

The **Brightoneer**

November
2012



Please Note: The Senior Luncheon is November 14th which is the **2nd Wednesday** this month.

North Brighton Townhouses,
www.northbrighton.com

Office Phone:.....816-454-2500
Maintenance Emergency:.....913-894-3456
Security Number:.....816-645-3001
Non-Emergency Police:.....816-413-3400

A decorative banner for the Good Neighbor Award. It features a pink rectangular background with a purple border. The words "Good Neighbor Award" are written in a large, yellow, bubbly font across the top. Below this, the name "Pat Medley" is written in a large, black, serif font. The banner is adorned with several yellow stars of various sizes and two blue ribbon-like shapes at the top corners, each with the letters "NBT" in white. The entire banner is surrounded by a border of yellow stars.

Good Neighbor Award

Pat Medley

Pat was nominated by Rae Stark. Rae said that Pat has always wanted the units to look their best and during the extreme heat Pat watered his yard and 3 neighbor's yards to keep them green. Pat also planted a front flower garden and he helped a neighbor plant one in her back yard. Pat has also assisted a neighbor who has a bad foot by walking her dog for her. Pat also helped his neighbors prepare for the renovation and he helped ensure that the renovation was completed to NBT's standards.

"Ask Les how much he bugged him?" ☺

The Board of Directors will recognize Pat at the board meeting on the 8th of January. As a recipient of the Good Neighbor Award, Pat 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.

Debra Fleshman, October's Good Neighbor Winner was unable to attend the meeting. Congratulations Debra and Thank You for being a good neighbor.

Santa's Visit Day
December 15, - 2 to 4 pm-
in the NBT Clubhouse
All children Baby to 14 yrs old welcome.

Renovation Progress Report

The exterior work has been completed on **29** buildings and **5** buildings are in various stages of the exterior work. The interior work has been completed on **37** buildings. The concrete replacement is complete. Thank you all very much for your cooperation with the street resealing/repaving project.

The following is the process for those whose buildings have not been started:

1. A walk though 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 though 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 though, 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 A/C runs less often.

North Brighton Townhouses, Inc.

October 9, 2012

Board Meeting

The board convened at 5:30 p.m. Present were Terry Wood, president; Betty Maltbia, first vice president; Dorothy Olson, second vice president; Sheila Johnson, treasurer; Selma Ireys, secretary; Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Open Session

Seventeen members appeared for the open session. Terry welcomed them and called the meeting to order at 7:10 p.m.

Minutes of the September 11 board meeting and the October 5 budget meeting were approved.

Sheila acknowledged Debra Fleshman as the Good Neighbor of the Month for October.

Sheila gave the treasurer's report. She has reviewed all receipts and found them to be in order. Some members received referral bonuses.

Selma reported that four installation permits were received and all were approved.

Elizabeth gave the office report. Twenty-two recertification notices have been mailed. There have been 30 defaults, two attorney referrals, 49 exterminations and two move-ins.

Seventeen units are available: 10 one-bedroom units, five two-bedroom units and two three-bedroom units.

Les gave the maintenance report. Interiors of about 50 units are left to complete. Asphalt sealing and repaving is also complete. Several areas have been seeded and straw placed on the ground.

Terry opened the floor to member comments.

Connie Kanatzar won the \$25 gift card.

The open session ended at 7:50 p.m.

Closed Session

The board discussed the review of the budget at the November 13 meeting. The meeting will be closed.

The rules review will resume at 5:30 p.m. on December 11. Sections 6 and 7 are left.

Dudley reviewed the attorney status report.

Les discussed the renovations to the model units.

Elsewhere on the property, three street light poles will be replaced; a chain-link fence behind buildings 4 & 5 will be installed; and the remaining 108 handrails on front stoops will be installed.

Maintenance now has a new cell phone plan, switching over to AT&T from Sprint.

The meeting was adjourned at 9:37 p.m.

Please Note:

**There is no open session Board Meeting in November.
We hope you and yours have the Happiest of Holidays!**

Office News

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



FOUND: A CHILDS ELECTRONIC GAME
AND A CORD FOR AN ELECTRONIC DEVICE
— CALL THE OFFICE IF IT'S YOURS—



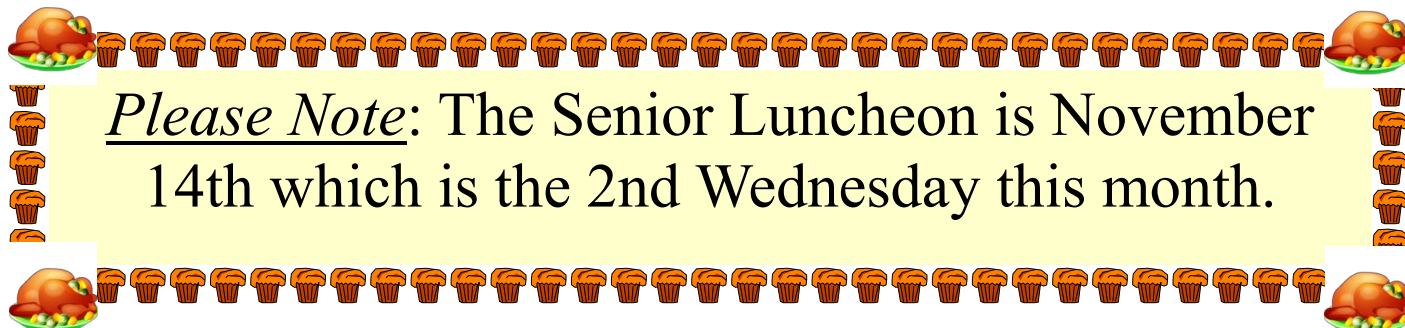
**The Office & Maintenance will be Closed
Thursday November 22nd
& Friday November 23rd.**

We hope all of you have a very Happy Thanksgiving

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 common area and then leaving it for another member to remove or a child to find under their shoes. Please be considerate of fellow members.



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Maintenance News

Please do not let water stand on the counter tops. (old or new) The water gets into the seams of the counters causing them to swell and the swelling ruins the counters. The cost to replace them falls on you the member. Keeping the counter tops dry saves you money.

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.



If you want to hang holiday lights please note that you cannot use anything that will penetrate the new siding. Westlake Ace Hardware (Pictured) Target & Home Depot carry clips that hold the lights and hook in place. Les has put a sample box in the office if you would like to see it.



Snow Removal Section 1.12 Vehicles, I

Please remember that any person of the member's household, a guest or any person under the member's control are required to park so that their vehicles **do NOT** extend over the sidewalks. **Should a vehicle extend over the sidewalk during snow removal, the member will be charged \$15.00. Vehicles parked in the "No Parking" zones that impede the pushing of snow WILL be towed at the owner's expense WITHOUT warning.**

Also, Please Remove All Items from Front Stoops and steps. This makes snow removal much easier. It will also prevent any damage to your flower pots or other items.



Winter Safety Tips: Flu Prevention Strategies

If we don't take the right precautions, odds are that up to one in five of us will catch the flu in any given flu season. Before the flu can knock you out, you can deliver the first punch. These proven prevention strategies can help you avoid flu germs. Here are ways to fight back if the flu tries to take you down.

Get Vaccinated

Experts say the single best way to avoid the flu is to get vaccinated as soon as the vaccine is available in your area. The ideal time to get your flu shot is early fall. But any time during the winter is fine if you haven't already gotten it.

The vaccine is engineered to protect against the flu strains health experts believe will be most widespread each season -- including the H1N1 "swine flu," if it's currently circulating.

Two types of flu vaccines are available: • The flu "shot" contains a killed virus. It's approved for people ages 6 months and older. • The nasal spray --FluMist -- contains a live, but weakened form of the virus. It's approved for anyone between the ages of 2 and 49 who is healthy and not pregnant.

Build a Germ Barrier

- ✓ Here are some important hygiene tips you can use to do that:
 - Wash your hands with warm water and soap every time you shake hands or touch a surface that might be germ-covered.
 - Carry an alcohol-based hand sanitizer with you for times when a sink isn't available.
 - Bring along disinfectant wipes to clean any surfaces you're about to touch.
 - Take extra care to not touch your mouth, eyes, or nose without washing your hands first.

Stay Healthy

Take steps like these: • Eat a balanced diet. • Exercise at least four days a week. • Get seven to nine hours of sleep a night. Protecting yourself against the flu is just one more reason to talk to your doctor about ways to quit smoking.

Take Your Medicine

In case you do get sick, ask your doctor about antiviral flu drugs. They can help you get better faster. But you need to take them within the first two days of getting sick. If you do come down with the flu this season, be considerate. The flu is contagious for up to a week after you get sick. Don't share germs with your friends, family, and co-workers.

- ✓ Follow these tips to keep the flu from spreading to others:
 - Stay home until you are feeling better and your fever has been gone without medicine to bring it down for at least 24 hours.
 - Whenever you sneeze, do it into your elbow -- not your hand, where you can pass it around. After you blow your nose, throw out your used tissues. Don't leave them lying around for someone else to find.

Save the Date:

Unique Jewelry by: *Simply Rosemary*
December 9, 12:30-4:00 NBT Clubhouse,
Hosted by Donna Travis. Last show of the year.
Great prices. Refreshments & Door Prizes. Also
some small items, crochet jewelry & custom
made dog beads. Spread the word and bring a friend.



See ya on 12/9 between 12:30 & 4:00



Veterans Day November 11th



Wanted:

**ALL NBT Members Who Have Children
(Ages Baby to 14yrs.) Mark Your Calendars
For Santa's Visit On Saturday 12/15
from 2 to 4 p.m.—Talk with Santa
— Take a Picture—Get A Goodie Bag—**

Classifieds

**\$25 obo Beige Love Seat— Very Good Condition
Call: Ann 816-301-2065**

**For Sale: 1—Full Size Bed Mattress & box springs \$200,
1— Little Girls French Provincial Desk and Chest of
Drawers \$100, 1—Small TV \$25, 2—Wheel Chairs—
excellent condition— one extra large and one standard size.
Make Offer, 1—New Port-a-Potty - Make offer
Call: 454-4943**

Sewing/Mending

**Member of NBT can sew or mend your
items. Will also darn holes in socks or
do personal ironing. No Job too small.
Call: Jewlie 206-7364**

Scentsy Wickless Candles

**Wickless, Flameless and Smokeless
Safer than regular candles
Call Marion 453-0968 or see my website:
www.marionsflamelesscandles.scentsy.us**

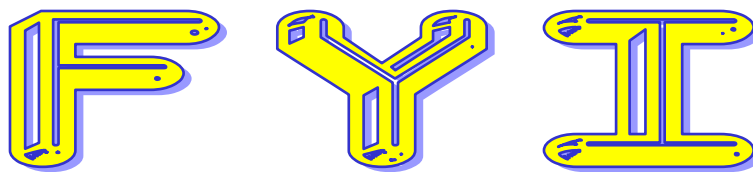
**Diane Schumacher, Avon Representative
4943 NE 37th Street, Kansas City, MO 64117
(816) 453-3324 (Home) (816) 507-7299 (Cell)
Email: ladyschu@kc.rr.com
Web Site: www.youravon.com/dschumacher**

**J. Ladd Photography
(NBT Member)
NBT Holiday
Picture Special
\$75.00**

**Get up to 2 Hour's
Photo Session at
your NBT
Townhouse or out
doors on NBT
property.**

**NBT Bonus: (25)
Free 4x6's and (1)
8x10 Color Print
Book Early—
Call: Jenni
816-803-0316**

**Printable Photos
on CD Included**



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

<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>Hillcrest Ministries 216 S. Jewell St Liberty, MO 64068 (816) 415-8943 Services include employment skills, training, financial planning, nutrition classes, and pastoral counseling.</p>
<p>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.</p>	<p>Metropolitan Lutheran Ministries www.mlmkc.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.</p>
<p>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.</p>	<p>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.</p>



November 2012



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 Presidential Election Tuesday November 6 				1 Carrying Charges Due	2	3
4 Daylight Savings Time Ends Fall Back 1 Hour	5	6  ELECTION DAY	7	8	9	10
11 Late Fees Applied VETERANS DAY	12	13 Board Meeting No Open Session	14 Senior Luncheon 11:30 	15	16	17
18	19	20	21 Attorney Referrals	22 Office Closed Happy Thanksgiving	23 Office Closed	24
25	26	27	28	29	30	

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