

May 2012

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

The Brightoneer



May 13th

Happy Mother's Day!

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



Good Neighbor Award

Christy Mormino Receives the Good Neighbor Award

Christy was nominated by Marion Coffman. Marion wrote that when she was ill and having difficulty Christy came outside and helped her even though it was a chilly evening. Christy was thoughtful and caring enough to help Marion into her home and then help get her settled in. Marion was so very grateful that Christy was there to help.

Thank you Christy for being a good neighbor.

The Board of Directors will recognize Christy, Judy James & Pauletta Clubine (April's recipients) at the board meeting on the 8th of May.

As a recipient of the Good Neighbor Award, the ladies 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 us all. Good Neighbor Nomination forms are available in the office.

North Brighton Townhouses, Inc.

Board Meeting May 8, 2012

Door Opens at 7:00 p.m.

In This Issue:

Good Neighbor Award.....	Pg 2
Renovation Progress Report.....	Pg 3
Board Meeting Minutes.....	Pgs 4-5
Office News & Maintenance Reminders & News.....	Pgs 6-7
All for Mom including gift ideas.....	Pgs 8
Senior Luncheon Date and Notice.....	Pg 9
FYI (Discount Drug Programs) & Rules We Live By Review.....	Pgs 10-11
May Calendar.....	Pg 12

Renovation Progress Report



The exterior and the interior work has been completed on **11** buildings and **4** buildings are in various stages of the exterior work.

Renovation will begin on the playground equipment soon. Please keep your children out of the work area until **ALL** work is completed.

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.

Board Meeting Minutes

April 10, 2012

Closed Session

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; and Sheila Johnson, treasurer.

Also attending were 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.

Minutes of the February 14 board meeting, the March 11 annual meeting and the March 13 and April 3 rules meetings were approved unanimously.

Terry asked that individuals introduce themselves at the beginning of open sessions and that the awarding of the Good Neighbor of the Month be rotated among board members.

Dudley and Melva conducted new board member orientation.

Dudley reviewed the board member code of ethics and the moral and legal obligations of those who serve on the board.

Melva encouraged members to follow the chain of command. The board hires the managing agent and the managing agent oversees maintenance and on-site staff.

The board ratified three telephone polls.

The board agreed to allow the senior luncheons a budget of \$150 a month for food.

Board Meeting Minutes Cont.

The board discussed new language for parking rules: ``You are required to park in your assigned numbered spot.'' This will be discussed at a rules meeting.

Dudley reviewed the attorney status report.

Selma reported that six installation/alteration permits were approved.

Elizabeth gave the office report. There have been 37 defaults and three move-ins. Twenty-five units are for sale.

The bylaws picnic will be Sept. 8. Time Warner Cable will either supply a gift card so the cooperative can buy the food or the cable company will have the picnic catered.

Les presented the maintenance report. Renovations were slowed due to rain. An October completion date is projected.

Furnace filters have all been changed and smoke alarms checked. Playground equipment has been selected and the board agreed to red and blue for the equipment colors.

The board placed on the May agenda a discussion of the new employee policy manual, a dog waste system and price estimates on plaques listing all board members who have ever served.

A closed rules meeting was scheduled for 5:30 p.m. on Tuesday, May 1.

The meeting was adjourned at 9:10 p.m.

Next Board Meeting
May 8, 2012
Doors Open at 7:00 p.m.

Office NEWS



Rabies Tag

ALL dogs and cats **MUST** have current Rabies Vaccination and KC License documentation on file in the office. Please bring these in **EVERY** time you have your pets vaccinated.

KC License



Checks and Money Orders need to be filled out in Black Ink. Thanks

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



Also please do not leave toxic liquids outside, i.e.: Antifreeze, as the animals we do love may drink them and become ill.

Please be respectful of NBT property. We have had a few calls about kids spray painting or destroying trees. Let's all keep NBT beautiful :)

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.

**Our Current Move-In Special:
1st month Carrying Charge is FREE.**



Maintenance Reminders & News

Are You Ready for Yard Inspections?

From Your "Rules We Live By"

Section 1.1 Page 1 Housekeeping Standards — A. 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.

YARD SALES

Members are allowed to have their own sales from May through September only.

The following rules apply:

- 1.) Signs must be removed from the property the morning after the sale is over.**
- 2) All merchandise must be brought inside the unit each night if member is having a multiple day sale.**



If you want to be on the NBT Mowers list: call 454-2500.

NBT Lawn Mowers

Roger—816-500-2796

Selma—816-756-7325

Her Grandkids will mow with adult supervision.

Bricen—816-500-4339

Mows on weekends



(Please leave a message if no answer)

Mother is said various ways around the world such as:
France – Mere, Germany – Mutter, Hindi – Maji, Urdu –
Umee, English - mummy, & mum, and in America all are
accepted but the usual are: Mom, Ma, Mamma, Mommy
and of course Mother.



History of Mother's Day

In the United States of America Mother's Day was first suggested in the year 1872 by Julia Ward Howe (author of the Battle Hymn of the Republic) as a day dedicated to peace. She would hold an organized Mother's Day meeting in Boston, Massachusetts every year.

It wasn't until in 1907 when Anna Jarvis, from Philadelphia, began a campaign to establish a national Mother's Day. Ms. Jarvis persuaded her mother's church in Grafton, West Virginia to celebrate Mother's Day on the second anniversary of her mother's death, the 2nd Sunday of May. By the next year Mother's Day was also celebrated in Philadelphia.

She and several of her supporters began to write to ministers, businessman, and politicians in their endeavor to establish a national Mother's Day. In 1910, the governor of West Virginia proclaimed the second Sunday in May as Mother's Day and a year later every state celebrated it. It was successful as by 1911 Mother's Day was celebrated in almost every state. President Woodrow Wilson, in 1914, made the official announcement proclaiming Mother's Day as a national holiday that was to be held each year on the 2nd Sunday of May.

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Diane Schumacher, Avon Representative

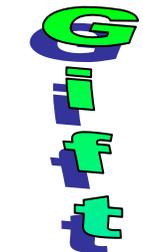
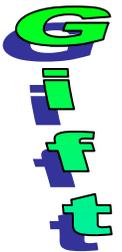
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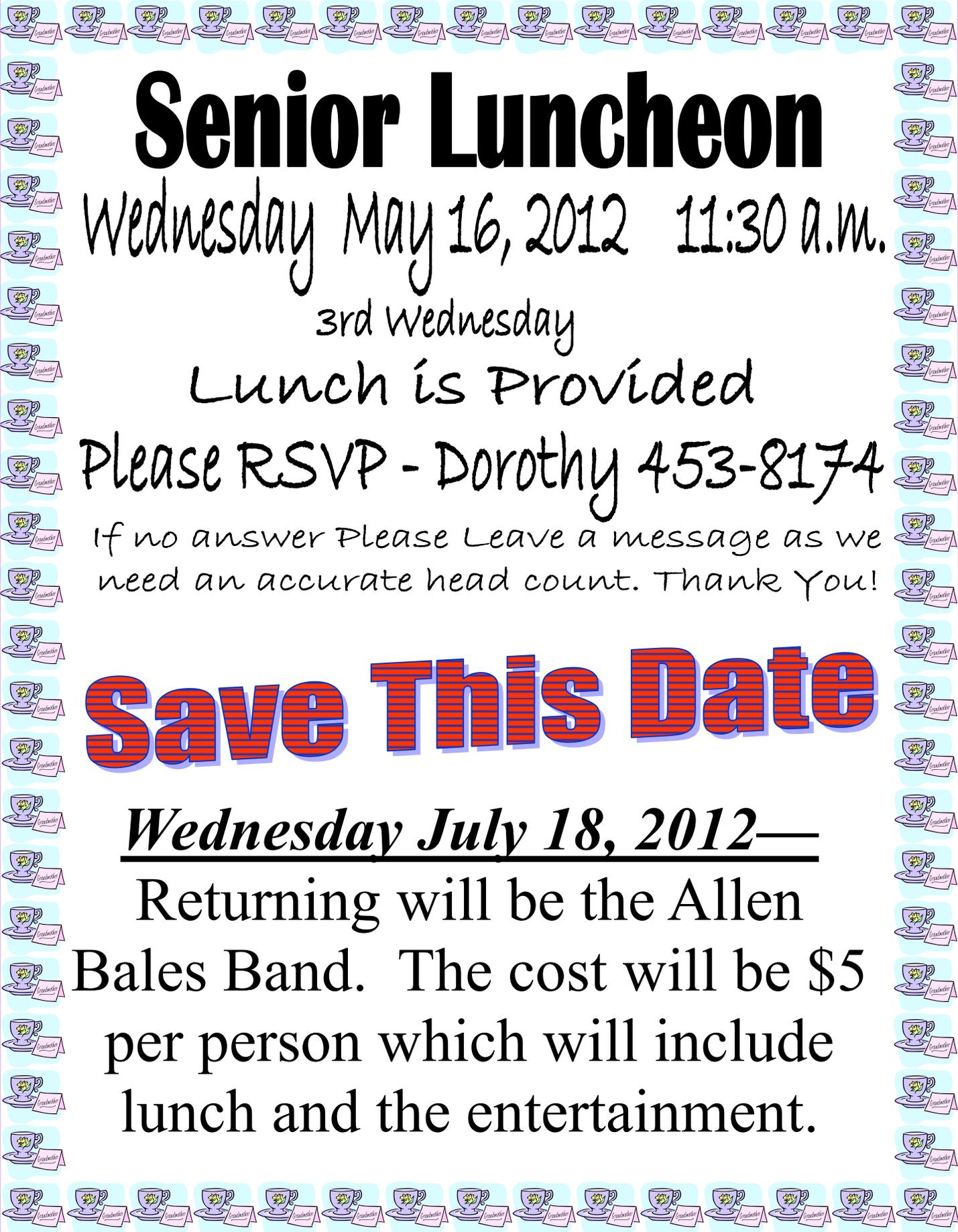
(816) 453-3324 (Home) – (816) 507-7299 (Cell)

Email: ladyschu@kc.rr.com

Web Site: www.youravon.com/dschumacher

New Avon Booklets in NBT office every 2 weeks





Senior Luncheon

Wednesday May 16, 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!

Save This Date

Wednesday July 18, 2012—

Returning will be the Allen Bales Band. The cost will be \$5 per person which will include lunch and the entertainment.

Discount Drug Programs

Discount Drug Programs That Pay. Taken from Consumer Reports May 2012

PHARMACY	CVS PHARMACY	K MART PHARMACY	TARGET PHARMACY	WALGREENS PHARMACY	WALMART PHARMACY
DISCOUNTS	\$12 for a 90 day supply.	As low as \$5 for a 30-day supply or \$10 for a 90-day supply.	\$4 for a 30-day supply or \$10 for a 90-day supply of specified generic drugs.*	\$12 for a 90 day supply.	\$4 for a 30-day supply or \$10 for a 90-day supply of specified generic drugs.*
WHAT'S COVERED	More than 400 generic drugs.	More than 500 generic drugs.	More than 200 generic drugs.	More than 400 generic drugs.	About 300 generic drugs.
MEMBERSHIP	\$15 annual enrollment fee per person.	\$10 annual enrollment fee for individuals.	No Fee.	\$10 annual enrollment fee per person/\$35 per family.	No Fee.
WHO IS COVERED	People not using insurance.	All are covered.	All are covered.	People not enrolled in a publicly funded health-care program.	All are covered.
BONUS	CVS's Health Savings Pass will save you 10% on flu shots and CVS's MinuteClinic visits.	Get additional savings on generic and brand-name drugs if you join..	Save 5% on one day of Target shopping after filling 5 eligible prescriptions.	Possible discounts on thousands of specified drugs.	By participating in Walmart's pharmacy program you could receive free shipping.

*exceptions apply

Rules We Live By:

Review

Section 1: Cooperative Member's Responsibilities

Section 1.3 Charge Limit / Payment Method

Members of NBT are allowed to 'charge' up to \$750.00 of improvements or other service charges (**excludes all carrying charges**) provided by NBT Maintenance Department to their "account card". The amount is to be paid in no less than (1) one year. Members will be required to sign a financial agreement (should they take this option) for payment. Regular carrying charges and agreed amount (A monthly rate of 1/12 of the total cost or a **minimum** payment of \$5.00, whichever is greater.) Payment MUST be paid every month or the member will be sent to the co-op attorney for collection of the TOTAL amount due.

Section 5: Grounds

Section 5.6 Littering Of Grounds

Trash must be disposed of properly in a tied plastic trash bag. Do not leave trash outside the receptacle. Large items, such as appliances, carpet, furniture, etc. should be brought to the dumpster behind the office for pick-up. Trash pick up is provided (3) three times a week. Items found outside the dumpsters will be examined to determine ownership and the owner will be levied a maintenance assessment.

Section 5.8 Outside Faucets

Outside water faucets MUST be shared by the pair of members that are on either side (front and back). If you refuse to allow your neighbor proper usage of a faucet, the member can request that maintenance go into your unit and turn ON the faucet. This will result in you being charged \$15.00.

Section 6: Pets

Section 6.3 Restrictions

A. NO PET SITTING

B. Maximum 2 pets per unit.

C. No dogs or cats over 40 pounds at maturity.

D. No dogs or cats over 18 in shoulder height at maturity

E. No permits shall be issued for pets having propensity to injure, including, but not limited to: Pit Bull, German Shepherd, Doberman Pinscher, Great Dane, Wolfhound, Chow, Husky, Miniature Pinscher.

May 2012

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