

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

The *BrightaneeR*

May 2017



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

Kathy Armstrong

Kathy was nominated in the memory of Lorraine Snead.

Kathy looks out for the community and especially her neighbors. Kathy helped Lorraine after her surgery by checking on her, bringing food to her and tending to her little dog. The Board will recognize Kathy at the monthly board meeting Tuesday May 9, 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.



May's Board Meeting
May 9th 7:00 pm





**Senior Luncheon
Wednesday
May 17th
11:30 — until?**



**Open to all seniors of NBT
Come as you are, there is no charge
to attend.**

**RSVP: Bertha 452-6522 or
Shirley 377-4302
(Leave a message if no answer)**

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.

**Please Note: There will NOT
be a Senior Luncheon In June**

North Brighton Townhouses, Inc
April 11, 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; Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

The board convened at 5:35 p.m.

The board voted to ratify five telephone polls conducted

Open Session

Nine members signed in for the open session. Selma welcomed them and called the session to order at 7:07 p.m.

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

Minutes from February 14, 2017 and the Annual Meeting on March 12, 2017 were approved.

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

Elizabeth presented the office report.

- There have been thirty-six 1st notices, fourteen 2nd notices and five final notices for recertification mailed.
- Nineteen notices of defaults and two attorney referrals for the month.
- Forty-four exterminations have been completed.
- There has been six moved ins.

There are four units available: three one-bedroom and one three-bedroom unit.

Les gave the maintenance report.

- Maintenance is currently working on six rehabs. They have had six move-ins in the past 30 days.
 - All furnace filters and smoke alarms have been changed and checked.
 - Maintenance will start yard checks this week.
- There are two new maintenance staff members.

Betsy reported for Linville Management Services, Inc.

- Five applications have been approved.
- Two applications have been denied.
- Nine final statements were completed.
- Processed \$181,167 accounts payable for March.

March financial reports were mailed to the board on April 7.

April's Good Neighbor winner was recognized: Debbie McCurley

Selma opened the floor to member comments.

Denise Miller won the door prize drawing.

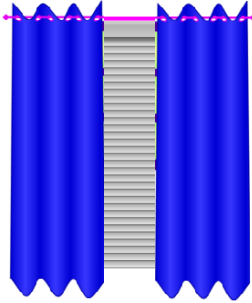
The open session ended at 7:38 p.m. and the meeting was adjourned at 8:45 p.m.



NBT Maintenance Staff
Greg, Chris, Austyn, Kyle, Malik & Les

Office News

The Office and Maintenance will be closed Monday May 29th in observation of Memorial Day.



Section 1.1 Housekeeping Standards

General

4. Shades or blinds should be intact.

***Window's will be inspected and households in violation will be notified.

April Bed Bug Inspections report that no issues were found within this group of buildings.

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 three (3) days.



Parents: Please remind your children to not put their hands inside fences to pet dogs in other member's yards. This act may frighten the pet and cause the pet to behave in a defensive manor.

Maintenance Reminders

The Procedure for Tagging Members Whose Yards Need Cleaning Up From Mowing or 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.

Do you need your back yard mowed? Mowers list pg. 11



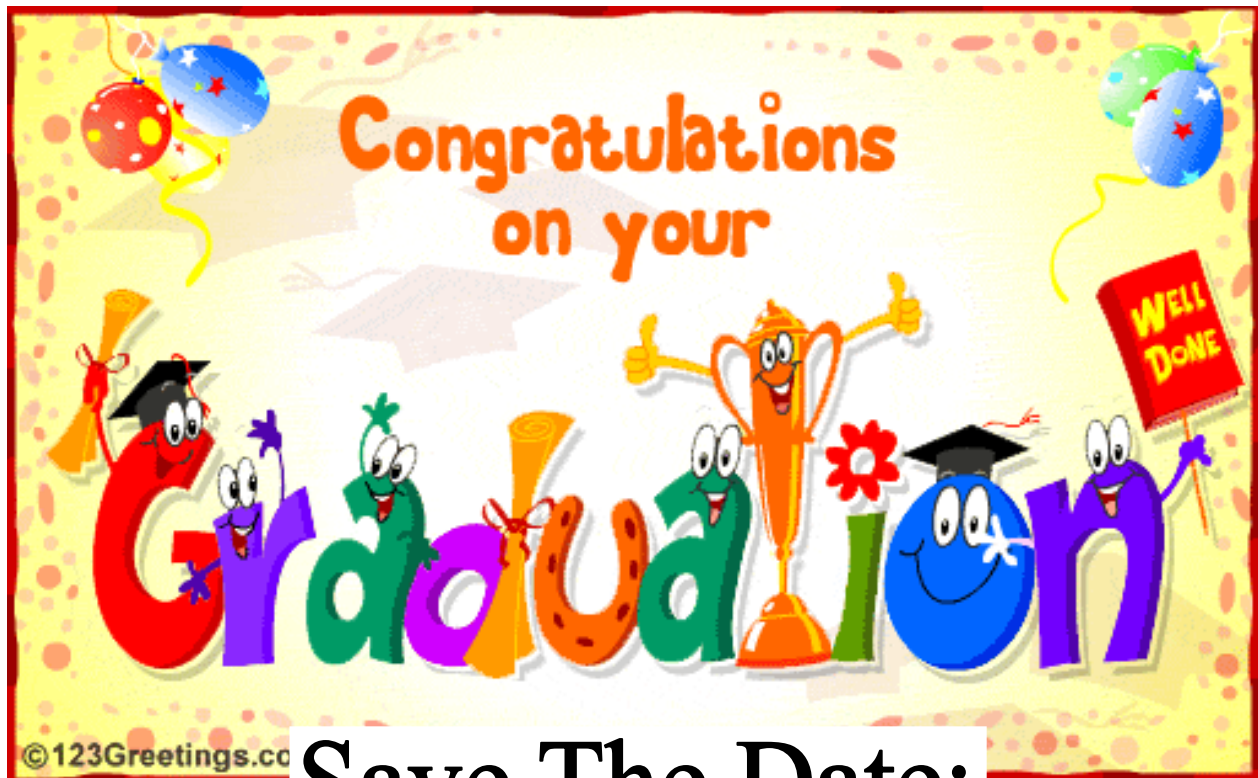
STOP PET ODORS IN YOUR YARD

'SWEET PDZ'

AVAILABLE AT FELDMANS FARM & HOME



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



Save The Date:

Thursday May 4th: WHS Senior Honors Night

7:00 pm WHS Auditorium

Sunday May 7th: NKC Senior Honors Night

3:00 pm NKC Auditorium

Thursday May 11th: WHS Senior Graduation

7:00 pm Community of Christ Auditorium

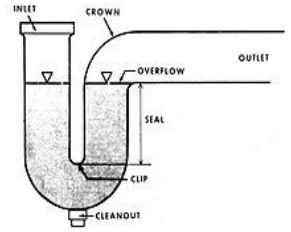
Friday May 12th: NKC Senior Graduation

7:00 pm Municipal Auditorium

The Clubroom is filling up fast. If you want to reserve a date for a graduation party call to check availability.

Dear Members:

Some of the buildings in North Brighton have experienced sewer back ups. If you were not one of the unfortunate members to have had this experience, you cannot know how frustrating this situation is. Carpeting and furniture may be saturated with sewage and ruined, to say nothing of the odor that remains.



The only thing that can go down the drain is tissue and waste; anything else can cause a sewer back up.

Please advise family members and guests not to put anything down the stools and drains, except tissue and waste.

Please do not flush the following products down the stools:

Sanitary supplies—Feminine hygiene products—Paper towels—Baby wipes—Disposable diapers—“Flushable” cat litter (Grease should NEVER be put down the stools or drains) Cleaning products like “Flushable” Scrubbing Bubbles bathroom wipes & “Flushable” toilet brush should NOT be put down the stools.

Disregard what packaging may say about products being disposable or flushable.

Nothing of this type is to be put down the drains.

Your cooperation in this matter is appreciated.



Pest Control

S.O.S. Pest Control treats our facility twice monthly on a preventative maintenance schedule. If you are scheduled for pest control treatment please make sure your pets are put up. S.O.S. will not enter units that have pets unattended; nor will they enter when children are home without an adult present.

Thank you for your cooperation.



Classifieds:

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.

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



MOWERS 2017

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. 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.



MAY 2017



| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|---|-----------------------------------|---|--|------------------------------------|----------|
| | 1 Carrying Charges Due | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 Board Meeting 7:00 | 10 | 11 Late Fees Applied WHS Senior Graduation | 12 NKC Senior Graduation | 13 |
| 14  | 15 | 16 | 17 Senior Luncheon 11:30-? | 18 | 19 | 20 |
| 21 Attorney Referrals | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29  Office Closed | 30 | 31 |  Congratulations to all of our Graduates!! | | |