

North Brighton Townhouses, Inc.

5057 N.E 37th Street
Kansas City, MO 64117

www.northbrighton.com

The Brightoneer



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Maintenance Emergency:	913-894-3456
Security Number:	816-645-3001
Non-Emergency Police:	816-413-3400
Website:	northbrighton.com

Good Neighbor Award

Bertha Jeffers Receives the Good Neighbor Award

Bertha was nominated by Mary Barth. Mary wrote that Bertha is there for everyone, all you have to do is ask and she is available to help. Mary wants to thank Bertha for the senior luncheons and the Red Hatters and for all of the sewing she has done for her neighbors.

The Board of Directors will recognize Bertha at 7 p.m. during the monthly meeting in January due to the November board meeting being a closed meeting.

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.

In This Issue:

Good Neighbor Award	Page 2
FYI	Page 3 BOD
Mtg. Minutes	Pages 4-5
Office News	Page 6
Maintenance Reminders	Page 7
Deer Safety: Tips to Avoid a Collision	Pages 8-9
Classified Ads	Page 10
Mini-Conference Sponsors	Page 11
November Calendar	Page 12

Santa's Visit Day
December 17, - 2 to 4 pm-
in the NBT Clubhouse

Renovation Project is Starting

Every unit must be inspected to define the scope of work.

The first 200 units will be inspected on

Tuesday November 1, 2011, & on Wednesday November 2, 2011, Starting at 9:00am

We will send out notices for the remaining 178 units at a later date.

Each unit inspection should take about 10 minutes.

Thank you for your cooperation.

North Brighton Townhouses, Inc

North Brighton Townhouses, Inc.
October 11, 2011
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 Betty Maltbia, president; Ann Halsey, second vice president; Selma Ireys, secretary; Terry Wood, treasurer; 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.

Betsy distributed the Secret Shopper results and photos from the mini-conference. She said the property will be surveyed on Friday and Saturday as part of the loan process.

October 31 is the projected date for closing the loan.

Open Session

Seventeen members signed in. Betty welcomed them and called the meeting to order at 7:25 p.m.

Minutes of the September 13 meeting were approved.

Jason Dunlap was recognized as the Good Neighbor of the Month and presented with a \$25 gift card.



Terry gave the treasurer's report. She has reviewed the checks and receipts and found all in order. Selma reported that four installation permits had been received and approved.

Elizabeth presented the office report. Seventeen units are For sale: six three-bedroom units, seven two-bedroom units and four one-bedroom units.

There have been seven move-ins, 26 defaults, five attorney referrals and 52 exterminations.

Les gave the maintenance report. In the last 30 days, 207 work orders have been completed. Maintenance has several rehabs in various stages of completion.

The condition of property report found no areas of deferred maintenance on 14 of 18 areas examined. Work was recommended in three areas, two street areas, concrete repair and shingles.

The maintenance crew is short one employee because Vic broke a bone in his right hand while at work.

Betty opened the floor to member comments.

Questions were asked about the renovations and the loan. Les explained that a test/demo site will be set up on the building across from the office so members can see the shingles and wrapping.

Betty said the cooperative had locked in an interest rate of 4.82 percent for the loan.

A question was asked about whether the property was still a cooperative. Dudley said that the legal status of the corporation hasn't changed. The Articles of Incorporation and bylaws have been changed to delete outdated references, such as the FHA and HUD.

Kathleen Lawson of 5042 N.E. 37th won the \$25 gift card in the door prize drawing.

The open session ended at 8 p.m.

Closed Session

Board members examined a draft of a new occupancy agreement, prepared by Dudley to eliminate references to FHA, HUD and income limitations. The board voted unanimously to accept the new long form of the occupancy agreement to become effective November 1. Surcharges cease on November 1 as well.

**Note from the Board of Directors:
Another effort will be made in the Spring
of 2012 to get the revised By-Laws approved by the membership.**

Office News

The office will be closed on Thursday November 24th
and Friday November 25th.
We hope all of you have a very Happy Thanksgiving

**The November Board Meeting is a closed meeting.
There will not be a board meeting in December.**

Senior Luncheon (Lunch is Provided)

Open To ALL Seniors

November 16, 2011 11:30am
(3rd Wednesday)

If you plan to attend please call Dorothy
816-453-8174 - Leave a message -
We need an accurate head count. Thanks.

Rules We Live By Section 6.5 Regulations (A)



Please pick up after your dog. There have been several complaints about members allowing their dogs to defecate in a yard and then leaving it for another member's child to find under their shoes. Please be considerate of fellow members.

Please return your recertification documents as soon as possible to expedite the recertification process. Call Sherri or Elizabeth if you have questions or need help.

MAINTENANCE REMINDERS AND NEWS

Proper Garbage Disposal Usage:

Do's

Do run your garbage disposal regularly and allow to run for about 15 seconds after use to flush out remaining particles.

Do grind food waste w/ a strong flow of cold water.

Do cut large items into smaller pieces. Put them into the garbage disposal one at a time instead of trying to shove a large amount in at once.

Don'ts

Don't pour grease, oil or fat into your garbage disposal or drain.

Don't grind extremely fibrous material like corn husks, celery stalks, onion skins, and artichokes.

Don't put too many potato peels down the garbage disposal.

Don't put large amounts of food down the garbage disposal, feed into the disposal small amounts at a time.

Don't put expandable foods like rice or pasta into your garbage disposal.

Don't grind any bones in the disposal. (beef, pork etc.).

Avoid putting coffee grounds down the garbage disposal.

Keeping Your Garbage Disposal Running Problem-Free

Ice is an extremely effective and inexpensive method for cleaning your garbage disposal, sharpening the blades and breaking up any grease build-up which has accumulated. Just toss a few ice cubes into the garbage disposal and run it.

For stubborn odors pour two tablespoons full of baking soda into the drain and let it set for several hours before running the water and garbage disposal.

Tips for Removing Fallen Objects*

NEVER, EVER insert your unprotected hand into the garbage disposal...Call in a maintenance request. (*Dropping an object into the disposal is not deemed an emergency and it will be taken care of on the next business day.)

Please remember to shut off the water supply to the outside faucet. Turn off the supply inside and drain the faucet outside, turn the faucet off after draining completely. Call in a service request if you need assistance or are unsure of this procedure.

Deer Safety: Tips for Avoiding a Collision

Read on to learn the latest statistics and a few tips for taking your drive through deer country as safe as possible.



Deer Statistics

- Dawn and dusk are the times you are most likely to encounter deer along the roadside.
- Deer breeding season runs from October through early January, and during this time they are highly active and on the move. This is when deer-vehicle collisions are at their peak.
- Though deer may wander into suburban neighborhoods, they are most frequently found on the outskirts of town and in heavily wooded areas. As pack animals, deer almost never travel alone. If you see one deer, you can bet that there are others nearby.

Preventive Techniques

- The two most important ways to avoid a deer-vehicle collision are: slow down and SLOW DOWN. If you are driving through an area known for high deer populations, slow down and observe the speed limit. The more conservative you are with your speed, the more time you will have to brake if an animal darts into your path.
- Always wear a seatbelt. The most severe injuries in deer-vehicle collisions usually result from failure to use a seatbelt.
- Watch for the shine of eyes along the roadside and immediately begin to slow.
- Use your high beams whenever the road is free of oncoming traffic. This will increase your visibility and give you more time to react.

Deer Safety: Tips for Avoiding a Collision

Continued from page 8.

- Deer can become mesmerized by steady, bright lights so if you see one frozen on the road, slow down and flash your lights. Some experts recommend one long blast of the horn to scare them out of the road, as well.



- Pay close attention to caution signs indicating deer or other large animals.

These signs are specifically placed in high-traffic areas where road crossings are frequent.

- If you're on a multi-lane road, drive in the center lane to give as much space to grazing deer as possible.

Encountering a Deer

- Never swerve to avoid a deer in the road. Swerving can confuse the deer on where to run. Swerving can also cause a head-on collision with oncoming vehicles, take you off the roadway into a tree or a ditch, and greatly increase the chances of serious injuries.

- Deer are unpredictable creatures, and one that is calmly standing by the side of the road may suddenly leap into the roadway without warning. Slowing down when you spot a deer is the best way to avoid a collision. However, if one does move into your path, maintain control and do your best to brake and give the deer time to get out of your way.

- Don't rely on hood whistles or other devices designed to scare off deer. These have not been proven to work.

- If you do collide with a deer (or large animal), call emergency services if injuries are involved, or the local police if no one is injured, but damage has been caused to your property or someone else's. Never touch an animal that is in the roadway. Report the incident to your insurance company as soon as possible.

- Unlike that fictional driver from the car commercial, knowing what to do when you encounter a large animal on or near the roadway can be a life-saver. Keeping calm and driving smart improve your chances of avoiding a collision and staying safe on the road. Safe travels!

Classifieds

For Sale

Chest Style Freezer \$50
Call: Barbara 454-4943

Scentsy Wickless Candles

Wickless, Flameless and Smokeless
Safer than regular candles

Call Marion 453-0968 or see my website:
www.marionsflamelesscandles.scentsy.us

GIFT

GIFT

Diane Schumacher, Avon Representative

4943 NE 37th Street, Kansas City, MO 64117

(816) 453-3324 (Home) — (816) 507-7299

(Cell)

Email: la-

dyschu@kc.rr.com

Web Site: www.youravon.com/dschumacher

IDEAS

IDEAS

Wanted:

ALL NBT Members Who Have
Children (Ages 0 to 14) Mark Your
Calendars For Santa's Visit On
Saturday 12/17 from 2 to 4 p.m.
Talk with Santa — Take a Picture —
Get A Goodie Bag—





Assistance for Basic Needs (Food, clothing, shelter and utilities)

CLAY COUNTY CLOTHES CLOSET

www.clothescloset.org
3939 N. Cleveland
Kansas City, MO 64117 (816) 454-3960
New & used clothing is available for school age Children. Families must be referred by human service agency, church or school.

Northland Assistance Center

www.northlandhousing.org
2018 Gentry
N. Kansas City, MO 64118
(816) 421-2243
Emergency assistance such as food is available for families in financial crisis.

Housing Authority of KCMO

www.hakc.org
712 Broadway
Kansas City, MO 64105
(816) 842-2440
Housing and rental assistance is available for low income and elderly individuals.

Hillcrest Ministries

216 S. Jewell St
Liberty, MO 64068
(816) 415-8943
Services include employment skills, training, financial planning, nutrition classes, and pastoral counseling.

Operation School Bell

Assistance League of KC
www.alkc.org/operation_schoolbell.aspx
6101 N Chestnut
Kansas City, MO 64119
(816) 453-6011
School clothing for elementary school children is available to families in need. Applications may be picked up from the school counselor or by calling the above number.

Metropolitan Lutheran Ministries

www.mlmc.org
1104 N.E. Vivion Rd.
Kansas City, MO 64118
(816) 454-5295
Assistance includes food, rent, utility and misc. assistance for low-income household in clay county. & Referral to other community resources.

Northland Homes Partnership

www.northlandhousing.org
P.O. Box 28301
KC, MO 64188
(816) 630-0037
This organization provides transitional housing, case management guidance, and living skill development for homeless families.

Salvation Army

4300 NE Parvin Road
Kansas City, MO 64117 (816) 452-5663
Contact: Mary Blackmore Linscomb Funds are available through the salvation army for families of the NKC school district. These funds can assist with food, utilities, and rent. Applications are available through the school's counseling office.



November



2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Carrying Charges Due	2	3	4	5
6 Daylight Savings Time Ends Fall Back 1 Hour	7	8 Board Meeting No Open Session ELECTION DAY	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 Office Closed	25 Office Closed	26
27	28	29	30	Dec 1	2	3

Outside faucets should all be shut off by December 1st. Thanks