

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

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Security Number: 816-645-3001

Non-Emergency Police: 816-413-3400

Website: www.northbrighton.com

THE BRIGHTONEER

OCTOBER 2011



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Good Neighbor Award



Jason Dunlap Recieves the Good Neighbor Award

Jason was nominated by Autumn Gabriel for his helpfulness. When she was in the hospital Jason seeded, watered and mowed her backyard which made it so very lush this summer. Jason has also been very helpful to other neighbors as well. Jason is kind, caring and compassionate and Autumn says: "Thank You, Jason!"

The Board of Directors will recognize Jason at 7 p.m. during the monthly meeting on October 11th, 2011.

As a recipient of the Good Neighbor award, he 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.

The October Board meeting is on Oct. 11th 7 p.m.

The November Board Meeting is a closed meeting.

There will not be a board meeting in December.

We hope your holidays are merry.

Classifieds

For Free

*One Baby Crib with a
Kolcraft Baby Prestige Mattress
Call: Sue 520-6956*

For Sale

**Upright Deep Freezer
comes with a frozen Turkey — \$75
Call: 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**

For Free

**I would like to
give to someone
in need. One
Wheel Chair
and One Walker.
Please call if you
need one or
both. Please do
not call if you
plan to sell or
scrap these.
Sandra
223-0926**

**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**

North Brighton Townhouses, Inc.
September 13, 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.

Darel D. Kyle, certified public accountant, appeared to discuss the recent cooperative audit. He said that throughout the year, he spot-checks all accounts on site at the property and at the Linville Management office.

Kyle explained that the audit found the accounts to be in conformity with generally accepted accounting principles.

Betty thanked Kyle and Selma signed the tax return.

Betsy reported on the status of the refinancing. Fannie Mae has not yet given a commitment. The cooperative needs to continue moving forward on approval of the revised bylaws and occupancy agreement.

Open Session

Twenty- four members signed in. Betty welcomed them and called the meeting to order at 7:10 p.m.

Members were reminded to limit their comments to three minutes and to address the board from the podium.

Brittney and Deborah McCurley were recognized as the Good Neighbors of the Month and presented with a \$25 gift card.

Minutes of the August 9 meeting were approved.

Terry gave the treasurer's report. She will report on the receipts received today at the October meeting.

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

Elizabeth presented the office report. Seventeen units are for sale: three one-bedroom units, eight two-bedroom units, five three-bedroom units and one four-bedroom unit. There have been five move-ins.

In August, there were 27 defaults, two attorney referrals and 41 exterminations.

Les gave the maintenance report. In the last 30 days, 253 work orders have been completed. Maintenance has several rehabs in various stages of completion.

Les showed a color sample of the siding proposed to go around the front doors. He said half of the building across the street from the office will be used as a test/demo site for shingles and wrapping the existing wood.

Betty opened the floor to member comments. Recognizing members for outstanding yards and preparing a form for staff kudos were suggested.

Ann Cannon won the \$25 gift card in the door prize drawing.

The open session ended at 7:45 p.m.

Closed Session

The board scheduled a budget workshop for 10 a.m. on Friday, October 21, at the Linville office. The November board meeting will be closed to review the budget.

The board discussed the recommendation that members with outstanding yards be recognized.

Dudley advised the board to honor a request by Avondale Baptist Church about distributing information to units on door hangers.

The meeting was adjourned at 10 p.m.

Office News

If you have recertification forms to sign and are having trouble getting into the office before 5 p.m. we stay open until 6 p.m. on the 2nd Tuesday of the month for the BOD meeting.

If you change your phone number please remember to report it to the office. Thanks

Please complete your recertification documents with the 1st notice. Delaying costs you and your fellow members. Please call the office if you require assistance.

Rules We Live By -Sec 1.12 Vehicles

A) Only 1 vehicle allowed per licensed driver.

I) Do not park and hang over the sidewalk during the winter snows.

Section: 1, pgs. 10-11

Senior Luncheon

(Lunch is Provided)

October 19, 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.

Maintenance Reminders & News

Want to step up your energy-saving savvy? Here are some energy eye-openers along with ways to conserve you might not have thought of yet.

Energy Eye-Opener: *Wasting water needlessly uses electricity. In large cities, the biggest draw on electricity is supplying water to residents and cleaning up the water after it has been used.*

Energy Eye-Opener: *A six-inch pan on an eight-inch burner will waste more than 40 percent of the stove's energy. - Use pots the same size as your burners. Use lids when possible so you can cook at a lower temperature.*

Energy Eye-Opener: *Devices such as modems and other networking boxes draw power anytime they are plugged in.—Plug your computer, modem and other electronic devices into a power strip so you can turn them all off when you're not using them.⁸ This also goes for small appliances in the kitchen that are constantly drawing energy while plugged in. Make sure all power strips are UL Listed.*

Energy Eye-Opener: *Laptop computers draw 15 to 25 Watts of electricity during regular use, compared to 150 Watts for a conventional desktop computer and monitor.—If you've got both, use your laptop first. When you upgrade, go with a laptop, and take your old computer to an e-waste recycling station. Many electronics retailers now offer take back programs.*

Winter Reminders:

*Outside faucets should be turned off at the first frost.
If you need help please call the office for a work ticket.*

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

Save The Date: Santa is Coming
Saturday December 17th, 2011
From: 2 pm to 4 pm NBT Clubhouse
Talk to Santa—Bring your Cameras—
Goodie Bag Give-a-ways

Has a member of the NBT Staff done something that they might deserve recognition? At the September BOD meeting a member suggested this be added to the newsletter. If you need more space please attach a page. *Please Include your name and phone number if we need to contact you. Thanks.*

Staff Kudos Award

Staff member Kudos forms are available in the office.

October 2011

Violation / Crime Report

During the month of September there was an incident where a car was burned. It did not belong to one of our members but one member's car which was parked by the vehicle was damaged. If anyone has any information please call the non-emergency police number listed on the front of this newsletter. Our community members are watching, each member's compliance to the *Rules We Live By* is crucial to our community well-being.

Please refer to **Section 1.12: Vehicles**, *Rules We Live By*. We have had a few complaints about cars and parking. A) 1 car per licensed driver per household. B) 1 numbered space reserved per unit, visitor spots are not reserved. D. Inoperable &/or unlicensed vehicles will be tagged for removal. Etc. We recommend you read this entire section if you are unsure of its content.

The office is required to enforce rules within our authority, we cannot enforce legal matters.

NBT is a wonderful community and all of us working together will keep it that way.

**Remember to watch for
trick-or-treaters
on Halloween night.**



Happy Halloween

Happy Halloween

F	U	L	L	M	O	O	N	G	N	B	T
S	N	E	D	I	R	Y	A	H	X	C	L
S	W	E	S	Z	C	A	T	O	S	O	A
C	F	P	E	R	I	P	A	S	M	S	U
A	U	U	C	W	E	I	C	T	I	T	G
R	N	M	A	T	O	D	K	S	L	U	H
Y	T	P	N	R	C	L	I	P	E	M	T
R	R	K	D	I	C	A	L	P	S	E	E
G	E	I	Y	C	I	S	N	A	H	S	R
A	A	N	O	K	W	I	T	C	M	E	S
R	T	S	B	L	A	C	K	C	A	T	R
J	A	C	K	O	L	A	N	T	E	R	N

TREAT HALLOWEEN JACK-O-LANTERN CANDY

SCARY GHOSTS COSTUMES SPIDERS FUN

BLACKCAT FULLMOON PUMPKINS TRICK

SMILES LAUGHTER WITCHES HAYRIDE

ANNUAL BAZAAR



4900 NE Parvin Road
Kansas City, Missouri

(Just west of corner of North Brighton and Parvin Road)
(For directions call 816-407-1907)

WEDNESDAY
OCTOBER 5, 2011
9:30 AM – 6:30 PM

*Jackets*Bisque Santas*
Over a Hundred Appliquéd Embellished Woven Towels
*Handmade Designer Purses*Painted Wood Items*
*Seasonal Items*Gifts*

Sponsored by
Bethel United Church of Christ
Bazaar Association
Proceeds to be donated to Kansas City charities



OCTOBER 2011

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

