

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

A KCPD Certified Crime Free Property

The Brightoneer

May 20 15

Happy



Mother's

Day

May 10th

Office Phone:

816-454-2500

Maintenance Emergency:

913-894-3456

Security Number:

816-868-4115

Non-Emergency Police:

816-413-3400

Website:

www.northbrighton.com

Key Notes From Board Meeting: "Late fees will be charged on all outstanding balances regardless of the amount...See Pg 5

Open Your Mail

GOOD NEIGHBOR AWARD
Barbara Rader

Barbara was nominated by Angela Rotundo. Angela wrote: "Barbara is very helpful for me and my family. She has helped me carry things out of my car and take them into the house, she has helped me when I need it and she has watched my children for me. Thanks for everything Barbara!"

The Board of Directors will recognize Barbara at the board meeting Tuesday May 12, 2015 7:00 pm. 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.



Linda Comesano,
April's Good Neighbor
Pictured with
Millie Shreck

May's Board Meeting
May 12, 7:00 pm


Senior Luncheon
Wednesday
May 20th
11:30 — until?
Open to all
seniors
of NBT
RSVP: Bertha 452-6522 or
Shirley 377-4302
(Leave a message if no answer)


Rules We Live By: Pets—Section 6.4 Regulations



- A. When outside a fenced yard, all pets must be leashed, restrained and under the control or supervision of the member.

Pets cannot threaten others by attempting to bite, jump upon, charge toward or otherwise cause others to fear immediate personal injury to themselves, to other people or to their own pets.

Removal and disposal of animal waste are the responsibilities of the pet owner. Pet waste must be removed daily from the grounds and placed in a sealed or tied container before being properly disposed of in a trash receptacle.

- B. If a North Brighton employee meets with an animal control officer to correct a violation of North Brighton's rules or city ordinance, a fee will be charged to the pet owner's account.
- C. No person may keep or harbor any animal on the premises of North Brighton without a current Pet Permit.
- D. The owner of a pet will be held financially responsible for any actions of such pet. In addition, the owner agrees to totally accept all liability pet ownership may create.

North Brighton Townhouses, Inc
April 14, 2015
Annual 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; Sheila Johnson, first vice 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 Carmen Detherage, comptroller, and Betsy Kilker, administrative assistant with Linville Management Services, Inc.

The board reviewed a letter about late fees and financial agreements. The board agreed to the content of the letter: that late fees will be charged on all outstanding balances regardless of the amount unless payment plans have been arranged by the cooperative attorney or the board and that financial agreements will be mailed to all members who currently are making payments on work orders.

Open Session

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

Minutes of the March 8 meeting were approved.

Linda Comesano was recognized as the Good Neighbor of the Month for April.

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

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

Elizabeth presented the office report. Five units are available: three one-bedroom units and two two-bedroom units. There have been three move-ins.

Les gave the maintenance report. Large areas around the road project have been reseeded and grass is now growing. Ruts on the ball diamond have been smoothed out and seeded and reimbursement to North Brighton for the damages is expected.

Fifty posts have been installed around two cul-de-sacs to discourage motorists from driving on the grounds. Furnace filter replacement is almost complete.

Selma opened the floor to member comments.

Kathleen Lawson won the door prize drawing of a \$25 gift card.

The open session ended at 7:30 p.m.

Closed Session

The board reviewed a security synopsis prepared by Elizabeth, which was included with the office report. The board asked that she continue to prepare the monthly summaries.

The meeting was adjourned at 8 p.m.

Key Note From Board Minutes: "Late fees will be charged on all outstanding balances regardless of the amount unless payment plans have been arranged by the cooperative attorney or the board and that financial agreements will be mailed to all members who currently are making payments on work orders."

Office News

The office has received several calls about kids playing baseball in the parking lots or on the playgrounds. Parents please have your kids play with a tennis ball so that cars are not damaged by overthrown balls. Respect is contagious...spread it around!!

Parents: Please remind your children to not put their hands inside fences to pet dogs in other member's yards. This act may frighten the pet and cause the pet to behave in a defensive manor.

The Office and Maintenance will be closed Monday May 25th in observation of Memorial Day.

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. Referral Bonus will be paid upon referral's move in.

Maintenance Reminders

Do not put trash on your front porch. Also please make certain that all trash is put inside the dumpster. If your children take the trash out to the dumpster please be certain that they put it inside the dumpster, not beside it or on top of it. If they are unable to open the door have them bring the trash back and have an adult take it out.

A fee will be charged if your trash is found beside the dumpster.



Rules We Live By: 6.4 Regulations

Removal and disposal of animal waste are the responsibilities of the pet owner. Pet waste must be removed daily from the grounds and placed in a sealed or tied container before being properly disposed of in a trash receptacle.

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.



Hey Kids:
Color this for
Mom. Don't
forget to
pamper her
on May
10th...

Dear Members:

Some of the buildings in North Brighton have experienced sewer back ups. If you were not one of the unfortunate members to have had this experience, you cannot know how frustrating this situation is. Carpeting and furniture may be saturated with sewage and ruined, to say nothing of the odor that remains.

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 not to put anything down the stools and drains, 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—

“Flushable” cat litter (Grease should NOT be put down the stools or drains)

Cleaning products like “Flushable” Scrubbing Bubbles bathroom wipes & “Flushable” toilet brush should NOT be put down the stools.

Disregard what packaging may say about products being disposable or flushable.

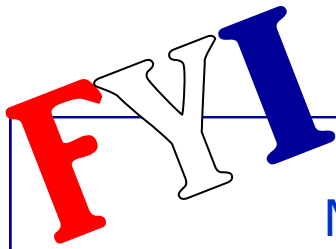
Nothing of this type is to be put down the drains.

Your cooperation in this matter is appreciated.



**STOP PET ODORS IN YOUR YARD
'SWEET PDZ'**

AVAILABLE AT FELDMANS FARM & HOME



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.
- 3) Multiple day sale are limited to three (3) days.

Pest Control

S.O.S. Pest Control treats our facility twice monthly on a preventative maintenance schedule. If you are scheduled for a pest control treatment please make sure your pets are put up. S.O.S. will not enter units that have pets unattended. Nor will they enter when children are home without an adult present.

Thank you for your cooperation.

May 22nd—Last Day of School!

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 NBT 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 apply in the following instances. Please see your copy of ***Rules We Live By*** for additional provisions.

Classifieds:

Are you looking for
a job? Call Arlin
(816) 359-1714

Arlin Garcia
Staffing Coordinator

3100 S. 24th Street Suite B
Kansas City Kansas 66106
Cell: 816-359-1714

Office: 913-962-0307
Fax: 913-273-1362
Arlin@allianceworkforcekc.com
www.allianceworkforcekc.com

Alliance Workforce Inc.
Putting Quality People To Work

Ray's Custom Fence & Rail Co.
816-787-6737
Call for your fence and gate repairs.



MOWERS 2015

Lia—(816) 288-8983

Shara & Emmanuel—(816) 741-5785

Mark & Connie—(816) 599-2575

Emmanuel or Nansi—(816) 612-9928



Leave a message if no answer, we will call you back.

Payment to mowers is due in advance, Grass over 8" tall,
has an extra charge. Pet waste must be picked up. Flower bed
service or chemical applications are an additional charge.



NBT Maintenance charges \$35 or more to mow.

Call today before you get tagged.

MEMORIAL DAY
May 25th

MAY 2015



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Carrying Charges Due	2
3	4	5	6	7	8	9
10 	11 Late Fees Applied	12 Board Meeting 7:00	13	14	15	16
17	18	19	20 Senior Luncheon 11:30-?	21 Attorney Referrals	22 Last Day of School!	23
24 31	25  Office Closed	26	27	28	29	30