

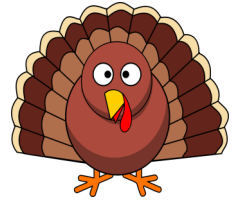
# The Brightoneer

November 2016

## Happy Thanksgiving



Daylight Savings  
Time Ends 11/06.  
Fall-Back 1 Hour at  
bedtime on 11/05.



**Election Day**  
**Tuesday November 8th.**

<b>Office Phone:</b>	<b>816-454-2500</b>
<b>Maintenance Emergency:</b>	<b>913-894-3456</b>
<b>Security Number:</b>	<b>816-868-4115</b>
<b>Non-Emergency Police:</b>	<b>816-413-3400</b>
<b>Web Site:</b>	<b><a href="http://www.northbrighton.com">www.northbrighton.com</a></b>

North Brighton Townhouses, Inc. 5057 N.E 37th Street Kansas City, MO 64117  
FIED KANSAS CITY CRIME FREE PROPERTY

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**There were no Good Neighbor  
Nominations for November.**



# Senior Luncheon

3rd Wednesday

November 16th

11:30 am to ?

Lunch Provided

Open To All Seniors of NBT

RSVP: Bertha 452-6522 or Shirley 377-4302

Please leave a message if no answer.



**November Board Meeting  
is a Closed Meeting  
No Board Meeting in December**



# Neighborhood Nomination

All information will be verified.

The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.

## Good Neighbor Nomination

Name

Address

City  State  Zip Code

Phone Number

I Nominate

(Please give full name of neighbor you are nominating.)

Address

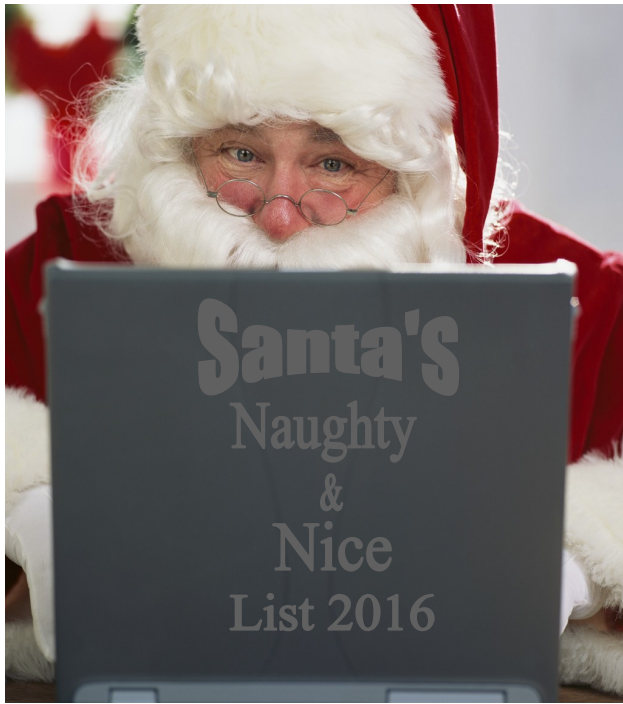
City  State  Zip Code

Phone Number

**Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.**

Explain why you are nominating this person. What has she or he done to be a good neighbor?





**Saturday December 10th**

***Save the Date***

**Santa will visit**

**North Brighton's Clubhouse**

**Saturday December 10th**

**2 pm to 4 pm**

**Free treats for the children.**

**Mark your calendars now.**



**Pictures with Santa \$1 each.**



# Work Order Procedure

1. Call as soon as you discover an issue, do not wait for it to get worse.
2. If you need work completed in your unit, call the office for a work order to be written. 816-454-2500
3. Do not stop a maintenance man to report the problem, call the office.
4. Do not call one of the maintenance men on their cell phone to report the problem, call the office.
5. Do not add additional items to the job when the maintenance man is in your unit, his time is allotted for the work on the ticket. \*If additional work is needed call the office for another work order to be written.
6. Only emergencies will be handled on calls placed after 4:30 pm. See Tab 3 Maintenance (page 17) of your Rules We Live By for additional information.



## Friendly Reminder:

The only items that can go down the stools are tissue and waste; anything else will cause a sewer back-up. Please advise household members & guests.



No flushable wipes or cleaning pads, No sanitary supplies or feminine products, No paper towels or baby wipes, No disposable diapers, No flushable cat litter. Grease should NEVER be put down stools or drains.



# **North Brighton Townhouses, Inc.**

**October 11, 2015**

## **NEWSLETTER MINUTES**

**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; Melva Linville, property manager, and Betsy Kilker, administrative assistant with Linville Management Services, Inc.

**Guest present:** Darryl Franke with SOS Pest Control

The board convened at 5:30 p.m.

Les discussed the bed bug inspections.

Currently, units are inspected three times a year. Sometimes inspectors are not able to inspect the unit as scheduled because members are not ready for them.

The board voted to change inspections to twice a year. Members will be notified that the inspectors must have access to every couch and every bed in the unit. If this is not possible, the member will be charged for re-inspection.

Betsy distributed copies of towing rules for the board to consider.

### **Open Session**

Seven members signed in for the open session. Two Kansas City, Missouri, police officers -- detectives Matthew Smith and Steven Downing -- with the Shoal Creek Property Crimes division also attended.

Selma welcomed all and called the session to order at 7:05 p.m.

Dorothy gave the treasurer's report. She has examined receipts for September and found all to be in order.

Minutes of the September 13 board meeting were approved.

Esther reported that eight alteration permits were submitted and all were approved.

Elizabeth presented the office report.

There have been three move-ins, 61 exterminations and one attorney referral.



Available now are four one-bedroom units, two two-bedroom units and one three-bedroom unit.

Les gave the maintenance report.

Three rehabs are underway and two more expected.

Maintenance will be painting stoops, repairing concrete, changing furnace filters and checking smoke alarms soon.

Betsy reported for Linville Management Services, Inc.

Six applications have been approved. Two final statements were completed and two are pending.

Processed for September in accounts payable were \$145,919.72.

September financial reports were mailed to the board on October 5.

Judy Beltran-Ricardo was recognized as the Good Neighbor of the Month for October. She was nominated by Marie Walters.

The two detectives discussed the Crime Free program, which may be discontinued because community policing has been eliminated. For now, they are acting as the Crime Free officers.

They recommended citizens concerned with possible crimes such as drug dealing file a report on the Kansas City, Mo., police department Website or report to the Tips Hotline.

Zela Hicks won the door prize drawing.

The open session ended at 7:25 p.m.

### **Closed Session**

The board reconvened for a closed session at 7:40 p.m.

Les discussed a large ash tree infected by the emerald ash borer. The board voted to remove ash trees as needed rather than treat them and to replace them eventually as needed.

Dudley reviewed the attorney status report.

The meeting was adjourned at 8:30 p.m.

# **November Board Meeting is Closed**



# Office NEWS

If a Notice is placed on your door stating that your building will be inspected for Bedbugs, you must have the unit ready for the inspectors. No One Is Allowed to Skip The Inspection.

**If you do not get a notice you are not on the list this time.**

November Inspection are Buildings 21, 22, 23, 24, 25, 26, 27, 28, 29, & 39

Rules We Live By -Tab 1: Section 1.9, Vehicles (pg. 11)

A) One car per licensed driver per household.

C) ...Motorcycles are to be parked parallel to the sidewalk in the numbered space.

Clubroom Rental: Clubroom rental hours are specific. Set-up and take-down of your party need to be within the time frame that you have paid for. You may not go into the clubhouse before your allotted time.

As a preventive measure NBT office has Bedbug monitors available to members.



# Maintenance Reminders



The Maintenance Department & the Office will be Closed Thanksgiving Day & the Friday after.

## **Snow Removal Section 1.9 Vehicles**

Please remember that any person of the member's household, a guest or any person under the member's control are required to park so that their vehicles **do NOT** extend over the sidewalks. **J. Should a vehicle extend over the sidewalk during snow removal, the member will be charged \$15.00. Vehicles parked in the "No Parking" zones that impede the pushing of snow WILL be towed at the owner's expense WITHOUT warning.**

Also, Please Remove All Items from Front Stoops and steps. This makes snow removal much easier. It will also prevent any damage to your flower pots or other items.

## **Winter Reminders:**

*Outside faucets should be turned off at the first frost.  
If you need help please call the office for a work order.*

The proper procedure is as follows (Section 5.9 Outside Faucets):

Shut water off underneath your kitchen sink (or some are located in the utility room), then open the outside faucet valve and disconnect the water hose. Keep the faucet drain open to allow it to drain completely. If this is not done, it can freeze and burst the pipe inside the wall and member will be responsible for the repair.



# November 11th



Thank You!



Thank You

THANK YOU

# Freedom Is Not Free

\*There will be no mail delivery and Banks will be Closed



# Classifieds:

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



## 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

Do you  
need help  
with Dog  
Waste



Removal?  
Call Sarah:  
816-694-0010

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 voice-mail 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.





# November 2016



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
On Veterans Day (Friday 11/11) Banks will be closed and Mail will not be delivered.		1 Carrying Charges Due	2 SOS PEST CONTROL	3	4	5
6  FALL BACK 1 HOUR	7	8 Closed Board Meeting Election Day	9	10 BEDBUG NOTICES POSTED	11 Late Fees Applied Veterans Day	12
13	14	15	16 Senior Luncheon 11:30 SOS PEST CONTROL	17 BEDBUG INSPECTIONS	18	19
20	21 Attorney Referrals	22	23	24 Happy Thanksgiving Office & Maint. Closed	25	26
27	28	29	30	The Office & Maintenance will be closed on Thursday Thanksgiving day and the Friday after.		