

North Brighton Townhouses, Inc.
5057 N.E 37th Street Kansas City, MO 64117
Office Phone: 816-454-2500
Maintenance Emergency: 913-894-3456
Security Number: 816-645-3001
Non-Emergency Police: 816-413-3400
Website: www.northbrighton.com

SEPTEMBER 2011



The BrightoneeR

In This Issue

Good Neighbor Award	Page 2
FYI - Classified Ads	Page 3
August Board Mtg. Minutes	Pages 4 & 5
Office News	Page 6
Maintenance Reminders/Lawn Mowers #'s	Page 7
September Calendar	Page 8

Good Neighbor Award



Brittney & Deborah McCurley Recieve the Good Neighbor Award

Brittney and Deborah were nominated by Millie Shreck for their continued help. Millie wrote that both mother and daughter helped clear snow from her car on the cold snowy days and that Brittney has helped Millie many times with her computer. They both have been such a big help to her and to others.

The Board of Directors will recognize Brittney & Deborah at 7 p.m. during the monthly meeting on September 13th, 2011. As a recipient of the Good Neighbor award, they 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.

Mark your calendars now --

October 5th is the date for this years Creative Sampler.

Purses with changeable covers similar to the Meche brand are one of the exciting new items this year. The basic purses come in four colors – black, navy, brown and off-white - the covers in many designs. There are animal print decorated jackets with matching shirts as well as other decoratively designed sweat shirts.

Back again are the wonderful seasonal appliquéd woven towels. There will be decorations for fall and winter as well as Christmas gifts. Start your shopping early and help support the many charities that receive funds from the proceeds.

Bethel United Church of Christ

4900NE Parvin Rd Kansas City, MO (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

**In case you are not sure of your current
Carrying Charge We've included this chart to help.**

Carrying Charge Increase Effective August 1, 2011			
	Old Payment	New Charge	If you pay a Surcharge
1 Bedroom—Lower Middle	352.00	377.00	415.00
1 Bedroom—Lower End	355.00	380.00	418.00
1 Bedroom—Upper Middle	356.00	381.00	419.00
1 Bedroom—Upper End	359.00	384.00	422.00
2 Bedroom—Middle	368.00	393.00	432.00
2 Bedroom—End	371.00	396.00	436.00
3 Bedroom—Middle	378.00	403.00	444.00
3 Bedroom—End	373.00	398.00	438.00
3 Bedroom—End	381.00	406.00	447.00
4 Bedroom	388.00	413.00	454.00

For Sale

Scentsy Wickless Candles

Wickless, Flameless and Smokeless

Safer than regular candles

Call Marion 453-0968 or see website:

www.marionsflamelesscandles.scentsy.us

For Sale

**Whirlpool Portable Dishwasher— \$50
Cream colored panel w/ wooden cutting board**

Call: David Newby 436-0188

Works Great!! Panel is reversible.

For Sale

Oak Top Table w/ 4 Chairs with Green Accent

Perfect condition \$400 obo

Call: Rebecca 214-5585

For Sale

**Photo Copier / Fax
Machine**

Deep Fryer

**For Details - Please
call Betty 455-0808
(New Phone#)**

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.

August 9, 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; Sheila Johnson, first vice 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.

The board reviewed print-outs of changes being considered to the North Brighton Web site.

Open Session

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

Minutes of the July 12 meeting were approved.

Donney Drew was recognized as the Good Neighbor of the Month for August. She received a \$25 gift card.

Terry gave the treasurer's report. She has reviewed the checks and bank statements and found all in order.

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

Elizabeth gave the office report. Fifteen units are for sale; four one-bedroom units, eight two-bedroom units, and

three three-bedroom units. Twelve applications have been received.

In July, there were 32 defaults, one attorney referral, 56 exterminations and four move-ins.

Les gave the maintenance report. Maintenance has eight rehabs in various stages of completion and expects three more.

Les met with Time Warner, Billy Still and the potential siding contractor to discuss existing cable outlets and lines. They will be replaced at no charge.

Bushes have been trimmed.

Betty opened the floor to member comments. Carrying charge increases, crime on the property, inconsistent mowing practices, security concerns, the cooperative attorney and property management contract were discussed.

Mark Kanatzar won the \$25 gift card in the door prize drawing.

Betty read aloud a letter of resignation from Sheila Johnson.

The open session ended at 8:30 p.m.

Closed Session

Because the height of satellite poles is specified as eight feet in the Satellite Dish rules, the satellite dish verification form needs to be changed.

The meeting was adjourned at 9:20 p.m.

office News

Violation / Crime Report

During the month of August there were a few incidents that were reported to the office. On two separate occasions there were fireworks being shot off on the premises. In one night two members reported that their vehicles had been rummaged through and a few valuables taken. Our security company has informed us that many times they see purses, electronic devices and other valuables in vehicles. Please remove all valuables from your vehicles and keep your cars locked. We have also had several calls regarding members with more than 2 animals or dogs that are over the size limits as per Section 6 of the *Rules We Live By*. If your dog defecates in someone's yard please pick it up. Sec: 6.5.A. We've also received calls regarding unregistered vehicles. If you are in violation of either the animal restrictions or vehicle restrictions please comply as your community members are watching. Each member's compliance is crucial to our community well-being.

Please refer to Section 2: Conduct, in the *Rules We Live By* if you are not sure what behaviors are allowed. The office can only enforce rules within our authority, we cannot enforce legal matters.

**We have a wonderful community here and all of us working together
will keep it that way.**

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

Senior Luncheon *(Lunch is Provided)*

September 21, 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

In an effort to be a "Greener" community and help lower some of the costs of operation of NBT we've added a couple of water conservation suggestions found on 2 websites—The NBT water/sewer bill for July was \$27,539. According to www.ourearth.org 10 Easy Ways To Be Green— 1) Just by *turning off the tap* while brushing your teeth or shaving, you can save more than 200 gallons of water per month. 2) *Fix Leaks* A faucet that leaks one drip per second can waste more than 3,000 gallons of water each year. A leaky toilet can waste up to 200 gallons of water every day. To determine whether your toilet has a leak, place a drop of food coloring in the tank; if the color appears in the bowl without flushing, you have a leak. (Call the office to report any leaks, we will get them repaired as quickly as possible) For more information go to www.wateruseitwisely.com

One more area where we as a community can live greener and reduce costs is by saving paper and postage. Please complete your recertification questionnaire when you receive your 1st notice. When we have to send out 2 or 3 notices the costs of paper usage, postage and time required by the office personnel adds up. Those of you who do respond immediately we thank you very much!! ☺

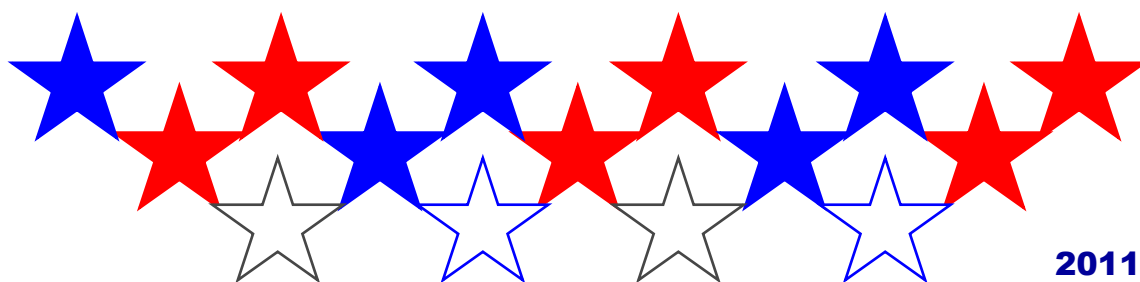
Another concern was the breaking of rules around the property. If you see someone in violation please let us or the police know. If we all work as a community to keep NBT a beautiful place to live, everyone will be happier and feel safer.

Mowing days are waning, but aren't over...
Call Roger, Matt or Michael.

Michael Tucker 816-413-8721 Leave Name & Number

Roger & Matt Reynolds 816-231-8439 Call Anytime

If you would like to be one of NBT mowers, please call the office.



SEPTEMBER

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