

North Brighton Townhouses, Inc. 5057 N.E 37th Street KC, MO 64117
A KCPD Certified Crime Free Property

The Brightoneer

May 2016

Happy
Mother's Day

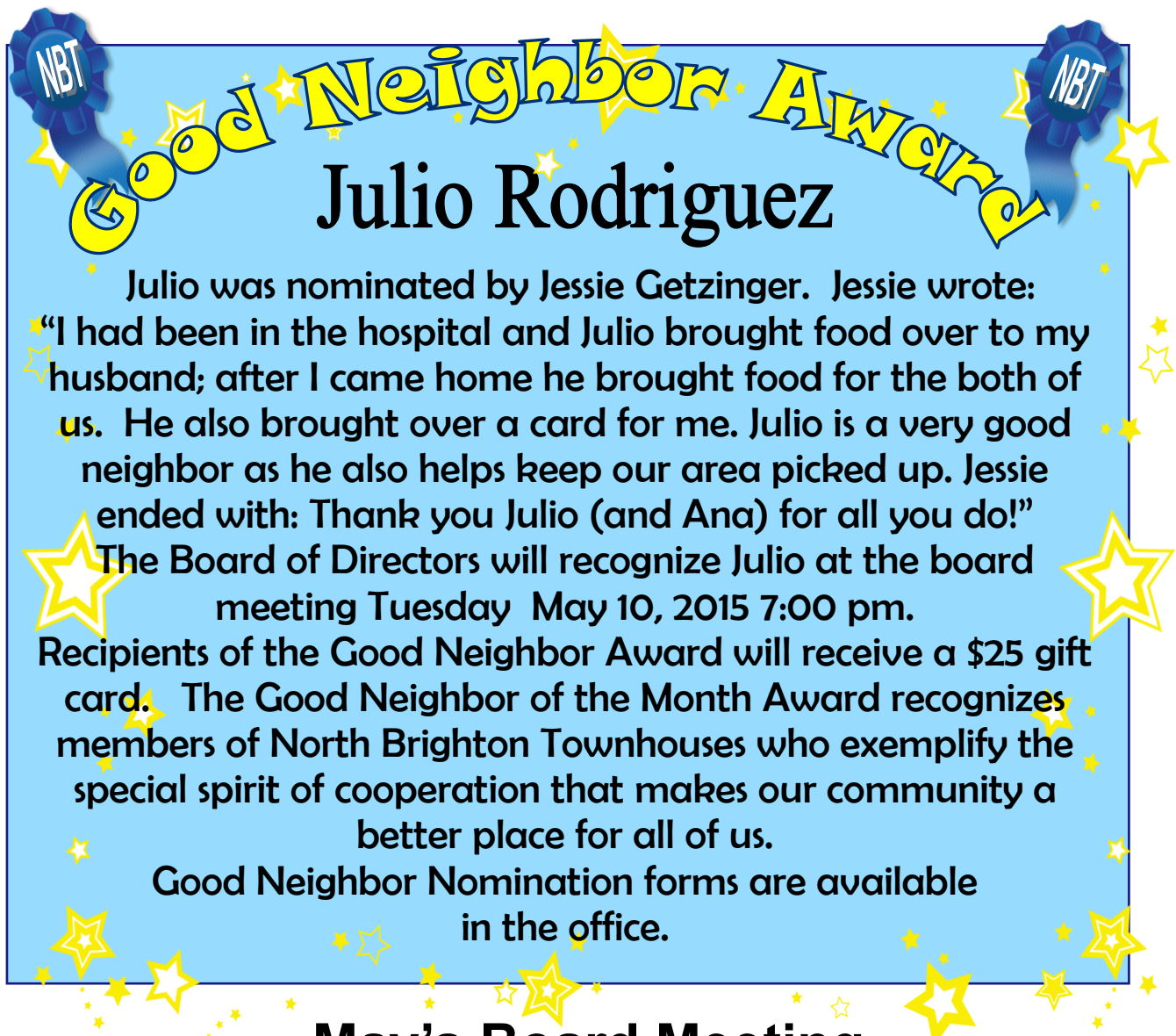


Sunday May 8th

**May Board Meeting: May 10th—
Door Opens at 7:00 pm**

There will not be a Board Meeting in June.

Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-868-4115
Non-Emergency Police:	816-413-3400
Website:	<u>www.northbrighton.com</u>



Julio was nominated by Jessie Getzinger. Jessie wrote:

"I had been in the hospital and Julio brought food over to my husband; after I came home he brought food for the both of us. He also brought over a card for me. Julio is a very good neighbor as he also helps keep our area picked up. Jessie ended with: Thank you Julio (and Ana) for all you do!"

The Board of Directors will recognize Julio at the board meeting Tuesday May 10, 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.

May's Board Meeting

May 10, 2016

Door opens at: 7:00 pm



Have you forgotten that the bridge is closed and you went to the construction zone? Here are directions via the back streets: Directions to Vivion Rd. (Route 69) from N. Brighton: *Take N. Brighton to the construction at the closed bridge, turn right onto NE 49th St., go to N. Denver (1st Left) take N. Denver to NE Barnes, turn right, follow NE Barnes to NE Compton Ave, turn left. Vivion/Rte 69 is at the traffic light.



Senior Luncheon
Wednesday
May 18th
11:30 — until?



Open to all seniors of NBT
RSVP: Bertha 452-6522
or Shirley 377-4302
 (Leave a message if no answer)

Please Note: There is No June Luncheon.
The *Band* will be here to perform in July.



**P
e
t
s**

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 12, 2016
Board Meeting
N E W S L E T T E R M I N U T E S

Board members present: Selma Ireys, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Esther Shelton, secretary; and Dorothy Olson, treasurer

Staff present: Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; Les Dudrey, maintenance superintendent; and Chris Curlett, assistant maintenance superintendent

Also attending: Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney

The board convened at 5:30 p.m.

The board voted to cancel the June board meeting.

Open Session

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

Minutes of the February 9 board meeting were approved.

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

Esther reported that 10 installation/alteration permits have been submitted and all were approved.

Elizabeth presented the office report. Two one-bedroom units are available. There have been five move-ins.

Les gave the maintenance report.

Work on six rehabs is underway. Annual inspections have been completed and furnace filter replacements are halfway done. One roof was replaced on

Friday. Cameras have been installed on the clubhouse. The third bed bug inspection was conducted on March 17 and one unit was treated for infestation.

Betsy reported for Linville Management Services, Inc. Ten applications were approved in February and March. Eleven final statements were completed in February and March. One final statement is pending.

Financial reports were mailed to the board on April 6.

Latasha Savage was recognized as the Good Neighbor of the Month for April She was nominated by Ann Halsey.

Selma opened the floor to member comments.

The door prize drawing was won by Tammera Wood.

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

**May Board Meeting: May 10th—
Door Opens at 7:00 pm**

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Save the Date:

May 11th—NKCHS Graduation 7p.m. Municipal Auditorium

May 12th—WHS Graduation 7p.m. Community of Christ Auditorium

May 20th—Last Day of School! Half-day K-12

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.

Office News

The office has received several calls about cigarette butts being thrown outside on the grounds. Please be certain to dispose of your cigarette butts properly. Do not throw them outside for someone else to clean up. 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.

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.

Maintenance Reminders

April Bed Bug Inspections report that no issues were found within this group of buildings.

The Office and Maintenance will be closed Monday May 30th in observation of Memorial Day.

The Procedure for Tagging Members Whose Yards Need Cleaning Up From Mowing or 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.

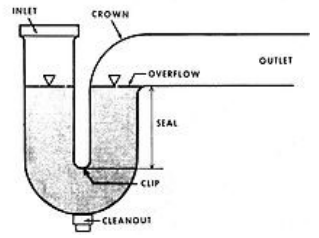


**STOP PET ODORS IN YOUR YARD
'SWEET PDZ'**

AVAILABLE AT FELDMAN'S FARM & HOME

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 NEVER 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.



Pest Control

S.O.S. Pest Control treats our facility twice monthly on a preventative maintenance schedule. If you are scheduled for 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.

Hey Kids:
Color
these
bookmarks
for Mom.
Don't
forget to
pamper
her on
May 8th...



FYI



DRY UP THE Mosquitoes

Mosquitoes are annoying and they can spread disease.
Mosquitoes need water to lay and hatch their eggs

Take Action: No standing water means no buzzing mosquitoes!

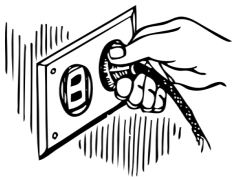
EMPTY: All buckets, cans & anything else outside that holds water. It doesn't take a lot of water for a mosquito to lay eggs.

CHANGE: The water in birdbaths every three (3) days.

REMOVE: Or cover tires stored outside.

CLEAN: Windowsills, storm gutters, & other places standing water may collect—especially after it rains.

REPORT: Concerns to the 3-1-1 Action Center by dialing 311 on your cell.



Is Your Safety At Risk?

It's easy to overlook some of the classic signs that signal an electrical problem in your home.

If you experience any of these, call the office for a work order:

1. Warm or discolored outlets and switch plates.
2. A tingling or shock when you touch a cord, appliance or switch.
3. A fuse that keeps blowing or a circuit breaker you have to keep resetting.
4. Dimming or flickering lights.
5. Hot-to-the-touch area around ceiling fixtures, switches or sockets.
6. Burning odor or sparks from outlets or switches.

Classifieds:

Hand Sewn:
Microwave Potato Bag \$6
or Carry All \$9
Call Bertha: 452-6522



For Sale:
Nordic Track Elliptical includes
User's Manual - Asking \$200
Call Mike 816-589-2286

Side Work: Greg 816-785-8783,
If you have any side work you would
like done please let me know. Please call
and leave a voicemail with your name,
address & phone number along with the
type of work needed. Calls will not be
answered during NBT office hours but
will be returned as soon as possible.

VILLAGE AUTO SALES
6631 Nieman Road
Shawnee KS, 66203

Cell: 816-359-1714
Office: 913-362-1609
Fax: 913-808-5059
arlin.garcia@yahoo.com

ARLIN GARCIA
Bilingual Sales

We are open Monday thru Sat from 9am to 6pm and Sundays 11:00 to 4:00 pm

Gracias por Preferirnos



MOWERS 2016

Mark & Connie—(816) 405-6330
Emmanuel Yakata—(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 a minimum of \$35 or more to mow. Call today before you get tagged.



MAY 2016



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