



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

The Brightoneer

May 2011

happy
mother's
day!

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Office Phone:	816-454-2500
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North Brighton Townhouses, Inc.

April 12, 2011

Board Meeting

NEWSLETTER MINUTES

The board convened at 5:30 p.m. Present were Betty Maltbia, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Selma Irey, secretary; Terry Wood, treasurer; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, Carmen Detherage and Betsy Kilker, all of Linville Management Services, Inc.

Bob Guimbarda and Gwen Knight of EVS joined the meeting at 6:10 p.m.

Open Session

Eight members signed in for the open session. Betty welcomed them and called the meeting to order at 7:15 p.m.

Minutes of the February 8 board meeting were approved unanimously.

Selma said 10 installation permits had been received and approved.

Terry gave the treasurer's report. She has reviewed the receipts and found all in order.

Elizabeth gave the office report. Nineteen units are for sale: five one-bedroom units, 10 two-bedroom units and four three-bedroom units. There is a \$150 referral fee paid to members who refer a qualifying applicant.

A new furnace and air conditioning system has been installed in the club house.

Betty opened the floor to member comments.

Margo Stotts asked that mowing of the grounds cease while children are waiting for the school bus.

Connie Kanatzar won the \$25 gas gift card.

Closed Session

Les was asked to investigate current vertical and horizontal shed sizes.

Dudley was asked to write a towing rule.

The board ratified four telephone polls.

The board reviewed nominations for the Good Neighbor award and an April recipient and a May recipient were chosen.

The board discussed habitual violations of North Brighton yard keeping standards by members whose backyards are continually full of debris and trash. Grievance hearings for such violators will be scheduled upon documentation and recommendation by maintenance staff. Three separate violations of the grounds rules within a 12-month period will warrant a grievance hearing.

The board approved the purchase of two smaller tables to replace the big table in the board room.

The board voted to discontinue advertising on Apartment.com.

The board agreed to change security patrol hours during the summer.

Board members were asked to review and sign the board member code of ethics.

The meeting was adjourned at 11 p.m.

Office News



Please do not feed animals or leave food outside. The food attracts opossums, rats, and stray cats.

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.

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**



Maintenance Reminders

Are You Ready for Yard Inspections?

From Your "Rules We Live By"

Section 1.1 Page 1 Housekeeping Standards

General

4. Windows must be covered with acceptable window coverings at all times. Acceptable window coverings include blinds, shades, vertical blinds, drapes.

Section 1.11 Page 10

D. Fenced Yard

1. Mow grass and trim fence lines inside & out. Trim all plants (must not touch buildings), weed flower beds, remove all dead flowers, grass weeds, and animal residue.



LAWN MOWERS

Michael Tucker

816-413-8721

Leave name & Number

Paul Main

816-830-9599

Weekdays after 3:00pm/
On Weekends Anytime

Roger & Matt Reynolds 816-231-8439

Anytime

Hi — I am a new resident Avon Representative here at North Brighton Townhouses. I would love to have you as a new customer. Please call me at the number below or email me. Or you can order on-line at my website and mark for "Representative Delivery" and I will deliver your order to your door. There are books at the office if you would like to take a look.

Diane Schumacher

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

For Sale:

Fisher Studio Stereo Unit (Standard)

Glass unit with 5 components

includes 2 Fisher speakers.

Very good condition,

816-453-1369

Best offer sells!

Good Neighbor Awards



April's Winner

Makenzey Gust Recieves Good Neighbor Award

Marion Coffman nominated Makenzey .

Marion fell and had to go to the hospital, Makenzey offered to take her to the hospital and helped with her bird & dog. Makeenzey & her mother checked on her at the hospital and dug her car out after the snow this last winter.



May's Winner

Michael Tucker Recieves Good Neighbor Award

Jenny Hauck nominated Michael.

In the very cold weather Michael cleaned Jenny's car several times, purchased heat for her car & help start her car.

The Board of Directors will recognize Makenzey & Michael at 7 p.m. during the open session of the May 10th, 2011 board meeting. As a recipient of the Good Neighbor award, Makenzey & Michael will receive a \$25 gift card.

The Good Neighbor of the Month Award recognizes members of North Brighton who exemplify the special spirit of cooperation that makes our community a better place for all of us.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Carrying Charges Due	2	3	4	5	6	7
8 Happy Mother's Day	9	10 Board Meeting 7 pm	11 Late Fees Applied	12	13	14
15	16	17	18 Senior Luncheon 11:30am—? *Lunch will be furnished	19	20	21
22	23 Attorney Referrals	24	25	26	27	28
29	30 Memorial Day Office Closed	31				