



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

The Brightoneer

September 2009

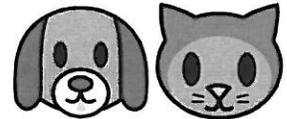
"The difference between school and life? In school, you're taught a lesson and then given a test. In life, you're given a test that teaches you a lesson." ~ Tom Bodett

"Rules We Live By"—Pets	Page 2	Board Meeting Min.	Page 8
Pets Cont.	Page 3	Board Meeting Min. Cont.	Page 9
Pets Cont.	Page 4	Office News	Page 10
KC Pet Licensing	Page 5	Maintenance Reminders	Page 11
Labor Day	Page 6	September Calendar	Page 12
Kidz Korner	Page 7		

In This Issue:

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

"Rules We Live By" - Pets



Section 6.1—Pet Permit

All members MUST file a statement, whether or not the member has a pet on the premises at the time of move-in and every year at the time of recertification.

Section 6.2—Registration of pets

Any and all pets kept on the property of North Brighton Townhouses after July 1, 1987 must be registered with the cooperative office within ten (10) days after said date, or within ten (10) days after acquiring possession of a pet. The following must be adhered to:

1. Annual applications for a pet permit registering pets must be completed and filed during recertification. Proof of licensing with Kansas City, Missouri must be shown.
2. A copy of the pet's annual vaccination certifications issued by the veterinarian must be provided prior to each annual cooperative pet permit issuance. The certificate includes the pet's height, weight and breed.
3. New pets must be registered with the cooperative office within ten (10) days of coming onto the NBT premises.
4. Units with dogs or cats must be de-fleaed, at cost to outgoing member, upon move out.
5. The restrictions set forth below are applicable.

Section 6.3—Restrictions

1. NO PET SITTING
2. Maximum of two pets per unit
3. No dogs or cats over 40 pounds at maturity
4. No dogs or cats over 18 inches in shoulder height at maturity
5. No permits shall be issued for pets having the propensity to injure, including, but not limited to, the following breeds or crossbreeds of dogs:
**Pitbull—German Shepherd—Doberman Pinscher—Great Dane—
Wolfhound—Chow—Husky—Miniature Pinscher**
6. Maximum aquarium size shall be fifty (50) gallons. Member will be responsible for any water damage to the unit from the aquarium
7. RODENTS, REPTILES AND SPIDERS STRICTLY PROHIBITED. (with the exception of hamsters and gerbils.) Reptiles include snakes, lizards, iguanas
8. No pets owned for breeding purposes shall be kept on the property
9. All dogs and cats must be spayed or neutered, with written proof filed in office.
10. "Animal and Fowl," Ordinance of Kansas City Missouri shall be strictly followed and enforced. No variances shall be allowed
11. No ferrets are permitted
12. NO TRAINED ATTACK ANIMALS ON PROPERTY

Section 6.4—Definitions

1. CONTROL: A pet shall be deemed to be under control of a responsible person when that person can observe and take effective corrective action to prevent harm to people, animals or property or actions, which create a nuisance.
2. OWNER shall mean any person residing in the community who keeps or harbors a "pet"
3. PET: Any non-human creature, hereinafter call "animal" maintained in the community. (The regulations enumerated here are specifically directed to eliminating nuisances caused by poorly-controlled dogs and cats, but are applicable to all animals maintained on property.)

Section 6.5—Regulations

1. Of the Kansas City, Missouri laws, the LEASHING of ALL dogs outside of a fenced yard and the DAILY removal of animal feces anyplace in the cooperative will be strictly enforced with the help of Animal Control of Kansas City, Missouri; when needed. Feces to be considered PROPERLY removed must be placed in a sealed or tied container impervious to moisture and odor before being placed in a trash gondola.
2. If an employee meets with an Animal Control Officer to correct a violation of North Brighton Townhouses' rules or City Ordinance, a \$25.00 fee will be charged to the pet owner's account
3. No person may keep or harbor ANY animal on the premises of North Brighton Townhouses without a current Pet Permit
4. Any member accepting the duties of pet ownership by requesting a North Brighton Townhouses Pet Permit will be required to abide by all pet rules and regulations and also Kansas City, Missouri ordinances concerning same.
5. The "owner" of a pet will be held financially responsible for any actions of such pet. In addition, said "owner" agrees to totally accept all liability pet ownership may create.

Section 6.6—Complaints

Complaints to management concerning pets must be in writing, dated and signed by the complainant. A complainant MUST be willing to testify when requested by North Brighton Townhouses. No written complaints (except those concerning an illegal pet) will be acted upon until the following conditions have been met:

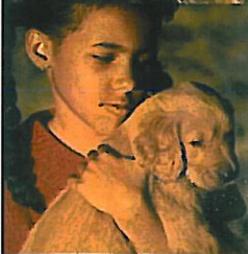
1. The complainant should attempt to verbally correct the problem with the pet "owner"
2. The complainant should bring the problem to the attention of the proper city authorities (KC Police, KC Animal Control, etc.)

Section 6.6—Complaints (cont.)

3. In the event the problem has not been corrected after the above enforcement procedures have been followed, and upon the request of the complainant, with notice to the owner, the Board of Directors shall hear the matter and decide whether or not a pet permit should be revoked. Revocation means the "owner" of said pet must permanently remove the animal from property in no more than ten (10) days from the date of legally called pet revocation Board meeting in which the aforementioned revocation is handed down.
4. The violation of this Pet Policy, or any Kansas City, Missouri animal ordinance, may result in the "owner's" loss of "pet" ownership rights and possible loss of Membership in North Brighton Townhouses.

Section 6.7—Procedures for Enforcement

1. All pet complaints MUST be in writing and signed by the complainant.
2. The complaint (written on a proper form) should be delivered to the office at 5057 N.E. 37th Street
3. After receipt of the complaint, within ten (10) days, or immediately if the situation warrants, one or more of the following actions shall be taken:
4. A letter of notice may be sent to the pet owner, notifying them of the complaint.
5. Personal contact with the respondent and/or complainant.
6. Visual inspection of alleged infraction
7. Verification with other Member(s)
8. All findings in the matter are to be made in writing and entered in the "owner's" file. If the problem can be or has been rectified, no further action is required except documentation placed in the Member's file.
9. In the event a formal notice of revocation of permit is ignored by the "owner", or there is a failure to cure the problem to the satisfaction of the Board, the matter shall be turned over to the Cooperative's Attorney, subjecting the member to eviction from the premises as set forth in the occupancy agreement, Article 13(i) and Article 14, with all cost, including court costs and attorney's fees, charged to the defaulting member/owner.
10. Any animal that bites anyone, for any reason, must be removed immediately and permanently from the property.
11. Not all of God's creatures were meant to be pets in a city or cooperative setting. Hence, the Board of Directors of North Brighton Townhouses, Inc. reserves the right to reject a Pet Permit application because a "pet may be too exotic, wild and/or not suitable for cooperative housing on the property owned by North Brighton Townhouses
12. The Board reserves the right to reject a Pet Permit application on the grounds that the "owner" has, in the past, had verifiable complaints turned in against the "owner's" animal(s). No application shall be unreasonably rejected



Kansas City Pet Licensing

**It's the Law. It's Simple.
It's Because You Love Your Pet!**

Who Needs a KCMO Pet License?

Kansas City Missouri law requires all dogs, cats, and ferrets over 4 months old and kept within the City limits to have a current license. Furthermore, license tags are to be worn by the animal when outside the residence. Violators can be cited for failure to comply with a minimum \$75.00 fine for the first offense.

What Are the Benefits of Pet Licensing?

- A license tells everyone your pet is not a homeless stray.
- Found pets can be reunited quickly with their owners.
- Your lost pet gets a longer care period when taken to a shelter.
- Your pet license is proof your pet has been vaccinated against rabies.
- License fees support the care for the many stray and homeless animals housed in the City's animal shelter. Other services funded by pet licensing include investigations of animal cruelty, animal bites, animal nuisance complaints, and education and outreach programs.

How Do I License My Pet?

By Mail: Mail a copy of your pet's current **rabies vaccination certificate**, complete with your mailing address and phone number, along with a **check or money order** made payable to "City Treasurer". Send to:

Kansas City Animal Licensing
P.O. Box 219393
Kansas City, MO 64121-9393

In Person: Take a copy of your pet's current rabies vaccination certificate and proof of the pet's sterilization (if applicable) to a local participating veterinary clinic. Call or visit PetData's website for a list of participating veterinary clinics. You can also purchase a license at Kansas City Animal Health & Public Safety. Call AHPS for shelter hours.

How Much Does It Cost to License My Pet Each Year?

	1 Year Lic.	3 Year Lic.
Spayed/neutered animals	\$10.00	\$27.00
Non-spayed/non-neutered animals	\$33.00	\$99.00

* A 3-year rabies vaccination administered in the last 6 months is required to purchase a 3-year license.

Who Can I Contact with Questions?

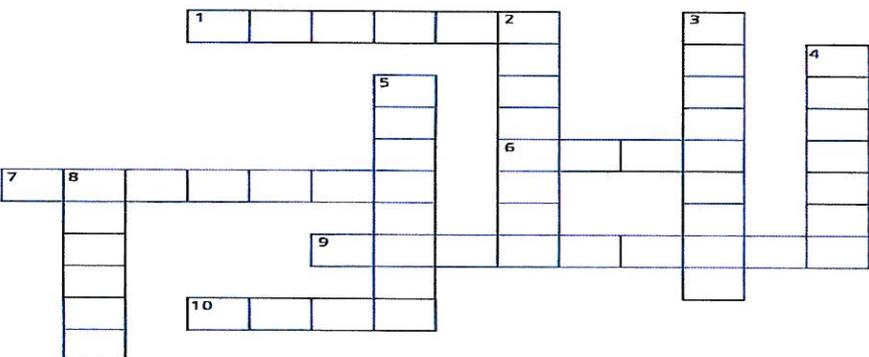
PetData Animal Licensing: 888-738-3463, x24 • www.petdata.com
Kansas City Animal Health & Public Safety: 816-513-9800

What is Labor Day?

Labor Day, the first Monday in September, is a creation of the labor movement and is dedicated to the social and economic achievements of American workers. It constitutes a yearly national tribute to the contributions workers have made to the strength, prosperity, and well-being of our country.



"Labor Day differs in every essential way from the other holidays of the year in any country," said Samuel Gompers, founder and longtime president of the American Federation of Labor. "All other holidays are in a more or less degree connected with conflicts and battles of man's prowess over man, of strife and discord for greed and power, of glories achieved by one nation over another. Labor Day...is devoted to no man, living or dead, to no sect, race or nation."



ACROSS

1. During fall, many of these fall off trees
6. Sweep up leaves with this garden tool
7. Crop collection in the fall
9. Fall holiday when we say "Trick or Treat!"
10. Autumn is also called by this name

DOWN

2. This animal can be seen storing nuts for winter
3. The first month of fall
4. Orange-color squash used to make jack-o'-lanterns
5. A popular fall sport in the United States
8. In autumn, we pick this fruit off trees



Kids' Korner



**North Brighton Townhouses, Inc.
Board Meeting
Aug. 11, 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; Betty Maltbia, treasurer; Selma Irej, secretary; Elizabeth Tharp, office manager; Les Dudrey, maintenance superintendent; Lisa Gamble, controller for Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney.

Open Session

Nineteen people signed in. Sheila called the open session to order at 7:15 p.m.

Minutes of the July 14 meeting were approved with one correction.

Lisa explained that there would be no increase in carrying charges because the budget submitted to Missouri Housing had never been approved. An increase probably will go into effect on January 1. The October meeting will be the budget planning meeting.

Betty reported that she had reviewed the receipts for July and all were in order.

Selma said three alteration permits had been submitted and all were approved. They involve planting a tree, purchasing a storage unit and installing carpet.

Elizabeth gave the office report. A total of 54 recertification packets were mailed out. Fifty units were exterminated in the last 30 days. One of the eight one-bedroom units sold. Two three-bedroom units are available with a wait list.

Les gave the maintenance report. There were 285 work orders completed. Maintenance has five working rehabs. Les reviewed

four bids for concrete work and recommended accepting the one from Hodges Garages. He reviewed five bids for asphalt work on the streets.

Sheila opened the meeting to member comments at 7:45 p.m. Squirrel damage, clippings left on sidewalks by the lawn-mowing service, mice in a unit and North Brighton reviews on the Internet were discussed.

Donna Travis of 5112 N.E. 36th won the door prize drawing, a prepaid card to QuikTrip.

Sheila thanked everyone for attending and the open session ended at 8:25 p.m.

Closed Session

The board approved unanimously the bid of \$26,495.10 for the concrete work. This includes work on the basketball area. Les plans to have the jungle gym torn out as well.

The board approved unanimously the bid of \$59,300 for asphalt work on streets.

Les advised the board that the budget for next year needs to include some \$60,000 for more overlay repairs.

The board approved using Still Contractors to recap the firewall.

The board agreed to hold the Fall Festival on Oct. 31 this year.

The meeting was adjourned at 10 p.m.

Office NEWS

Thank You

The Board of Directors and Staff of North Brighton would like to thank the members for keeping the yards and townhouses picked up. You help us make North Brighton look GREAT!

For Sale

**5-Blade Industrial Fan
Kenmore Washing Machine
Call Meribeth Turley at (816) 452-7226**



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)

***Other procedures/shots available**

www.northlandmobileveterinaryclinic1.health.officelive.com



Maintenance Reminders

FYI

We will be re-surfacing in some areas around NBT property during the month of September. Be look for notification regarding the specific days.

Friendly Trash Reminder

Please make sure that you bag up your trash and place inside of dumpster. No loose trash should be going in the bins. All trash must be bagged and tied. **Make sure you are placing the items inside the trash dumpster and not setting items beside the dumpster on the ground.**

Large items should be placed in The dumpster behind the office. If you should have any question about where to throw large items away please contact the office.

Coffee Cans

The maintenance department is in need of coffee cans...if you have any empty ones please call the office and one of the maintenance staff will come by and pick them up!

THANK YOU!



Road Improvements for North Brighton from Parvin Road to 210 Hwy

Thursday, September 10, 2009, 6:00 to 8:00 p.m., the City of Kansas City, Missouri will be holding an open house public meeting to discuss the improvements planned for the segment of N Brighton Avenue from Parvin Road to State Highway 210.

This meeting is being held to solicit feedback from area residents and provide information about this phase of improvements on North Brighton. Take advantage of this opportunity to share your valuable input with the City.

September

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Carrying Charges Due	2	3	4	5
6	7 Labor Day Office Closed	8 Board Meeting 7pm	9	10	11 Late Fees Applied	12
13	14	15	16	17	18	19
20	21 Attorney Referrals	22 Fall Autumn Begins	23	24	25	26
27	28	29	30			