

North Brighton Townhouses, Inc. 5057 N.E 37th Street KC, MO 64117
A KCPD Certified Crime Free Property

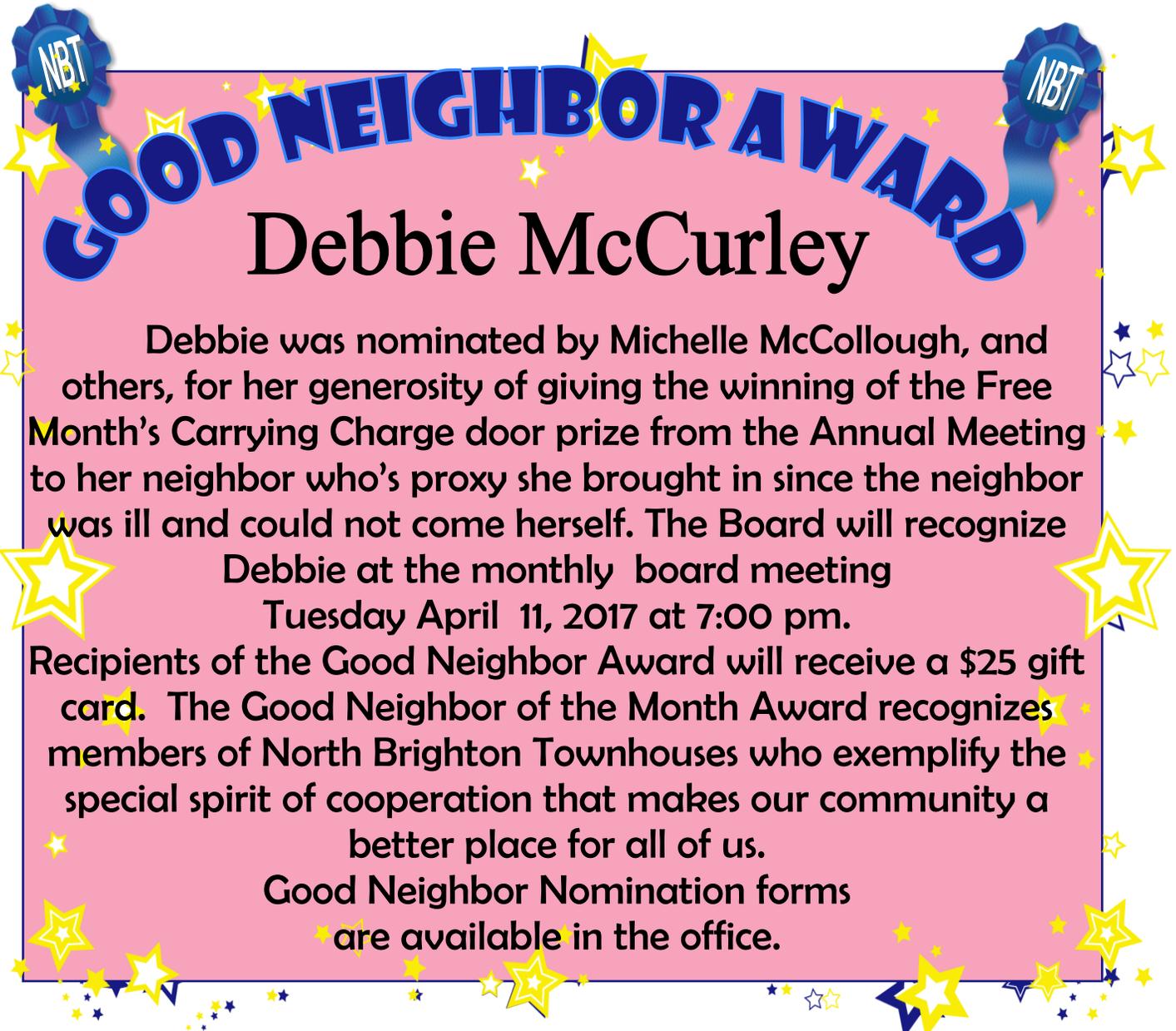
The Brightanee R

April 2017



Please Give a Warm Welcome to Your Re-Elected
Board Members: Selma Irey, President, and
Dorothy Olson, Treasurer

Office Phone: 816-454-2500
Maintenance Emergency: 913-894-3456
Security Number: 816-868-4115
Non-Emergency Police: 816-413-3400
Website: www.northbrighton.com



GOOD NEIGHBOR AWARD

Debbie McCurley

Debbie was nominated by Michelle McCollough, and others, for her generosity of giving the winning of the Free Month's Carrying Charge door prize from the Annual Meeting to her neighbor who's proxy she brought in since the neighbor was ill and could not come herself. The Board will recognize Debbie at the monthly board meeting

Tuesday April 11, 2017 at 7:00 pm.

Recipients of the Good Neighbor Award 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.

April's Board Meeting

April 11, 7:00 pm

Thank You to everyone who attended the Annual Meeting. We appreciate you spending your time to help move your co-op forward. Congratulations to this year's winners!



Edna, Debbie & Nicole — Annual Meeting — Winners of the door prizes.



**Senior Luncheon
Wednesday**

April 19th

11:30 — until?

**Open to all seniors
of NBT**

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

(Leave a message if no answer)

North Brighton Townhouses, Inc
March 12, 2017
Annual 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; Dorothy Olson, treasurer; and Esther Shelton, secretary

Staff members 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.; and Dudley Leonard, cooperative attorney

Selma Irey, president, welcomed members and confirmed with Elizabeth Tharp that a quorum had been met. Seventy-three members were present in person or by proxy.

Selma called the meeting to order at 2 p.m.

Selma referred to the letter about the annual meeting and election mailed to all member households as proof of notice.

Minutes of the March 13, 2016, annual meeting were approved by acclamation.

Elizabeth gave the office report. In 2016, there were 37 move-outs, 43 move-ins and three transfers. Of the move-ins, 24 were due to member referrals.

Currently, six memberships are for sale: two one-bedroom units, one two-bedroom unit and two three-bedroom units.

The North Brighton Website is now mobile-friendly. There are 128 members using the portal; 578 cars registered on the property; 224 pets registered; 998 people registered.

Of these 998, 286 are children 18 years old and younger; 117 are adults 65 years old and older.

Les gave the maintenance report. In 2016, 1,650 work orders and 37 rehabs were completed. Maintenance currently is working on seven

rehab. Gutters have been cleaned out.

Melva gave the managing agent's report. She reviewed handouts distributed earlier that show the breakdown of how carrying charges were spent; assets of \$14,456,452; and reserves of \$2,170,726.

Selma announced that there were two three-year positions open on the board. She and Dorothy Olson have filed for re-election.

Selma asked for nominations from the floor. There were no nominations from the floor. The members voted by acclamation to close the nominations.

The members voted by acclamation to elect Selma and Dorothy to the board.

Door prizes were drawn. Sharon Cross won a month's free carrying charges. Nicole Stoneking and Debbie McCurley won \$50 cash prizes each. Edna Calumpong won a \$25 gas card.

The open session ended at 2:35 p.m.

The board met in closed session. The meeting was adjourned at 3:10 p.m.

North Brighton Townhouses, Inc Board of Directors 2017-2018



Dorothy Olson
Treasurer



Sheila Johnson
1st Vice-President



Selma Irey
President



Ann Halsey
2nd Vice-President

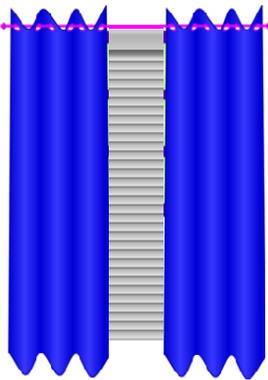


Esther Shelton
Secretary

Office News



There have been several calls made to the office about dog waste being left in members' yards. Pet ownership is a privilege: it is the responsibility of the owner to clean up after their pet. To file a complaint about someone walking their dog and not cleaning up after it, you only have to know their address, not their name.

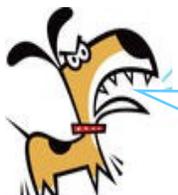


Section 1.1 Housekeeping Standards

General

4. Windows should be clean and must not be nailed shut. All windows must have acceptable window coverings at all times when living in unit. Acceptable coverings include blinds, shades, vertical blinds, curtains, drapes. Shades or blinds should be intact.

**Broken blinds, sheets or blankets are not acceptable.*



BARK, BARK,
GPPP... BARK!



BARK,
BARK,
B A R K!



Please remember that as the weather improves many people have their windows open and can hear your dogs during the night. If you let them outside please keep them quiet. Also please leave the TV or a radio on when you are gone so they do not bark while you are away. Lastly, please open your car doors carefully as to not make contact with the vehicle parked next to you. Lock your car doors and do not keep valuables in view in the car. Respect is contagious...spread it around!!

Maintenance Reminders

-Important Information-



The stoves on the property are not designed to have the top lifted to be cleaned. Lifting the top can cause damage to the gas feed lines and the repair will be charged to you. There have been cases where the entire stove had to be replaced at the member's expense.



Please make certain that all trash is placed inside the dumpsters. It is not acceptable to leave bags of trash beside or on top of the dumpster. Thanks for your cooperation.



Mowing Crews are on the property. Please make sure all toys are picked up from the common areas, including your front yard.

Spring Clean Up Info on pg. 10 - Mowers list pg. 11

Rules We Live By: Pets—Section 6.4 Regulations

A. When outside a fenced yard, all pets must be leashed, restrained and under the control or supervision of the member. Pets cannot threaten others by attempting to bite, jump upon, charge toward or otherwise cause others to fear immediate personal injury to themselves, to other people or to their own pets.

Removal and disposal of animal waste is the responsibility of the pet owner. Pet waste must be removed daily from the grounds and placed in a sealed or tied container before being properly disposed of in a trash receptacle.

B. If a North Brighton employee meets with an animal control officer to correct a violation of North Brighton's rules or city ordinance, a fee will be charged to the pet owner's account.

C. No person may keep or harbor any animal on the premises of North Brighton without a current Pet Permit.

D. The owner of a pet will be held financially responsible for any actions of such pet. In addition, the owner agrees to totally accept all liability pet ownership may create.

Grounds Inspections Have Begun



Do Not wait to be tagged to mow your yard or pick up pet waste, clean your yard and call one of the lawn mowers to cut your grass. See page 11 for their names and numbers. If you get tagged to clean or mow your yard, you have only a few days to comply. Calling the office will NOT allow you more time. Maintenance will charge a minimum of \$35 to mow. If you are tagged 3 times, you will be called in for a grievance before the board of directors.

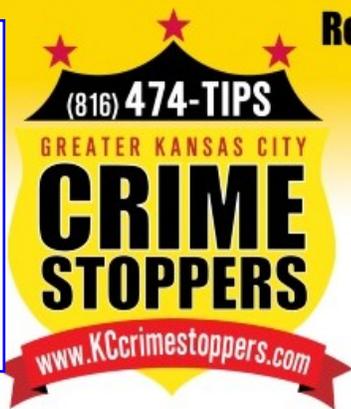
RulesWeLiveBy: Section 2.8 Yard Sales

YARD SALES

Members are allowed to have their own sales from May through September only.

The following rules apply:

- 1) Signs must be removed from the property the morning after the sale is over.
- 2) All merchandise must be brought inside the unit each night if member is having a multiple-day sale.
- 3) Multiple day sale are limited to (3) three days.



Remain Anonymous • Receive Cash Rewards

Tips Hotline

816-474-8477

Web Tips

www.KCcrimestoppers.com

Text Tips

Text "TIP452" plus your message to CRIMES (274637)

Call, Text or Email or App a Tip: tips@kc-crime.org

Download the FREE Crime Stoppers app for your smartphone.

HOW: ON your smart phone go to your mobile device app store enter **P3TIPS** OR search www.P3Tips.com via the internet and download from the website.

NEXT:

- 1) Create an anonymous 4 digit code
- 2) Select location – Missouri
- 3) Select location - Kansas City
- 4) Select Organization - Greater Kansas City Crime Stoppers
- 5) Select One – choose type of crime you wish to report a tip on

What you can share: upload videos, documents, audio, and photos

**ALL Tips & Materials Uploaded ARE ANONYMOUS
and cannot be tracked back to the sender.**



SPRING CLEAN UP

It is time to start cleaning up our complex.

The following is a list of items to look for:

- 1) Area around the AC units should be kept clear.
- 2) All bikes and toys should be stored in the back yard when not in use.
- 3) There should be no tires, appliances, car parts, boxes, lumber, ladders or bags of trash in the front or back yards of the units.
- 4) Flower beds in the front and back of the units should be cleaned up.
- 5) Please remove any flowers or plants that you do not want mowed down. Please make sure there is a visible border around those items. (A border does not include sticks or rocks)
- 6) Please clear all dead plants off your fences and fences need to be in good repair.
- 7) All yards are to be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) The office has free grass seed.

Let's all contribute to do our part to clean up the Co-op and make it more attractive for everyone. If you have any questions please contact the office.

Classifieds:

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

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



The NBT senior 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.

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.

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

A photograph of a black SUV, likely a Cadillac Escalade, shown from a front-quarter view.

MOWERS 2017

Mark & Connie—(816) 405-6330



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 a minimum of \$35 to mow. Call today before you get tagged.



APRIL 2017

Happy
Spring!

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		 <p>Tuesday — April 18, Tax Day 2017 in United States of America</p> 				<p>1 April Fool's Day</p> <p>Carrying Charges Due</p>
2	3	4	5	6	7	8
9	10	<p>11 Late Fees Applied</p> <p>Board Meeting 7:00</p>	12	13	<p>14 Good Friday</p>	15
<p>16 HAPPY EASTER</p> 	17	<p>18 Tax Day</p>	<p>19 Senior Luncheon 11:30-?</p>	20	<p>21 Attorney Referrals</p>	<p>22 Earth Day</p> 
23	24	25	26	27	28	29
30						