

March 2015

The Brightoneer

ANNUAL MEETING

Sunday March 8th 2:00 pm



Spring
Forward
1 Hour

NBT Clubroom



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

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

Good Neighbor Award

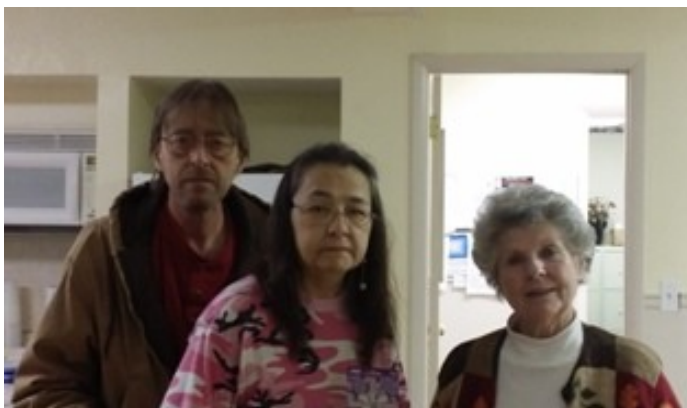
Kathy Armstrong

Kathy was nominated by Loraine Snead. Loraine wrote: "We have an angel here at NBT and I am the lucky recipient of this angel's warm generous heart. When I was hospitalized Kathy took care of my dog, she stocked my needy pantry and refrigerator and in general, filled needs as she saw them. As a result, I came home able to relax and recover." Loraine ended with: "This angel has no wings but they will be forthcoming someday, along with many stars in her crown."

Bless you, Kathy!"

The Board of Directors will recognize Kathy at the Annual Meeting on the 8th of March 2:00 pm. As a recipient of the Good Neighbor Award, she 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
Winners: Cindy &
Lloyd Kirk, pictured
with Esther Shelton,
Board Secretary**

Annual Meeting

Vote Here...Annual Election!

SPRING FOR-
WAED SAT-
URDAY
NIGHT

Date: March 8, 2015

Time: 2:00 p.m.

SPRING FOR-
WAED SAT-
URDAY
NIGHT

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

WIN* A FREE Month's Carrying Charge!

March 8th 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**

Office News

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

BARK! 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...

Senior Luncheon

3rd Wednesday



March 18th



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



Please make certain that all of your trash goes into 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.

Help keep YOUR property Beautiful!!!

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 8 for Details.

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

North Brighton Townhouses, Inc.
February 10, 2015
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 Selma Ireys, president; Ann Halsey, second vice president; Esther Shelton, secretary; and Dorothy Olson, treasurer.

Also attending were Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent; Dudley Leonard, cooperative attorney; and Betsy Kilker, administrative assistant with Linville Management Services, Inc.

Dudley reviewed the attorney status report.

Open Session

Thirteen members signed in for the open session. Selma welcomed them and called the meeting to order at 7 p.m.

Minutes of the January 13 meeting were approved.

Cindy and Lloyd Kirk were recognized as the Good Neighbor of the Month for February.

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

Esther reported that six installation/alteration permits have been approved.

Elizabeth presented the office report. One one-bedroom unit is available. In January, there were three move-ins and 47 exterminations.

Les gave the maintenance report. Three rehabs have been completed and three more are under way. Three or four more are expected in the next 30 days.

2/10/2015 NEWSLETTER MINUTES CONT.

Jack Coons won the door prize drawing of a \$25 gift card.

The open session ended at 7:20 p.m.

Closed Session

Elizabeth was asked to have a security officer at the March 8 annual meeting.

The board convened for an executive session.

The meeting was adjourned at 8:40 p.m.

20th Annual Tea Dance

Sunday, April 12, 2015 2-4 p.m. North Kansas City High School

For more information, call (816) 413-5003

Do you need a ride to the Tea Dance?

Clay County Senior Services has limited transportation available.

Call: 455-4800 (before April 8)

Senior Citizens from the community enjoyed last year's.

Don't miss the next one!!



SPRING CLEAN UP

It is time to start cleaning up our complex.

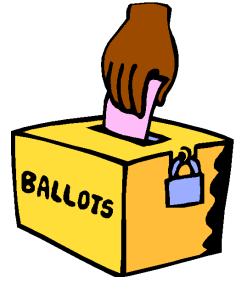
The following is a list of items to look for:

- 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 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.



VOTE



Annual Meeting Sunday March 8th.

Spring Forward
1 Hour



2:00 pm

NBT Clubroom

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

WIN* A FREE Month's Carrying Charge!

March 8th at the Election: 2:00pm
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- **MUST BE PRESENT TO WIN**
- *****Come Early To Get a Seat*****

Sheila Johnson

Education:

I graduated from North Kansas City High School in 1977.

Personal Information:

I've been married to my husband Kevin for 35 ½ years. We raised 3 children here at North Brighton. We've actually lived here for 34 years. We also have 3 wonderful grandsons. I am employed by the State of Missouri for the past 8 years. Prior to that, I worked for Northland Neurological Associates. Before that, I was a stay-at-home mom, where I was a volunteer at our church and the schools our children attended. I was able to do that because of North Brighton. Our son lived here for a while, as well as my mother lives here currently.



Reasons for Running:

I have served on the board from 1995 to present. It has been a privilege to serve the members. With our mortgage paid and all the renovations, I've learned that it is a continual process keeping our property current and attractive. I've seen many changes to North Brighton, and with your vote, I'd like to see and be a part of many more to come. I would appreciate to once again be a serving member, serving you.

Thank You.

Dorothy M. Olson

Objective:

To continue my service as a board member with North Brighton Townhouses, Inc. As a resident since 1997 and a board member since 2012, I wish to take my experience in operating my own business along with management of people and apply those skills to benefit our cooperative.

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 & Experience:

Management Training & Dietetic Training Courses: NKC Hospital

Supervisory Training Courses: MG Maintenance

Graduate: Joplin High School

2012—Present | Board of Directors - North Brighton Townhouses, Inc.

1989—2006 | Supervisor, Evening Shift - MG Maintenance Company | KC, MO

1990—2008 | Supervisor, Day Shift - North Kansas City Hospital | NKC, MO

1974—1984 | Owner, - Colony Inn Steakhouse | Joplin, MO, Pig n Pit Barbeque | Joplin, Missouri and Villa Capri | Kansas City, MO

Qualifications For Candidacy:

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 for your vote!

Re-elect Betty Maltbia to Board of Directors

Personal Data: Betty is a native of Kansas City, MO and a resident of North Brighton Townhouses (NBT) since July 1988. She is a mother of three; grandmother to 8, and a great-grandmother to one. Her family has a strong military service presence that includes the United States Air Force, Army, and the Marines. Prior to moving to NBT she lived in Parvin Estates where she initiated a "Yard Beautification Project" that was recognized in the Kansas City Star. She also served on Parvin Estates' Residence Association as Secretary, Vice President, and President.



Education: Graduate of Central Senior High School in Kansas City and has taken numerous college courses over the years directly related to her employment. Betty Maltbia is an essential component of Mid-America Arts Alliance since 2001, advancing from Performing Arts program assistant (April 2001 – June, 2005), to program associate (July, 2005 – June, 2007), then to program manager (July, 2007 – June, 2010), and currently is the Arts and Humanities Grant Making Program Administrator, data base manager, and back-up event photographer. Betty is responsible for program guidelines; grant processes and payments for the Regional Touring, Artistic Innovations, Professional Development Stipend, and the Exhibits USA Education and Public Program Grants.

Her job accomplishments include producing the "2008 Live In the Crossroads" concert series, management of the Meet the Composer Program, Latino Culture Project, Enhance Dance and the American Masterpiece Dance initiatives. She is an active member of the Plains Presenters Association and has represented Mid-America Arts Alliance at major arts conferences and meetings. Betty's database skills won her recognition on the Bromelkamp Corporation's website in 2012. The Bayer Corporation previously employed her for 18 years and the State of Missouri for 12 years. Additionally she currently serves on the Johnson County Community College Arts and Education Committee and volunteers with church and community efforts.

Qualifications: First elected to the North Brighton Board of Directors in 1997 and she has served in all board officer positions. Obtained a Certified Board of Director Certificate from the Midwest Association of Housing Co-Operatives and have participated in continuing education classes to maintain that certification. Attended

Re-elect Betty Maltbia to Board of Directors cont.

numerous training seminars through the National Housing Cooperative Conventions, Midwest Association of Housing Co-Operatives, and Linville Management. Along with the Board Team she participated in the planning stages of revising the North Brighton Corporate By-Laws, and the development and financing of the renovation. Some of the classes were: Fair Housing, How to Prepare an Annual Budget, Monitoring Cooperative Reserve Accounts, Robert's Rules of Order, Marketing, Understanding Financial Statements, and Solving Conflicts among Co-operative Members.

Along with the Board Team she participated in the planning stages of revising the North Brighton Corporate By-Laws, and the development and financing of the renovation project. During previous service with other board members she was engaged in several projects. Some of those projects are:

1) Revising and updating "The Rules We Live By"; 2) Bath tub, stove, refrigerator, and window replacement projects; 3) Fall Festival Celebration; 4) Routine sewer maintenance; 5) Together with Sheila Johnson, petitioned the City of Kansas City in June 2002 to include North Brighton Avenue from Parvin Road to 210 Hwy in its plans to widen and improve North Brighton Avenue which is now completed; 6) Surveyed members on what areas or items they would like to see improved at North Brighton after the original loan payoff to include in the renovation; and 7) Supported the purchase and renovation of the model unit building which increased the number of units and put that building under the Rules We Live By to create a safer community.

Reason for Candidacy: Betty would like to use her acquired business and social skills to continue enhancing North Brighton, but keep it affordable for all residents. Recently she requested the City of Kansas City to post "Deer Crossing" signs on North Brighton Avenue between 34th Terrance and 36th Street where a family of deer is often seen grazing just south of NBT buildings.

Betty needs "YOUR" vote on March 8th to continue to move North Brighton into a prosperous future.

Esther J. Shelton

REASONS FOR RUNNING:

I would like to be elected to your board for another term and would very much appreciate your vote.

My objective is to do as much for North Brighton and its members and try to give back some of the good I've received when I came here. I was so happy when our mortgage was paid in full. Now NBT would be able to progress and move forward.

We have had a great management team with Melva and Linville Management. Our office staff is beyond reproach and I can't say enough good about our maintenance crew. (I remember well when I first came here.)



PERSONAL:

I have been a lifelong resident of Kansas City, MO. I became a widow at 34 years old with 5 stair-step children and a step-daughter. After being a single mother for 4 years, I remarried for a short time and had a daughter. We moved into North Brighton Townhouses in 1976 and I raised my youngest daughter here. I now have 4 grandchildren, 7 step-grandchildren, 8 great-grandchildren and lots of step-great-grandchildren.

EXPERIENCE:

I was appointed to fill the position of an elected board member who passed away and although I have been on the board for just a short time I have learned that there is a whole lot to running this complex. I have worked in the clerical/financial fields at American Polled Hereford Assn., Retail Credit Co. and Black & Veach. I retired from AT&T after 22 years of service. After retiring I volunteered for 12 years at The Heart of America Indian Center of Kansas City and 3 of those years at the National Archives (NARA).

Thank you,
Esther J. Shelton
Your neighbor and member

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

FREE 32" TV
Great for Video games
Very heavy You haul off.
Call: (816)589-2212

FOUND: 2 DIFFERENT ELECTRONIC DEVICES — CALL THE NBT OFFICE AND DESCRIBE IF YOU HAVE LOST A DEVICE.

Truck Mount Professional Cleaning: Tile/Vinyl/
Wood & Carpet Cleaning Specialist
(Owner is a resident of NBT) 2
Room Special = \$129 Call:
816-255-7698 or 416-9974

Full House Cleaning
Special For NBT
Residents Only
2 BR = \$79, 3BR = \$99,
or 4 BR = \$109
Call: 816-416-9974

March 2015

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Carrying Charges Due	2	3	4	5	6	7  Spring Forward 1 Hour
8 Annual Meeting 2:00 pm	9	10	11 Late Fees Applied	12	13	14
15	16	17 St. Patrick's  Day	18 Senior Luncheon 11:30	19	20	21 Attorney Referrals
22	23	24	25	26	27	28
29	30	31	Annual Meeting Sunday March 8, 2:00 pm NBT Clubroom			