

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



# The Brightoneer

October 2010

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Non-Emergency Police:	816-413-3400

Check out our new Website:

[www.northbrighton.com](http://www.northbrighton.com)

**North Brighton Townhouses, Inc.**  
**September 14, 2010**  
**Board Meeting**

**NEWSLETTER MINIATURE**

The board convened at 5:30 p.m. Present were Sheila Johnson, first vice president; Ann Halsey, second vice president; Selma Irely, secretary; Mike Crippen, treasurer; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

**Open Session**

Fifteen residents signed in for the open session. Sheila called the meeting to order at 7:10 p.m. and introduced the head table.

Minutes of the August 10 board meeting were approved.

Mike gave the treasurer's report. A change in the accounting software in the property management office has delayed the financials this month. Mike will report for both months at the next board meeting.

Selma reported that five installation permits were submitted and all were approved.

Elizabeth gave the office report. Sixteen recertification notices have been mailed. There have been six move-ins. Eighteen units are available: four one-bedroom units, eight two-bedrooms, five three-bedrooms and one four-bedroom.

Les gave the maintenance report. In August, 210 work orders were completed. Concrete replacement is in progress. Maintenance has been working some on Saturdays to catch up on rehabs.

Les reviewed bids on three projects. The board approved unanimously the bid of Still Construction at \$4,050 to paint the steel steps on the one-bedrooms; the bid of Still Construction at \$7,500 for window well replacements; and the bid of Gann Asphalt for \$22,211 for seal coating streets.

Les discussed replacing the steps for the clubhouse. It is estimated that the stone look could be continued from the steps to the street for a total cost of \$2,400. The board voted unanimously to approve the stone look from the stoop to the street.

Les said a new Vee Snow Plow costs around \$5,700. It is believed this design could eliminate the ridge formed from plowing behind cars. The board voted unanimously to authorize Les to purchase a Vee Snow Plow for \$5,700 and to sell the old snow plow for the best offer.

Sheila opened the floor to member concerns. The need for another bylaws meeting was discussed.

Lucille Foster won the \$25 gas gift card.

The open session ended at 8 p.m.

### **Closed Session**

A budget meeting in Lisa's office was scheduled for 10 a.m. on Friday, Oct. 22. The November board meeting will be closed to review the budget.

The board scheduled the Santa visit for December 11.

The date for a new bylaws meeting was discussed. The board decided to vote on the bylaws at the annual meeting in March.

The meeting was adjourned at 10 p.m.

# Halloween Safety

🎃 Help your child pick out or make a costume that will be safe. Make it fire proof, the eye holes should be large enough for good peripheral vision.

🎃 If you set jack-o-lanterns on your porch with candles in them, make sure that they are far enough out of the way so that kids costumes won't accidentally be set on fire.

🎃 Make sure that if your child is carrying a prop, such as a scythe, butcher knife or a pitchfork, that the tips are smooth and flexible enough to not cause injury if fallen on.

🎃 Kids always want to help with the pumpkin carving. Small children shouldn't be allowed to use a sharp knife to cut the top or the face. There are many kits available that come with tiny saws that work better than knives and are safer, although you can be cut by them as well. It's best to let the kids clean out the pumpkin and draw a face on it, which you can carve for them.

🎃 Treating your kids to a spooky Halloween dinner will make them less likely to eat the candy they collect before you have a chance to check it for them.

🎃 Teaching your kids basic everyday safety such as not getting into cars or talking to strangers, watching both ways before crossing streets and crossing





TRICK

OR

TREAT!

# NO Fall Festival



## BOARD MEETINGS

October 12th, 2010 — Open to Members

November 9th, 2010— Closed to Members

December — **No Meeting Held**

January 11th, 2011— Open to Members

# **Special Meeting**

**Vote to adopt new Bylaws will be held during the next Annual Election!**

**Date: March 13, 2010**

**Time: 2:00pm**

**Location: To Be Determined**

**Tell Neighbors to come or Please complete your proxy's and give them to your neighbor!**

**If you have any questions please contact the office — (816) 454-2500**

**WANTED!**

## **Lawn Mowers**

**ANYONE** interested in mowing  
please contact the office with  
name and contact information  
so that we can publish the  
information in the Brightoneer!



**We are receiving several members  
needing mowers!**

# Complaints

- A. All complaints concerning any violations of these rules must be in writing, signed and submitted to the on-site manager by the adult member in good standing. The complaint process is as follows:
- B. After a letter of complaint is received by the on-site manager, a letter is sent to the person the complaint is against.
- C. If the problem is not solved, the person receives a second, more severe letter or;
- D. A Grievance hearing is held and if the person is found in default, they are given a specific amount of time to cure the problem.

# Vehicles

PLEASE REMEMBER; according to "The Rules We Live By" One car per licensed driver per household. This does not apply to motorcycles. In the case of a complaint or controversy, you may be asked to provide the office with a copy of each person's driver's license.



# Office NEWS

## N.B.T Senior Ladies

NBT senior ladies will be gathering together on the 3rd Wednesday of each month. From 11:30am—2:00pm at the clubhouse.

Please bring finger foods and we will chat & snack!



See Ya There!

**Kansas City**  
**ZOO**

## Free ZOO Admission

As a thank you to Kansas City, Missouri residents, the Kansas City Zoo is again offering free admission to Kansas City, Missouri residents during October and November.

With only photo identification and proof of residency, which can be established with a utility or other bill depicting a Kansas City, Missouri address, guests will get to experience the 202 acres nestled inside Swope Park's lush valleys and rolling hills.



# Maintenance Reminders

## **WORK ORDERS**

Please make sure you are calling in your work orders in to the office as problems occur. Please do not wait until there is a major issue or board meetings.

Members are allowed to charge work orders to their accounts. When they do, they have 12 months to pay for the work orders. The work order must be paid in full within 12 months at the monthly rate of 1/12 the total cost of a minimum of \$5, whichever is greater. On the 11th month, members shall receive notices alerting them of the remaining balance that is due on their account.

## **Water Faucet Reminder**

It's about that time...the weather is getting colder and the outside hose valve should be turned off.

The proper procedure is as follows (Section 5.8 Outside Faucets):

Shut water off underneath your kitchen sink ( or some are located in the utility room), then open the faucet valve outside and disconnect the water hose. Allow the faucet to drain. If this is not done, it can freeze and burst the pipe inside the wall and member will be responsible for the repair.

## **FYI**

We will be re-coating and re-striping in some areas around NBT property during the month of October. Be watching for notification regarding the specific days and location.

# October

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Carrying Charges	2
3	4	5	6	7	8	9
10	11 Columbus Day Late Fees	12 Board Meeting @	13	14	15	16
17	18	19	20 N.B.T Senior Luncheon 11:30—2pm	21 Attorney Referrals	22	23
24	25	26	27	28	29	30
31  Halloween						