

THE BRIGHTONEER

SEPTEMBER 2017



Watch for children
at the bus stops.



North Brighton Townhouses, Inc. 5057 NE 37th St KCMO 64117
A Certified KCPD Crime Free Property

| | |
|------------------------|--|
| Office Phone: | 816-454-2500 |
| Maintenance Emergency: | 913-894-3456 |
| Security Number: | 816-945-9550 |
| Non-Emergency Police: | 816-413-3400 |
| Website: | www.northbrighton.com |



Good Neighbor: Pauletta, pictured with Esther, NBT Board Secretary.

**Board Meeting
September 12th
Doors open at
7:00 pm**

HAPPY LABOR DAY

There IS

NO

SUBSTITUTE
FOR

Hard Work

Kids Coloring Page

Office News

Carrying Charges are due on the 1st of the month.

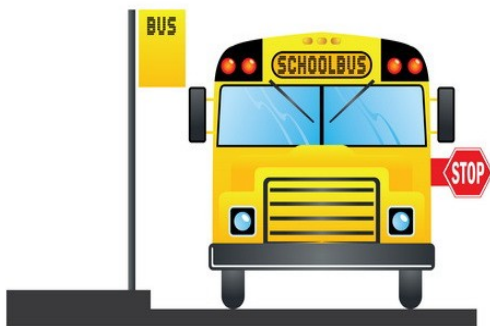
You may pay on the resident portal or write a personal check and bring it to the office, through the 10th of the month. Any payments brought to the office after the 10th MUST be in a money order or cashiers check. Personal checks received after the 10th of the month will be returned. **Please write all checks in black ink.**



If you change your phone number, residents of your townhouse, vehicle or pet; contact the office and give us your new info.

NBT Office—(816) 454-2500

Pet owners are responsible for keeping their pet records up to date in their NBT file.



Stop for School busses when they are loading and unloading. Also watch for children at or near the bus stop locations.

**Garbage Disposal Do's and Don'ts
& What NOT to Flush**

Learn more on Pages 8 & 9

Maintenance Reminders

Front steps and front yards are to be kept free of ice chests or other items that are not in current use. This includes but is not limited to: Children's toys, Bicycles, kiddy riding toys and other outdoor toys. These items are to be stored inside or in the back yard.

Procedure for Tagging Members Whose Yards Need Cleaning Up From Dog Waste:

1) Maintenance will tag first and the member will be given 48 hours to clean up the dog waste. If this doesn't happen:

2) A second notice will be given for another 48 hours to have the dog waste cleaned up.

If a third notice is necessary;

3) A grievance will be called.

If a Member is Given Three Notices in a Year, A Grievance will be scheduled to consider revoking the pet permit.



If you get tagged on Tuesday to mow your yard, you have until Monday to mow. Calling the office will NOT allow you more time. Maintenance will charge to mow your yard. Minimum charge of \$35. As soon as you are tagged immediately call one of the lawn mowers to cut your grass. See page 10 for their names and numbers.

North Brighton Townhouses, Inc.
August 8, 2017
Board Meeting
N E W S L E T T E R M I N U T E S

Board members present: Selma Irey, president; Sheila Johnson, first vice president; Ann Halsey, second vice president; Esther Shelton, secretary; and Dorothy Olson, treasurer

Staff present: Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; Les Dudrey, maintenance superintendent; and Chris Curlett, assistant maintenance superintendent

Also attending: Dudley Leonard, cooperative attorney; and Betsy Kilker, administrative assistant with Linville Management Services, Inc.

The board convened at 5:30 p.m.

The board voted to ratify a telephone poll taken on August 1 by Betsy approving repairs of \$785 for the Kubota tractor. All board members approved the expenditure.

The board agreed to a 2018 budget meeting at 9:30 a.m. on Thursday, October 5, at the Linville Management office.

The board reviewed bids for work to turn the old tennis courts into a dog park.

Open Session

Seven members signed in for the open session at 7 p.m. Selma welcomed them and called the meeting to order at 7:05 p.m.

Dorothy gave the treasurer's report. She has reviewed receipts for July and all are in order.

Esther reported that 11 installation/alteration permits were submitted and all were approved.

Minutes of the July 11 board meeting were approved.

Elizabeth presented the office report.

Nine units are now available: four one-bedroom units, one two-bedroom unit and four three-bedroom units. There have been six move-ins and 54 exterminations.

Les gave the maintenance report.

Currently seven rehabs are underway.

Storms and rainfall of four to five inches damaged trees and destroyed two large oaks. There were three foundation leaks and two roof leaks.

Upper soffits were blown down in some areas.

One air conditioning condenser and one A coil had to be replaced during a week of hot weather.

Pauletta Clubine was recognized as the Good Neighbor of the Month for August.

Betsy presented the managing agent's report.

Four applications were approved. Six final statements were completed. Linville Management processed \$188,584.59 in accounts payable for the month of July.

Financial reports were mailed to the board on August 4.

Selma opened the floor to member comments.

Judy James won the door prize drawing.

The open session ended and the meeting was adjourned at 7:25 p.m.

Senior Luncheon
Wednesday September 20th
11:30 — until?
Free of Charge
We will have a guest at
the luncheon to entertain us.
RSVP: Bertha 452-6522
or Shirley 377-4302
(Leave a message if no answer)

Garbage Disposal Do's and Don'ts

Do's

Do run your garbage disposal regularly and allow to run for about 15 seconds after use to flush out remaining particles.

Do grind food waste w/ a strong flow of cold water.

Do cut large items into smaller pieces. Put them into the garbage disposal one at a time instead of trying to shove a large amount in at once.

Don'ts

Don't pour grease, oil or fat into your garbage disposal or drain.

Don't grind extremely fibrous material like corn husks, celery stalks, onion skins, and artichokes.

Don't put potato peels or rice down the garbage disposal.

Don't put large amounts of food down the garbage disposal, feed into the disposal small amounts at a time.

Don't put expandable foods like rice or pasta into your garbage disposal.

Don't grind any bones in the disposal. (beef, pork etc.).

Avoid putting coffee grounds down the garbage disposal.

Keeping Your Garbage Disposal Running Problem-Free

Ice is an extremely effective and inexpensive method for cleaning your garbage disposal, sharpening the blades and breaking up any grease build-up which has accumulated. Just toss a few ice cubes into the garbage disposal and run it.

For stubborn odors pour two tablespoons full of baking soda into the drain and let it set for several hours before running the water and garbage disposal.

Tips for Removing Fallen Objects*

NEVER, EVER insert your unprotected hand into the garbage disposal...Call in a maintenance request. (*Dropping an object into the disposal is not deemed an emergency and it will be taken care of on the next business day.)



What NOT to Flush



The only items you should ever flush down the toilet is human waste (urine & feces) and toilet paper. Flushing the wrong items down the toilet can damage the sewer system, cause back-ups in your home and cause sewer overflows which harm the environment.

Here are some items to keep out of the toilet:

- | | |
|--------------------------------|---------------------------------|
| ❌ Bandages & bandage wrapping | ❌ Disposable diapers |
| ❌ Chewing gum | ❌ Grease |
| ❌ Cigarette butts | ❌ Paint or paint products |
| ❌ Cleaning wipes or baby wipes | ❌ Poisons & hazardous waste |
| ❌ Condoms | ❌ Sanitary napkins |
| ❌ Cotton balls and swabs | ❌ Tampons or tampon applicators |
| ❌ Dental floss | ❌ Unused medicines |
| ❌ Facial tissue | ❌ Automotive fluids |

For Sale: Close Out
Human Udder Balm Cream
Manufactured in Missouri
For the whole body
\$10.00 per 8oz jar
Call Jewlie: (816) 206-7364

Minor sewing. Hemming,
buttons, scout patches,
darning socks and ironing.
Call Jewlie:
(816) 206-7364

VILLAGE AUTO SALES
6631 Nieman Road
Shawnee KS, 66203

Cell: 816-359-1714
Office: 913-362-1609
Fax: 913-808-5059
arlin.garcia@yahoo.com

ARLIN GARCIA
Bilingual Sales

We are open Monday thru Sat from 9am to 6pm and Sundays 11:00 to 4:00 pm

Gracias por Preferirnos



Help For Elders:
The Eldercare Locator is
a free service of the U.S.
Administration on Aging.
Call 1-800-677-1116 or
visit www.eldercare.gov
to learn about financial,
employment, legal, and
caregiving help for
seniors.



MOWERS 2017



Mark & Connie —(816) 492-4186
Emmanuel Yakata—(816) 612-9928

Leave a message if no answer, we will call you back.

Payment to mowers is due in advance, Grass over 8" tall,
has an extra charge. Pet waste must be picked up. Flower bed
service or chemical applications are an additional charge.

NBT Maintenance charges \$35 or more to mow.

Call today before you get tagged.

Classifieds

For Sale:
Sashay Yarn.
Several colors to
choose from.
Call Selma:
(816) 756-7325



Microwave Potato Bag



Hand Sewn:
Microwave Potato Bag \$6
or Carry All \$9
Call Bertha: (816) 452-6522

Bertha needs several of the plastic ice cream tubs that are the 1 gallon + 1 pint size and have a handle. If you have any of these that you would like to donate please take them to the office.
Thank you very much.

Free
Individual,
Couples and
Family
Counseling

Midtown Psychological Services
Individual, Couples and Family Counseling



Zachary Matthys
Counseling Intern
9233 Ward Parkway Suite 125
Kansas City, MO 64114
Supervisor: Heather Fitzcharles, LPC

zwmatthys@gmail.com
(660) 973-3011

Side Work: Greg 816-785-8783, If you have any side work you would like done please let me know. Please call and leave a voicemail with your name, address & phone number along with the type of work needed. Calls will not be answered during NBT office hours but will be returned as soon as possible.

September 2017



| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|--|---|--|---|--|----------|
| <p>Monday September 4th Office & Maintenance are Closed</p> | | | | | <p>1</p> <p>Carrying Charges Due</p> | 2 |
| 3 | <p>4</p> <p>Office Closed</p> | 5 | 6 | 7 | 8 | 9 |
| 10 | <p>11</p> <p>Late Fees Applied</p> | <p>12</p> <p>Board Meeting 7 pm</p> | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | <p>20</p> <p>Senior Luncheon 11:30-?</p> | <p>21</p> <p>Attorney Referrals</p> | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |