

 Office Phone:
 816-454-2500

 Maintenance Emergency:
 913-894-3456

 Security Number:
 816-868-4115

 Non-Emergency Police:
 816-413-3400

 Web Site:
 www.northbrighton.com

North Brighton Townhouses, Inc. 5057 N.E 37th Street Kansas City, MO 64117 A CERTIFIED KCPD CRIME FREE PROPERTY

Judy Beltran-Ricardo

Judy was nominated by Marie Walters. Marie wrote: "I asked Judy if she knew anyone who might help me vacuum and dust my apartment. Judy volunteered to help me herself. She came in and did a wonderful job and she wouldn't take any money for helping. She is such a nice neighbor who I am glad to have living by me." Marie ended with: "Thank you very much Judy!" The Board of Directors will recognize Judy at the board meeting on October 11th. 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 all of us. Good Neighbor Nomination forms are available in the office.



September Good Neighbor Winner: Linda Arndt, pictured with Sharon Carroll who nominated her. 



If you suspect Narcotics activity you can go online to: http://kcmo.gov/police/suspected-narcotics-activity/ And submit an anonymous report. Fill in the blanks and let the police do the rest.

You can also call: **816-413-3400**—State that you want to report drug activity at (address) and that you do not want to be contacted just ask the police to check it out.*

BE PRO-ACTIVE YOUR PHONE...



*Per: Detective S. Downing KCPD

Clubroom Rental: Clubroom rental is not secured until you pay all fees and sign the rental agreement.

Maintenance Reminders

Bed Bug Inspections:

Please Note that no one is allowed to skip the bed bug inspection. All beds and cushioned furniture need to be accessible for the inspectors. No cushioned furniture is immune from bed bugs. Sorry if this inconveniences anyone but it is for the protection of everyone. Notices are posted on your door one week prior to and the day before the inspection for you to have time to make the necessary arrangements.

The Inspection this month is October 20th (Optional) Tennant Preparation for Bed Bug Control:

1. Remove blankets, sheets and fitted sheets from bed.

2. Make sure there is access to all sides of the bed.

3. Couch should be free from blankets, clothes and belongings.

4. Have everyone out of the beds and off other fabric covered furniture.

Winter Reminders:

Outside faucets should be turned off at the first frost. Also front porches and stoops need to be cleared for snow removal. If you need help with the faucet, please call the office for a work ticket

The proper procedure is as follows: 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 then turn it to the off position. If this is not done, it can freeze and burst the pipe inside the wall and member will be responsible for the repair.

North Brighton Townhouses, Inc. September 13, 2016 Board Meeting 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.

The board convened at 5:30 p.m.

Betsy explained a charge that will be assessed to members who use the payment option in the Resident Portal. The amount charged varies according to the source of the payment. The board voted to start the Resident Portal payment changes on January 1 of 2017.

Open Session

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

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

Minutes of the August 9 meeting were approved.

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

Elizabeth presented the office report.

There have been two final notices, one attorney referral and four moveins. Available now are three one-bedroom units and one two-bedroom unit. Les gave the maintenance report.

Four rehabs are underway. Two require extensive rehabbing.

Rain has delayed the application of mulch on the playground.

The maintenance crew has completed caulking all upper windows and is in the process of washing off the siding around front doors.

Projects this fall include painting of several stoops, repairing concrete and minor asphalt repairs.

Betsy reported for Linville Management Services, Inc.Five applications were approved. One application was denied.Four final statements were completed.Processed for August in accounts payable were \$169,325.Financial reports were mailed to the board on September 8.North Brighton's new Website is operational.

Linda Arndt was recognized as the Good Neighbor of the Month for September. She was nominated by Sharon Carroll.

Selma opened the floor to member comments.

Sharon Carroll won the door prize drawing.

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

Closed Session

The board met in closed session.

The meeting was adjourned at 7:42 p.m.

Next Board Meeting October 11th, 7:00 p.m.

PLEASE WATCH FOR CHILDREN TRICK-OR-TREATING ON MONDAY OCTOBER 31ST (HALLOWEEN NIGHT)

Energy Saving Eye Openers

Want to step up your energy-saving savvy? Here are some energy eye-openers along with ways to conserve you might not have thought of yet.

Energy Eye-Opener: Wasting water needlessly uses electricity. In large cities, the biggest draw on electricity is supplying water to residents and cleaning up the water after it has been used.



Energy Eye-Opener: A six-inch pan on an eight-inch burner will waste more than 40 percent of the stove's energy. Use pots the same size as your burners. Use lids when possible so you can cook at a lower temperature.

Energy Eye-Opener: Devices such as modems and other networking boxes draw power anytime they are plugged in. Plug your computer, modem and other electronic devices into a power strip so you can turn them all off when you're not using them. This also goes for small appliances in the kitchen that are constantly drawing energy while plugged in. Make sure all power strips are UL Listed.

Energy Eye-Opener: Laptop computers draw 15 to 25 Watts of electricity during regular use, compared to 150 Watts for a conventional desktop computer and monitor. If you've got both, use your laptop first. When you upgrade, go with a laptop, and take your old computer to an e-waste recycling station. Many electronics retailers now offer take back programs.

*ଢ଼ଢ଼ଊୡଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼ଢ଼*ଢ଼ୡ୷



Friendly Reminder:

The only items that can go down the drain 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.





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



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.



Mark & Connie — (816) 405-6330 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. <u>Pet waste must be picked up</u>. Flower bed service or chemical applications are an additional charge. NBT Maintenance charges a minimum of \$35 <u>or more</u> to mow. Call today before you get tagged.



| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|--|--|-----------------------------------|------------------------------------|-----------------------------|---------------------------------|
| | | | | | | 1 Carrying Charges Due |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 Late Fees Applied Board Meeting 7:00 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 Senior Luncheon 11:30 | 20 SOS BEDBUG INSPECTIONS | 21 Attorney Referrals | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 <i>Happy</i> <i>Halloween</i> | | Rabio | VEEN - | | |