

North Brighton Townhouses, Inc. 5057 N.E 37th Street KC, MO 64117

A KCPD Certified Crime Free Property

The Brighton R

June 2017



JUNE 18th

Safety Reminders: pg. 8 & Free Lunches for Kids: pg. 9

Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-945-9550
Non-Emergency Police:	816-413-3400
Website:	<u>www.northbrighton.com</u>



GOOD NEIGHBOR AWARD

Tammy Neal

Tammy was nominated in the memory of Lorraine Snead. When Lorraine needed a ride home from the hospital Tammy graciously offered her services.

The Board will recognize Tammy at the monthly board meeting Tuesday June 13, 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.



June's Board Meeting

June 13th 7:00 pm

Please Note: No Senior Luncheon this month

Please do not allow your dogs to urinate on the A/C units. The urine ruins the condenser and the A/C will not work. The charge to replace this is approximately \$900.00 and you, the member is responsible to pay this fee. Thank you for your cooperation.



-School is Out-



Please watch out for children playing

Congratulations to all of our Graduates.



We are Very Proud of You!!

North Brighton Townhouses, Inc
May 9, 2017
Board Meeting
N E W S L E T T E R M I N U T E S

Board members present: Ann Halsey, second vice president; Esther Shelton, secretary; and Dorothy Olson, treasurer

Board members absent: Selma Irey, president; and Sheila Johnson, first vice president

Staff present: Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; and 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.

Open Session

Six members signed in for the open session at 7 p.m. Ann welcomed them and called the meeting to order at 7 p.m.

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

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

Minutes of the April 11 board meeting were approved.

Elizabeth presented the office report.

Two one-bedroom units are now available. There have been two move-ins and 46 exterminations.

Les gave the maintenance report.

Currently seven rehabs are underway. Six "Children Playing" signs have been installed on the property.

Kathy Armstrong was recognized as the Good Neighbor of the Month for May.

NEWSLETTER MINUTES CONTINUED

Ann opened the floor to member comments.

Members discussed a dog park where the tennis courts are. Chris and Les will get measurements of the area. Changes in the cooperative rules about dog size and breed restrictions were discussed.

Tammy Wood won the door prize drawing.

The open session ended at 7:40 p.m.

Closed Session

Betsy reported for Linville Management Services, Inc.

Seven applications have been approved. Four final statements were completed.

Processed for April were \$179,817.98 in accounts payable.

April financial reports were mailed to the board on May 5.

The board postponed discussion on changing pet restrictions until a full board is present.

The meeting was adjourned at 8 p.m.

Yards are inspected every week.
If you get tagged you must have the yard
mowed before the deadline on the
grounds violation notice.
Mow before you get tagged.
If you get 3 Grounds Violations you will be
called to a meeting before the
Board of Directors.
The Mowers list is on Page 7.

Office NEWS



Clubroom Rental FYI:

Rental fee and the \$100 security deposit must be paid by personal check or money order from the head of household to guarantee the rental date. When you call the office we will hold the room for 24 hours only. It's not yours until you have paid.

All day Rental: \$40.00 Hours are 10 a.m. to Midnight*

Half day Rental: \$25.00 Hours are Noon to 6 p.m.*
or 6 p.m. to Midnight*

Call the office to check availability; payment must be received in the office for reservation to be officially yours. After the hold time has expired the first person to pay has the rental reserved for that day.

***The hours are specific you are not allowed to set-up the night before unless you have paid to rent the room for that night.**

**All vehicles need to be registered with the office
Unlicensed, improperly parked or inoperable vehicles
will be tagged to be towed at the owners expense.**

Section 1.9 Vehicles

- A. One car per licensed driver per household. This does not apply to motorcycles. In the case of a complaint or controversy, you may be asked to provide the office with a copy of each person's driver's license.
- B. Every unit has one (1) numbered parking space assigned exclusively for the use of that unit. All other members and guest vehicles shall park in available un-numbered spaces. Members must park in their assigned spaces first when the numbered spot is available.

Maintenance Reminders

4 Items that are Not to be put into the dumpsters:

- 1. Paint**
- 2. Tires**
- 3. Batteries**
- 4. Appliances***

***Appliances can be placed beside the dumpster behind the office/club house. We can have them hauled off and disposed of properly. Call if you have any questions.**

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



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.

Safety Reminders!

AUTOMOBILE AND COMPUTER

1. Always lock your vehicle. Do not leave anything of value in plain sight.
2. If a message pops up on your computer that a virus has been detected and if you pay \$39.99 (or any amount) and they will remove the virus. Click out immediately, reboot your computer and never, ever click on that link. Do not give your card information or any personal information to any one that you have not contacted personally! This is called 'phishing' and it can cost you a lot of money and cause a lot of trouble.
3. Another threat to be careful about is called 'ransomware'. Do not open emails that you do not know exactly who sent them. Do not click on links in the emails because the link will download this ransomware.



**A VIRUS HAS BEEN
DETECTED, ENTER
YOUR DEBIT/CREDIT
CARD TO REPAIR...**

& HEALTH

Rules We Live By Section 6.5 Regulations (A)



Removal and disposal of animal waste are the responsibilities 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.

Did you get a letter that your pet rabies tag has expired?

FYI: Spay & Neuter Clinic 6972 N Broadway Gladstone, MO 64118
(816) 336-1886



Join us for Nutritious Summer Meals at No Charge!!

Maple Park
Middle School
5300 N. Bennington Ave.
Breakfast: 7:15 to 7:30
Lunch: 10:00 to 11:30

All Children: ages 18 and under
Are eligible for free meals.
Tues, May 30—Thurs, June 22
No Application Necessary

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, sex, disability, age, or reprisal or retaliation for prior civil rights activity in any program or activity conducted or funded by USDA.

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To file a program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, (AD3027) found online at: http://www.ascr.usda.gov/complaint_filing_cust.html, and at any USDA office, or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (566) 632-9992. Submit your completed form or letter to USDA by:

(1) mail: U.S. Department of Agriculture

Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410;

(2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

This institution is an equal opportunity provider.



Classifieds:

FOR SALE: 3 Piece Living Room Set (red): Couch, Chaise & Ottoman \$150.00 (obo) and a Kitchen Table (Square Glass top) with 4 cushioned chairs. \$75.00 (obo) 816-456-0534 Please leave a message if no answer. Thanks

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

Microwave Potato Bag



Carry All

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

Free
Individual,
Couples and
Family
Counseling

Midtown Psychological Services

Individual, Couples and Family Counseling



Zachary Matthys

Counseling Intern
3914 Washington Street

Kansas City, MO 64111
Supervisor: Heather Fitzcharles, Ed.S.

zwmatthys@gmail.com

(660) 973-3011



June 2017



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
No Senior Luncheon				1 Carrying Charges Due	2	3
4	5	6	7	8	9	10
11 Late Fees Applied	12	13 Board Meeting 7:00	14	15	16	17
18 Happy Father's Day!	19	20	21 Attorney Referrals	22	23	24
25	26	27	28	29	30	1 July