

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



The Brightoneer

October 2009

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



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



Annual Fall Festival

October 31st, 2009

1:00pm—2:00pm: Snacks Available

2:00pm—4:00pm: Fall Festival Activities which include moon bounce, carnival games, movie in the clubhouse, and more!

4:00pm—5:00pm: Parade of Costumes and Pictures!

Free to all NBT Members and families

Build Your Own Interest Free Home!!!



Home Features

- 3 bedrooms, 2 full bathrooms
- 1,400 sq. ft. of living space, open floor plan
- One car attached garage
- Free new kitchen appliances
- And more!

HEARTLAND HABITAT FOR HUMANITY IS SEARCHING FOR POTENTIAL PARTNERING FAMILIES WHO CANNOT QUALIFY FOR A HOME LOAN AND ARE IN NEED OF SIMPLE, DECENT AND AFFORDABLE HOUSING.

HEARTLAND HABITAT HOMES ARE SOLD TO APPROVED FAMILIES WITH A NO PROFIT, NO INTEREST LOAN.

MONTHLY MORTGAGE PAYMENTS RANGE FROM \$375-\$525; THIS INCLUDES TAXES AND INSURANCE

FOR MORE INFORMATION CALL 913.342-3047 OR VISIT US ON OUR WEBSITE
www.heartlandhabitat.org

New construction
available in Clay County &
Wyandotte County!

**North Brighton Townhouses, Inc.
Board Meeting
Sept. 8, 2009**

NEWSLETTER MINUTES

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

Open Session

Nine people signed in. Sheila called the open session to order at 7:10 p.m. and welcomed members.

The minutes of Aug. 11 were approved unanimously as written.

Lisa gave the treasurer's report for Betty Maltbia. She said board members had received the financials today and that they would be meeting this month to plan next year's budget.

Selma reported that four installation permits had been approved.

Elizabeth gave the office report. A total of 21 recertification packets were mailed out. Forty-six units were exterminated in the last 30 days. Eight one-bedroom units are available with no wait list and one two-bedroom unit is available with a wait list.

Les gave the maintenance report. There were 227 work orders completed. Maintenance has four working rehabs and two men working on 5359 and 5357 N.E. 37th.

Street repairs are under way. Concrete work is projected to start on Sept. 14 and last two weeks. Street overlay will

start soon afterward.

A new ceiling texture hopper, purchased for \$80, can be used by the maintenance staff and has already saved about \$3,500 in what would have been paid to a contractor for ceiling repair.

Les is working on trash contracts. It appears that the cooperative can save \$21,000 annually on trash services.

Sheila opened the meeting to member comments.

Donna Chapman of 4943 N.E. 37th won the door prize drawing, a prepaid card to QuikTrip.

Sheila thanked everyone for attending and the open session ended at 7:40 p.m.

Lisa reminded board members of the budget meeting on Sept. 25 in the Linville office located in the Par Electric Building.

The meeting was adjourned at 9 p.m.

OCTOBER BOARD MEETING
OCT 13TH, 2009
MEETING WILL BE CLOSED
TO THE PUBLIC
PLEASE CALL THE OFFICE
WITH QUESTIONS

Announcement!

Office NEWS



Club House Rental

Your clubhouse is available for rental for private functions by contacting the office staff. The clubhouses has a serving bar, kitchen facilities, tables and chairs. Rental fees are \$40.00 for a day. A \$100.00 deposit is required which will be refunded if the clubhouses is left in *clean condition with no damages.*

Clubhouses rental fees must be paid at time of reservation. Payment should be made by money order or cashiers' check. Security deposit must be paid by personal check.

MAKE YOUR PLANS NOW!

Lawn Mowers

Philip Best — (816) 413-9643
Kathy & Paul—(816) 454-3026
Sean Thompson—(816) 459-8440
Mark & Connie Kanatzar (816) 405-2172



Northland Mobile Veterinary Clinic

Lawrence P. Kovac, DVM 816.616.2349

Fees:

Feline/Canine Rabies Shots—\$10.00 (1 yr)

City Tags—\$12.00 (1 yr)

*travel fees will be applied

www.northlandmobileveterinaryclinic1.health.officelive.com



Maintenance Reminders

BBQ Coal Disposal



Please make sure that you are disposing of BBQ Coals correctly.

1. Dump hot coals into bucket of water to cool
2. Pour off water from coals and place cool coals in bags for dumpster

REMINDER:

Throughout the month of October the maintenance department will continue on the concrete work throughout NBT.



Notices will be given out with exact dates for your area.

We apologize for any inconvenience!



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 Carrying Charges Due	2	3
4	5	6	7	8	9	10
11	12 Late Fees Applied Columbus Day	13 Board Meeting Closed to Public	14	15	16 National Boss Day	17
18	19	20	21	22	23 Attorney Referrals	24
25	26	27	28	29	30	31 Fall Festival HAPPY HALLOWEEN