

The February 2017 **Brighton**

**Happy
Valentines**



PRESIDENT'S DAY FEB. 20TH
OFFICE & MAINT. ARE CLOSED

**Free pet vaccinations
& microchips available
for KCMO pet owners
See Page: 12**

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 KCPD CERTIFIED CRIME FREE PROPERTY



**There is no Good
Neighbor
nominee
this month.**



**Next Board Meeting
Tuesday February 14,
2017
Doors will open at 7:00pm.**



Elections Coming Soon!
**If you are interested in running for the board
please submit your resume to the office. We
currently have 2 board positions* that will be
open.**
**Please call the office if you have any ques-
tions.**

***Board Members, Selma Irey and Dorothy Olson
are running for re-election.
See their resumes on pages 10 & 11.**

Senior Luncheon

3rd Wednesday

February 15th

11:30 am to ?

Lunch Provided

Open To All Seniors of NBT

RSVP: Shirley: 377-4302 or Bertha 452-6522

Please leave a message if no answer.

The senior luncheon group is looking for 'white elephant' gifts to give away as prizes when they play bingo. If you have any knick-knacks that you no longer want, please donate them to the senior group. Just take them to the office.

Spring Clean-Up Begins Next Month. Time to start cleaning up...

Office NEWS

Letters went to each unit giving the dates of the twice annually bed bug inspections . The letters gave the dates of the inspections and the unit number and building number:

Below is a list of the inspection dates per building group:

Bldgs: 2, 3, 4, 5, 6, 7, 8, 9, 10, & 16:

March 16, & August 17, 2017

Bldgs: 11, 12, 13, 14, 15, 17, 18, 19, & 20 (not 16):

April 20, & September 21, 2017

Bldgs: 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39:

May 18, & October 19, 2017

Bldgs: 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, & 41, (not 39):

June 15, & November 16, 2017

Reminder notices will be posted one week before
and the day before the inspection.

If you do not get a reminder notice your unit is not being inspected.

2017 CC/Rent Rate Increase \$10.00

Some of you are still getting used to the new payment amount for 2017. Monthly rates have gone up \$10.00. If you need to call the office for your balance before you pay, we are here from 8:00am to 5:00pm Monday thru Friday. Our usual lunch break is from noon to 1:00 pm. A statement was sent to anyone with a balance on their account. If you leave a balance without having an active Work Order Financial Agreement you will be charged the \$25.00 late fee

Maintenance Reminders

Snow Removal

Section 1.9 J. Vehicles

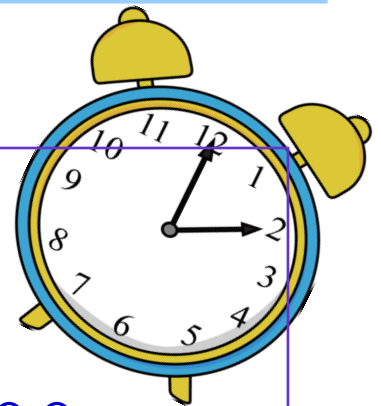
Members, any person of the member's household, a guest or any person under the member's control are required to **park so that their vehicles do not extend over the sidewalks**. Should a vehicle extend over the sidewalk during snow removal, the member will be charged. Vehicles parked in No Parking zones that impede snow removal will be towed at the owner's expense without warning.

Please remove all items from your front stoop and steps. Items left on the stoops & step interfere with snow removal.



Save The Date:
Annual Meeting

Sunday March 12th at 2:00 pm
NBT Clubroom



*Don't forget to 'Spring Forward' Saturday March 11th.

Annual Meeting

Vote Here...Annual Election!

Date: March 12, 2017

SPRING
FORWAED
SATURDAY
NIGHT

SPRING
FORWAED
SATURDAY
NIGHT

Time: 2:00 p.m.

Location:

NBT Clubhouse

**Tell neighbors to come or
complete your proxy and give
it to your neighbor!**

**If you have any questions
please contact the office
(816) 454-2500**



WIN* A FREE Month's Carrying Charge!

Door Prizes*

March 12th at the Election: 2:00pm

First Prize is: One Month's Carrying Charge

2nd Prize is: \$50.00

3rd Prize is: \$50.00

***Must be Present to Win**



We Want You

There are 2 openings on
the Board of Directors.
Here is your chance to become
an active part of NBT's success.

If you are interested in running for the board,
submit your resume to the office to be posted in
the Brightoneer. (It must be received by the 15th
of the prior month for printing)

If you have any questions please contact the
office. 816-454-2500

Save The Date:
Annual Meeting

Sunday

March 12th.

2:00 pm

NBT

Clubroom

Spring Forward
1 Hour



EXERCISE YOUR RIGHT



VOTE



AT THE ANNUAL MEETING

*****Come Early To Get a Seat*****

North Brighton Townhouses, Inc.
January 10, 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: Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

The board convened at 5:30 p.m.

The board voted to allow a check from the head of a unit's household to rent the clubhouse as an acceptable form of deposit and payment in addition to the currently allowed money order. The clubhouse rental form will be updated.

The board approved a bid from Darel D. Kyle to conduct the 2016 audit for \$8,100.

Open Session

Nine 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 reviewed receipts for November and December and all are in order.

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

Minutes of the November 8 board meeting were approved.

Elizabeth presented the office report.

Available now are five units: one one-bedroom, one two-bedroom and three three-bedroom units. There have been six move-ins and 24 exterminations.

1/10/2017 NEWSLETTER MINUTES CONT.

Les gave the maintenance report.

Currently six rehabs are underway.

Several ash trees were removed and some old trees trimmed in November.

Mowing and leaf mulching have been completed for the year.

The first snow and ice storm revealed problems with the salt spreader and the tractor blade. Repairs have been made.

Betsy reported for Linville Management Services, Inc.

Two applications have been approved.

Three final statements were completed.

Processed for December were \$202,315.53 in accounts payable.

December financial reports were mailed to the board on January 6.

December and January Good Neighbor winners were recognized: Deborah Wiegand for December and Debbie and Brittney McCurley for January.

Selma opened the floor to member comments.

Jessica O'Leary won the door prize drawing.

The open session ended at 7:29 p.m.

The board agreed that the annual meeting on March 12 would be the only meeting in that month.

Elizabeth, Sherri, Les, Chris and Betsy were allowed to leave. The board convened for an executive session and the meeting was adjourned at 7:45 p.m.

Minutes Excerpt:

The board agreed that the annual meeting on March 12 would be the only meeting in that month.

Selma A. Irey

I was born and raised in Nebraska and moved to Missouri in 1985. I have 6 children, 12 grandchildren and 5 great grandchildren. I am an active member and volunteer of Graceway Church in addition to a member of the Salvation Army. I have been a waitress, certified teacher, caregiver and a factory worker. I also had an emergency foster care home and ran my own child care center for 16 years. I retired from Ford in 2002. With this experience I believe I understand the importance of maintaining good standards and livable rules at North Brighton Townhouses.



In a complex this size there is so much to learn and keep up with, it is important to know the difference between a need and a want and keep a healthy balance. I have lived at NBT for 28 years and am now retired. I feel that I have the time, open mind and a willing heart to make this complex a better and appealing place for new members in addition to an affordable and comfortable home for the rest of us. I have been a member of the board for 9 years and active with the Senior and Santa committees. I plan to live here for many years so this is very important to me and be a voice for the members.

I would like to stay on the board to help plan the next stages of our growth. Please come and vote for me at the Annual Meeting on March 12, 2017.

Thank you for your consideration.
Selma A. Irey

Dorothy M. Olson

I have lived at North Brighton Townhouses since 1997 and have been a board member since 2012. I wish to take my experience in operating my own business along with my management training and experience to continue to benefit our cooperative. I have learned a great deal about the management of a cooperative as large as ours through my years on the NBT board. I would like to serve as a board member for the upcoming years.



I have 3 grown sons, 6 grandchildren and 12 great-grandchildren. I retired from North Kansas City Hospital after 18 1/2 years of service.

Through the years working at NKC Hospital I had the opportunity to complete management training courses that helped make me a better manager. I owned successful restaurants, which taught me the importance of listening to the people to make me a better leader. The combination of these skills helps me understand the needs and concerns of the people and make the best decisions for the betterment of the cooperative.

My career has always been directly involved with the service of people, just like those here at NBT. My vast experience with all types of people at all levels of their life and careers has allowed me a perspective which I believe will benefit both NBT and our members as both a business and a community.

Thank you for your consideration.

Dorothy M. Olson

Free pet vaccinations & microchips available for KCMO pet owners



Spay and Neuter Kansas City's *Families Better Together* program and the City of Kansas City will offer free rabies vaccinations and microchipping with the purchase of a \$10 city pet license. The first of the three TLC (*Tag License Chip*) events is Saturday, Jan. 28, from 1:30-3:30 p.m. at

the Westport/Roanoke Community Center, 3601 Roanoke *You must be a KCMO resident and bring proof of residency to qualify for this special program.* (If you live outside of KCMO but want to participate, packages range from \$15-\$35. There are no exam fees and you can sign up for pet food and spay/neuter assistance. For more information, contact Spay and Neuter Kansas City at (816) 353-0940.)

The other two clinics are scheduled for Saturday, Feb. 18, at the Boys and Girls Club, 2405 Elmwood Ave. and Saturday, March 25, at the Hillcrest Community Center, 10401 Hillcrest Rd. Both of these events are 9 a.m.-noon.

For more information, contact Neighborhoods and Housing Services Department Communications/Community Liaison John Baccala at (816) 513-3202 or John.Baccala@kcmo.org or *Families Better Together* Program Director Marlan Roberts at (816) 353-0940 ext. 35 or marlan@snkc.net.



Good Neighbor Nomination

Nominate a member who exemplifies the North Brighton Townhouses spirit of cooperation through his or her thoughtful acts to help others.

Nominees must be members in good standing.

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

Your Name: _____

Your Address:_____

Your Phone Number: _____

I nominate _____

Neighbor's Address: _____

Neighbor's 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?

[illegible]

Classifieds:

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



Do you
need
help with
Leaf &
Yard Waste
Removal?
Call Sarah:
816-694-0010



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

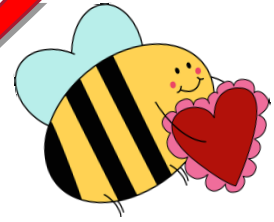
Girl
Scout
Cookies
\$4.00
per box Call:
Heather
816-698-9634





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.



FEBRUARY 2017



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Carrying Charges Due	2	3	4
5	6	7	8	9	10	11 Late Fees Applied
12	13	14  Board Meeting 7:00 pm	15 Senior Luncheon 11:30	16	17	18  Free Pet Clinic See Pg:12
19	20 PRESIDENT'S DAY OFFICE CLOSED	21 Attorney Referrals	22	23	24	25
26	27	28	1—March	2	3	4