NBT. 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 over twenty years.

## **Education:**

I am a Paseo High School Graduate, and I attended Maple Woods Junior College. I 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 have been 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. As a Board member I have always stayed my term through all the hard work and long nights. 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 upcoming months, including keeping carrying charges at an affordable level. My knowledge of the inner workings of North Brighton and the aspects of our renovation project give me insight to follow this project through to a complete and efficient end. North Brighton will always be my home, and I sincerely feel I have contributed to help make it a safe and affordable home we can all be proud of. Thank You!



# Dorothy M. Olson

## **Objective:**

To Pursue a board position with North Brighton Townhouses, Inc. As a resident since 1997, I have been a part of NBT and it has become my home. I wish to take my experience in operating my own business along with management of people and apply those skills to benefit to both NBT and our community.

## **Personal Data:**

I have 3 grown sons, 6 grandchildren and 9 great-grandchildren. I retired from North Kansas City Hospital after 18 1/2 years of service.

## **Education:**

Management Training & Dietetic Training Courses: NKC Hospital

Supervisory Training Courses: BG Maintenance

Graduate: Joplin High School

## **Experience:**

1974—1984 | Owner

Colony Inn Steakhouse | Joplin, MO

Pig n Pit Barbeque | Joplin, Missouri

Villa Capri | Kansas City, MO

1990—2008 | Supervisor, Day Shift

North Kansas City Hospital| NKC, MO

1989—2006 | Supervisor, Evening Shift

MG Maintenance Company | KC, MO

## **Qualifications For Candidacy:**

Over the past 60 years I have owned my own successful business and have been a dedicated employee of very successful companies. My career has always been directly involved with the service of people, just like those here at NBT. My vast experience with all types of people at all levels of their life and careers has allowed me a perspective which I believe will benefit both NBT and our members as both a business and a community. Thank You!

# March 2012

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

**NO BOARD MEETING IN MARCH DUE TO THE ANNUAL MEETING ON MARCH 11th starting at 2 pm**