

March 2013

The Brightoneer

Annual Meeting

Sunday March 10th,

2 p.m. NBT Clubhouse

Daylight Savings Time begins March 10th--
Remember to Spring Forward



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

Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-645-3001
Non-Emergency Police:	816-413-3400
Website:	www.northbrighton.com

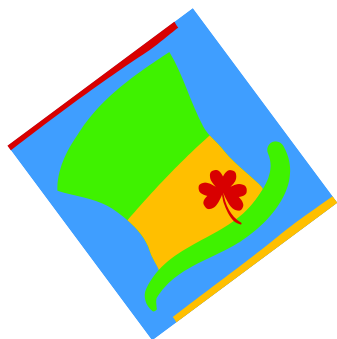


Sheila and Kevin were nominated by Jenni Ladd.

Jenni wrote that when she first moved here she didn't have a kitchen table and Sheila and Kevin were gracious and gave her their kitchen table that they were replacing and they gave her some extra kitchen supplies. They also offered to help her if needed them. Jenni wrote "She thought that was very nice."

Recipients of the Good Neighbor Award 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.



Sharon Carroll, February's Good Neighbor Winner, Pictured with Dorothy Olson, NBT Board 2nd Vice-President,



Here is a chart to help you determine your Carrying Charge for 2013

Carrying Charge Increase Effective 01/01/2013	
1 bedroom rentals	500.00
1 bedroom—lower middle	402.00
1 bedroom—lower end	405.00
1 bedroom—upper middle	406.00
1 bedroom—upper end	409.00
2 bedroom—middle	418.00
2 bedroom—end	421.00
3 bedroom—middle	428.00
3 bedroom—end	423.00
3 bedroom—end	431.00
4 bedroom	438.00



Senior Luncheon
Wednesday MARCH 20th
11:30 — until?



Open to all seniors of NBT
RSVP: Dorothy 453-8174
(Leave a message if no answer)



North Brighton Townhouses, Inc.
Annual Meeting March 10, 2013 2:00 p.m.

North Brighton Townhouses, Inc.

February 12, 2013

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 Terry Wood, president; Betty Maltbia, first vice president; Dorothy Olson, second vice president; Selma Ireys, secretary; 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.; and Dudley Leonard, cooperative attorney.

The board ratified nine telephone polls.

Open Session

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

Minutes of the January 8 meeting were approved.

Sharon Carroll was recognized as the Good Neighbor of the Month for February. She was given a \$25 gift card.

Selma reported that nine installation/alteration permits have been submitted and all were approved.

Selma reported for the Seniors Committee on the success of the Santa visit on December 15. Fifty-two children participated. The board approved a budget up to \$500 for the Santa visit in 2013.

Sherri gave the office report. There have been 37 defaults, 32 exterminations, three move-ins and two transfers. Fourteen units are for sale -- they are all one-bedroom units.

Les presented the maintenance report. Exterior renovations are 98 percent completed. Smaller projects on the grounds should be finished by the contractor in 30 days.

Maintenance will be inspecting backyards and fences.

The North Brighton Road Improvement Project is under way. It is scheduled for completion in late 2014.

Terry opened the floor to member comments. The door prize drawing, a \$25 gift card, was won by Connie Kanatzar.

The open session ended at 7:40 p.m.

Closed Session

Les checked on the lighting on the dead-end street by the basketball court, in response to safety concerns expressed at the open session. Les reported that the security light on 5118 is out and he will replace the bulbs with spotlights or floodlights.

Les advised the board that a large oak tree will need to be removed because it is causing the sewer to back up.

Betsy distributed copies of rules revisions to date, printed on pink paper.

Su and Betsy were asked to collaborate on a final revision before the next rules meeting on April 2.

The meeting was adjourned at 9:30 p.m.

**North Brighton Townhouses, Inc.
Annual Meeting
March 10, 2013 2:00 p.m.**

Office News



Daylight Savings Time Begins
March 10th. Don't Forget to Spring
Forward at Bedtime on Saturday the 9th.



Section 1.4 Clubroom Rental

THE CLUBROOM IS A NON-SMOKING FACILITY.

A. The clubroom is available to members of North Brighton Townhouses to rent by the half-day or full day. Only members of record in good standing are eligible. Half Day rental: Noon to 6 p.m. or 6 p.m. to Midnight Full Day rental: 10 a.m. to Midnight "Functions end at midnight with everything cleaned up and everyone off the premises by 1 a.m.

B. A deposit of \$100.00 (personal check from member of record only) for damage and/or clean up required on the clubroom, together with a rental fee of \$25.00 for an afternoon or evening or \$40.00 for all day. Loss of or failure to return the clubhouse key by the renter will result in automatic forfeiture of the \$100.00 deposit.

C. The \$100.00 deposit will be returned if the floors and condition of clubroom are left in an acceptable state. If not left in an acceptable condition, you will be charged accordingly by the cooperative for the clean up and/or damages. A cancellation notice of 48 hours is required for the refund of rental fees. A member renting the clubroom is responsible for ALL ACTIONS of his/her guests while on North Brighton Townhouses property. All "parties" are to be totally confined to the inside of the facility. Failure to comply with any rule regarding Clubroom rental can result in the member NOT being able to rent the Clubroom for one (1) year and the possible loss of the \$100.00 deposit.

D. No beer kegs are allowed in the clubroom.

Do you know someone looking for an awesome place to live?

The NBT referral bonus is \$150.00.

**Tell everyone you know about your cooperative
and get money in your pocket.**

Bonus will be paid upon referral's move in.



Maintenance Reminders

North Brighton Townhouses, Inc.

Annual Meeting

March 10, 2013 2:00 p.m.

**The Procedure for Tagging Members Whose Yards
Need Cleaning Up From Dog Waste:**

- 1) Maintenance will tag first and the member will be given 48 hours to clean up the dog waste. If this doesn't happen:**
- 2) A second notice will be given for another 48 hours to have the dog waste cleaned up. —If a third notice is necessary;**
- 3) A grievance will be called.**

If a Member is Given Three Notices in a Year, A Grievance will be scheduled to consider revoking the pet permit.

Section 1.12 Vehicles, I

Snow Removal

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.



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.
- 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 and fences need to be in good repair.
- 7) All yards should be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) The office has free grass seed.

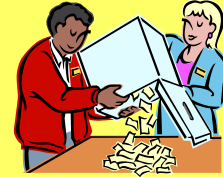
**Let's all contribute to do our part to clean up the Co-op
and make it more attractive for everyone.
If you should have any questions please contact the office.**

ANNUAL MEETING

Annual Meeting & Board of Director's Election!



**Date: Sunday,
March 10, 2013**



Time: 2:00pm

Location: NBT Clubhouse

**Tell your 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 10th 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**

PROFESSIONAL SUMMARY

Organized leader and team builder with years of experience in allocating resources, budgets, program management, and volunteerism. Intelligent, ethical and collaborative with demonstrated record of excellent training and interpersonal skills. Mature, creative professional with a strong community focus.

PROFESSIONAL EXPERIENCE

MID-AMERICA ARTS ALLIANCE, Kansas City, MO

2001-Present

Program Administrator

- Promoted to Program Administrator in July of 2011 with increased responsibilities.
- Recognized on Bromelkamp Corporation's website for data base skills in 2012

Program Manager

- Received promotion to Program Manager in June of 2008
- Supervised the department alone for almost two years.
- Manage contract negotiations, budgets, reporting to state and federal agencies.
- Strategize and execute logistics and performers for four outdoor concerts per year.

Program Associate

- Streamlined processes and management of grant programs.

Program Assistant

- Voted employee of the month and only employee to receive merit increases two years in a row.

GATEWAY COMPUTER CORPORATION, Kansas City, MO

2000-2001

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

- 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)

Betty Maltbia

- Completed administrative responsibilities, scheduling, time management, system and customer service tasks.

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

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 II

PERSONAL ACHIEVMENTS

I am a native of Kansas City, MO and have been a resident of North Brighton Townhouses (NBT) for over 20 years. I am a mother of three, who were raised at NBT. My oldest, son Robert is on a special projects team at Ford Motor Company. My next son, Randolph is a Flight Engineer in the United States Air Force and has had five tours in Iraq and is currently teaching during active duty time. My daughter, Brandy has a Bachelors degree in International Business, a minor in French, and a Masters in Human Resources Management. She is the CEO/Owner of Soaring Dove Enterprises and Editor-in-Chief of Army Spouse Magazine. Recently, Robert Jr., my oldest grandson, graduated from basic training in San Diego, California and is a full-fledged United States Marines.

I was first elected to the North Brighton Board of Directors in 1997 and have served in all board seats during this 15 year period. I currently hold the seat of First Vice-President. Petitioned the City of Kansas City along with Shelia Johnson to include North Brighton Avenue from Parvin Road to 210 Highway in its plans to widen and improve the streets. Plans have been started and the construction is slated to begin in the spring. In 2010 I received a Certified Board of Director Certification and have participated in continuing education classes to maintain that certification through 2014. I have also attended training seminars through the National Housing Cooperative, Midwest Association of Housing Co-Operatives; and Linville Management. I would like to use all my acquired skills to continue to improve North Brighton, but also help keep it affordable for the members.

I need YOUR vote to continue to successfully move North Brighton forward.¹

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 have been elected to serve on past Board of Directors for 24 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 24 years serving on the Board of Directors, we developed, implemented and completed the following projects:

- Complete replacement program of:
 - all original refrigerators and stoves
 - wood shake shingles
 - windows
 - tubs
 - roofs
 - AC and furnaces, which included choosing the right equipment, creating a program that was affordable and least amount of inconvenience to the member

Ann Halsey

- Initiated the installation of 6-8 parking spaces per year as needed
- The new maintenance facility
- Assisted the development of a more effective sewer maintenance program with the installation of clean-outs on each building and monthly maintenance of various buildings
- Improvement of fire walls
- Negotiation of the purchase of the model unit building which is now a reality and an improvement for all members of the cooperative

During my last terms with the Board of Directors we took on the refinance project and remodeling that we are finally seeing come to an end. This was a needed improvement project, not only for the improvement of the property, but has also shown many of us a savings in our utilities.

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.

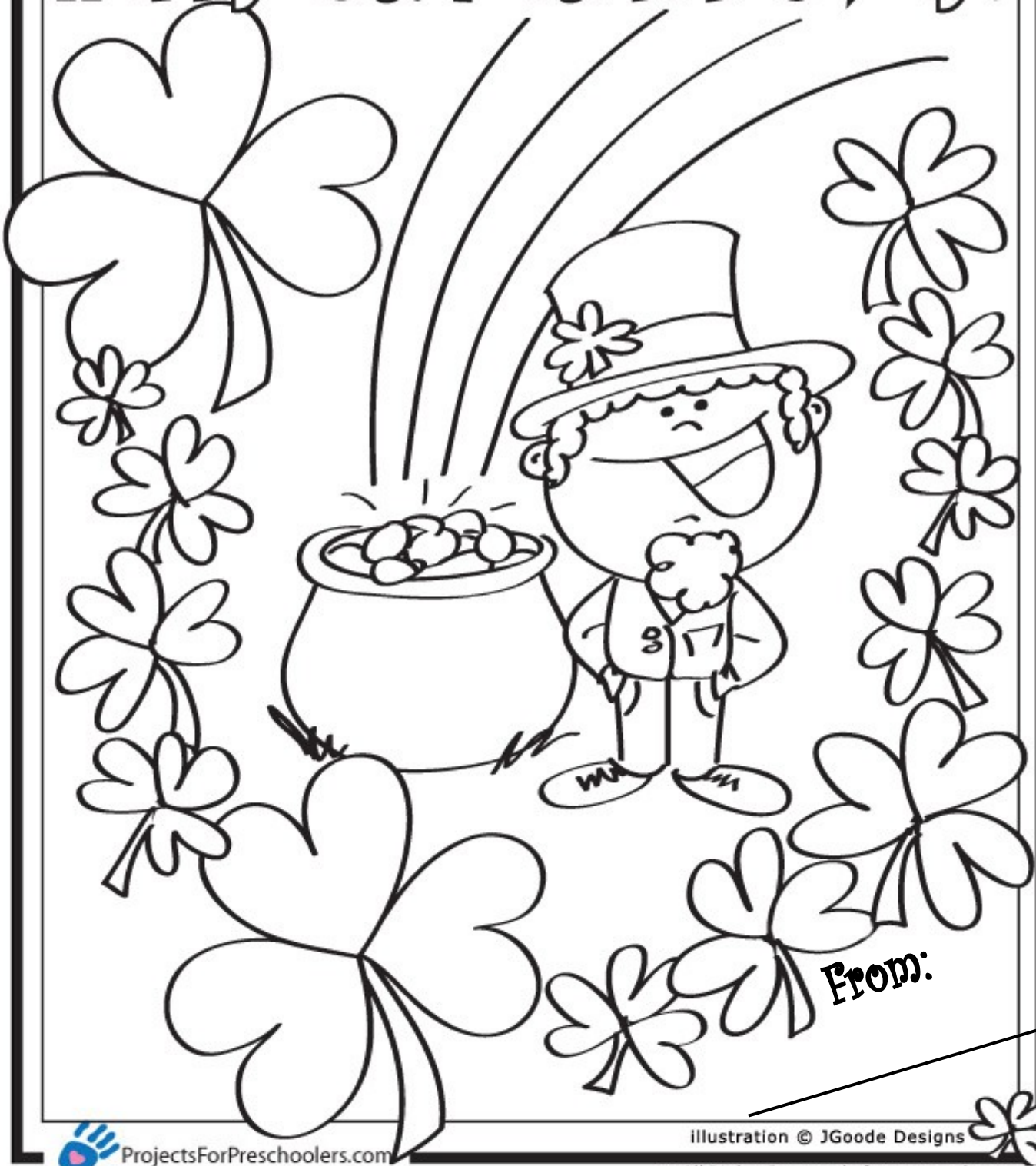
North Brighton is my home and I feel I can contribute to help continue making it a home and a community for all our members new and old.

Thank You for your consideration.

Please Vote March 10th, 2 pm

To: _____

HAPPY ST. PATRICK'S DAY!



From: _____



ProjectsForPreschoolers.com

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Classifieds

Scentsy Wickless Candles

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

**Call Marion 453-0968
or see my website:**

www.marionsflamelesscandles.scentsy.us

Sewing/Mending

**Member of NBT can
sew or mend your
items. Will also darn
holes in socks or do
personal ironing.
No Job too small.**

**Call: Jewlie
816-206-7364**

Luzier Personalized Cosmetics

**For Dry, Medium & Oily skin. Cosmetics, Skincare,
Body Moisture & Protection, Fragrances, Bath &
Body and Accessories. Hostess incentives for
those who wish to host a party.**

**For Info Call: Millie Shreck, Consultant 454-0389
email: smilliamp@aol.com**

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

Web Site: www.youravon.com/dschumacher



March 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Carrying Charges Due	2
3	4	5	6	7	8	9 Set your clocks Forward 1 Hr at Bedtime
10 Annual Meeting 2 pm Daylight Savings Time Begins	11 Late Fees Applied	12	13	14	15	16
17 Happy St. Patrick's Day	18	19	20 Senior Luncheon 11:30-? 1st Day of Spring	21 All Carrying Charges/Rent Due by 8 a.m. Attorney Referrals	22	23
24	25	26	27	28	29	30
31 Happy Easter						