

The Brightoneer

October 2013

Fall



**North Brighton Townhouses, Inc.
5057 N.E 37th St. KCMO 64117**

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Maintenance Emergency:	913-894-3456
Security Number:	816-868-4115
Non-Emergency Police:	816-413-3400
Website:	www.northbrighton.com



Good Neighbor Award

Sherri McGee

Sherri was nominated by Dorothy Boston.

Dorothy wrote that Sherri had cleared the snow from around her car for her this past winter and she felt that neighborly act should be acknowledged. Thank you Sherri for being a good neighbor

The Board of Directors will recognize Sherri at the board meeting on the 8th of October. 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 us all.

Good Neighbor Nomination forms are available in the office.

Next Board Meeting

October 8, 2013

Open Session 7:00 pm



**PLEASE WATCH OUT
FOR CHILDREN
TRICK-OR-TREATING
ON HALLOWEEN
NIGHT.**

Senior Luncheon

Wednesday October 16, 2013 11:30 a.m.

3rd Wednesday

Lunch is Provided

Please RSVP - Mary 452-6555

or Dorothy 453-8174

If no answer Please Leave a message as we
need an accurate head count. Thank You!

**November's Senior Luncheon will be
held 11/13/2013, the 2nd Wednesday
due to the Thanksgiving Holiday.**

North Brighton Townhouses, Inc
Board Meeting Minutes
September 10, 2013

The board convened at 5:30 p.m. Present were Selma Ireys, president; Terry Wood, first vice president; Ann Halsey, second vice president; and Dorothy Olson, treasurer.

Also attending were Elizabeth Tharp, office manager; Sherri Ladd, assistant manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

The board scheduled the budget meeting for 10 a.m. on November 1 at the Linville office.

Two telephone polls were ratified.

Les discussed roof replacement bids for 14 roofs. He has three bids to replace without tear-off: J.R. & Company at \$207,156; Pyramid Roofing at \$121,031; and Classic Roofing at \$108,120.

Classic has been the cooperative roofer for more than 15 years.

Dudley reviewed the attorney status report.

Open Session

Lonnie Hertzels, owner of Signal 88 security firm, joined the meeting. Fifteen members signed in.

Selma called the meeting to order at 7:10 p.m.

Minutes of the August 13 board meeting were approved.

Tim Richey was recognized as the Good Neighbor of the Month for September. He was nominated by Jack and Cynthia Stokes.

Dorothy reported that the treasurer's report would cover two months in October.

Elizabeth reported that three installation/alteration permits had been approved.

Elizabeth presented the office report. Twenty-one recertification notices have been mailed. There have been 43 exterminations and four move-ins. Twelve units are available: nine one-bedroom units and three three-bedroom units.

Les gave the maintenance report. Rehabs have slowed down and the staff has been trimming trees and removing branches too close to buildings.

Les has been getting bids for roof replacements and foundation work. The foundation work is pending the cooperative's possession of the unit.

The board voted unanimously to accept the Classic Roofing bid of \$108,120 for replacing 14 roofs.

Selma opened the floor to member comments.

Lonnie Hertzell fielded questions about security patrols. An officer named Evans, who was patrolling the property, joined the meeting briefly. They left at 7:40 p.m.

Shirley Guidry won the door prize drawing of a \$25 gift card.

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

Closed Session

The board discussed painting the front doors of the units. Les said he has already purchased two different colors of paint but has been unable to get to the painting. He hopes to have a contractor do the painting and factor the cost into next year's budget.

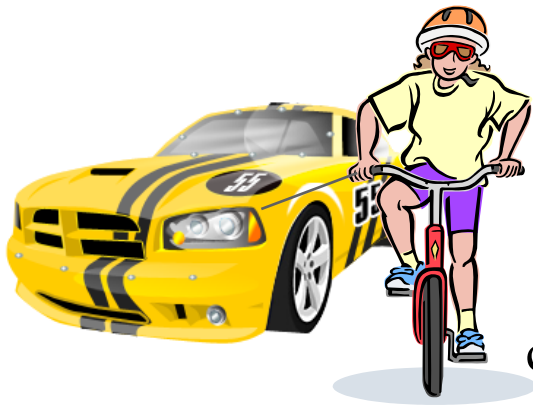
The meeting was adjourned at 8:25 p.m.

Next Board Meeting
October 8, 2013
Doors Open at 7:00 p.m.

Office News



Please remember to bag all of your trash.
And please remember to tie the bag closed.
Do not drag the bag to the dumpster and
Please pick up any trash that belongs to you.



Do not allow your children to
ride their bicycles next to or
between cars. Drivers cannot
see them and some cars have
been scratched. Respect is
contagious ...Spread it around.



Rabies
Tag

ALL dogs and cats **MUST** have current
Rabies Vaccination and KC License
documentation on file in the office.
Please bring these in **EVERY** time
you have your pets vaccinated.



KC
License

Do you know someone looking for an awesome place to live?
The referral to NBT bonus is \$150. Tell everyone you
know about your cooperative and get money in your
pocket. Bonus will be paid upon referral's move in.



Our Current Move-In Special:
1st month Carrying Charge is FREE.

Maintenance News

Annual Inspections

Annual inspections have begun— We will be looking for:
Structural Issues, Fire, Safety & Health Hazards, Water Damage,
Maintenance Defects & the Overall Condition of the Unit.

We will also inspect all Smoke Detectors.

Please make sure the stairs are cleared
and your pets are put away.

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.

CALL BEFORE YOU DIG!

Underground utilities exist
everywhere, even in your yard.
Digging without knowing where it's
safe can cause damage and even loss of
lives. So get the scoop by dialing
"811" or go to www.call811.org



Know what's below.
Call before you dig.



Save the Date
Santa will visit

North Brighton's Clubhouse

Saturday December 14th

2 pm to 4 pm

Free treats for the children.

Mark your calendars now.

10 of 101 Ideas to Remove Stress	11 of 101 Self- Loving Acts
<ol style="list-style-type: none"> 1. Get up 15 minutes earlier 2. Prepare for the morning the night before 3. Avoid tight fitting clothes 4. Avoid relying on chemical aids 5. Set appointments ahead 6. Don't rely on your memory write it down 7. Practice preventive maintenance 8. Make duplicate keys 9. Say "no" more often 10. Set priorities in your life 	<ol style="list-style-type: none"> 1. Say No and mean it 2. Give up being right 3. Let go of your resentment 4. Forgive yourself 5. Call a friend and vent 6. Take a bubble bath 7. Walk in nature 8. Start a hobby 9. Make a sandcastle 10. Cry on a loved one's shoulder 11. Ask for help

Don't Let Stress Ruin Your Life

Dear Members:

Some of the buildings in North Brighton have experienced sewer back ups. If you were not one of the unfortunate members to have had this experience, you cannot know how frustrating this situation is. Carpeting and furniture may be saturated with sewage and ruined, to say nothing of the odor that remains.



The only thing that can go down the drain is tissue and waste; anything else can cause a sewer back up.

Please advise family members and guests not to put anything down the stools and drains, except tissue and waste.

Please do not flush the following products down the stools:

Sanitary supplies

Feminine hygiene products

Paper towels

Baby wipes

Disposable diapers

Grease should NOT be put down the stools or drains.

“Flushable” cat litter

**Cleaning products like “Flushable” Scrubbing Bubbles
bathroom wipes & “Flushable” toilet brush should NOT be
put down the stools.**

**Disregard what packaging may say about products being
disposable or flushable.**

Nothing of this type is to be put down the drains.

Your cooperation in this matter is appreciated.

Halloween Safety Tips

1. Trick-or treat in your neighborhood or at your local mall.
2. Go with friends. Ask your parents, older sister or brother to walk with you.
3. Carry a glowstick, flashlight or reflective bag.
4. Have your parents check all treats before you eat them.
5. Show respect to all persons giving treats or other trick-or-treaters.
6. Always say 'Please' and 'Thank You'.



Classifieds

Scentsy Wickless Candles

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Safer than regular candles

Call Marion 453-0968

or see my website:

www.marionsflamelesscandles.scentsy.us

Diane Schumacher, Avon Representative

4943 NE 37th St.

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

Email: ladyschu@kc.rr.com

Web Site: www.youravon.com/dschumacher

New Avon Booklets are in the NBT office



Great Foods & Gifts!

Cherry Good!™

Tasty Bites™



Contact me to
host a tasting party,
shop products or learn
more about becoming
a Tastefully Simple®
consultant.

**TASTEFULLY
SIMPLE**
®

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sciolaro@hotmail.com
consultant id# 0122099



October 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Carrying Charges Due	2	3	4	5
6	7	8 Board Meeting 7 pm	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	25	26
27	28	29	30	31  Happy Halloween	PLEASE WATCH FOR CHILDREN OUT TRICK-OR- TREATING ON HALLOWEEN NIGHT.	