

# The Brightoneer

OCTOBER 2017



**North Brighton Townhouses, Inc. 5057 NE 37th St KCMO 64117**  
**A Certified KCPD Crime Free Property**

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

# Good Neighbor Award

## Brian Huber

Brian was nominated by Doris Creson.

Doris wrote: Brian helps all of the neighbors. He has put out grass seed on several lawns. He has helped me by mowing my back yard, Brian is very Friendly.

Doris ended with: "Thank you Brian!"

The Board of Directors will recognize Brian at the board meeting on the 10th of October. As a recipient of the Good Neighbor Award, he 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.

**Board Meeting**  
**Tuesday**  
**October 10th**  
**Doors open at**  
**7:00 pm**



Have a Boo-tiful  
October



# Senior Luncheon

3rd Wednesday

October 18th

11:30 am to ?

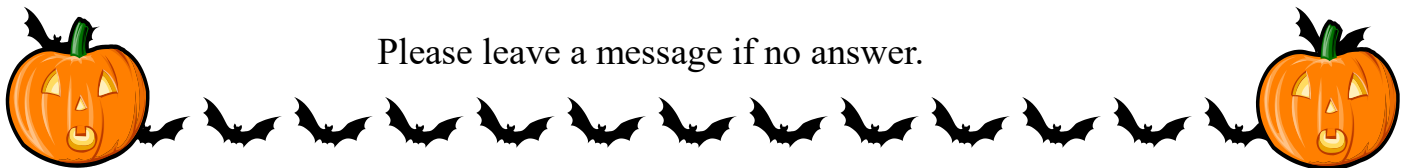
Lunch Provided

Open To All Seniors of NBT

We will have a guest speaker at the luncheon.

RSVP: Bertha (816) 452-6522  
or Shirley (816) 377-4302

Please leave a message if no answer.



**PLEASE WATCH OUT  
FOR CHILDREN  
TRICK-OR-TREATING  
ON HALLOWEEN NIGHT.**



# Office News

## Rules We Live By: Section 1.9 Vehicles

- A) One car per licensed driver per household.
- C) ...Motorcycles are to be parked parallel to the sidewalk in the numbered space.

### Tab 1, page 11

Clubroom Rental: Clubroom rental is not secured until you pay all fees and sign the rental agreement. Rental hours are specific and must be adhered to, charges may be assessed for early entry or late leaving. Please remind your guests to not park in any numbered space and that their vehicles need to be moved from the clubhouse area after the rental time. See Pgs 9-10 in The Rules We Live By.

As the holidays near the rental times are filling up.

Call the office to check availability.

Osher Lifelong Learning Institute and

Fall 2017 courses at Maple Woods Community College



**Mary Cassatt, Thomas Eakins, and Winslow Homer: Three Great American Masters from the 19th Century** with Instructor Dan Kirchhefer, artist and Professor Emeritus who taught drawing, printmaking and the history of American Art at Emporia State University. Wed, Oct. 18, Thurs. Oct 26 & Wed. Nov. 1, 2-4 pm

We'll study the great oil paintings of Cassatt, Eakins and Homer along with their accomplishments in other areas of art and art media. We'll discuss Cassatt's 10-color intaglio prints from the 1890s, which many in the print world consider to be some of the finest of this type of color printing, as well as her involvement with the French Impressionists. We'll cover Eakins' work in photography and his revolutionary approach to teaching life drawing. Finally, we'll review Homer's work in watercolor as an illustrator covering the Civil War for Harper's magazine and his work in etching. Homer is "the" watercolorist by which all American watercolorists will forever be judged.

**Clay County residents age 60+ can take any Osher course for just \$10!**

[www.Osher.ku.edu](http://www.Osher.ku.edu) or 877-404-5823

[paula@claycoseniors.org](mailto:paula@claycoseniors.org) or 816-455-4800

# Maintenance Reminders

Want to step up your energy-saving savvy?

Here are some energy eye-openers along with ways to conserve energy.

**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.

## 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 12, 2017**  
**Board Meeting**  
**N E W S L E T T E R M I N U T E S**

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

**Board member absent:** Sheila Johnson, first vice president

**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.

Selma signed federal and state tax returns prepared by Darel D. Kyle.

The board considered treatment options for rodent control in buildings. A proposal was submitted by Darryl Franke of SOS.

The board voted unanimously to install 270 mice bait boxes for three months for a total cost of \$4,185.

### **Open Session**

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

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

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

Minutes of the August 8 board meeting were approved.

Elizabeth presented the office report.

Four units are now available: three one-bedroom units and one two-bedroom unit. There have been two move-ins, one attorney referral, one final notice and 58 exterminations.



Minutes Continued

Les gave the maintenance report.

Currently seven rehabs are underway.

Classic Roofing is replacing a roof on building #34.

Pro Foundation has done preventive landscaping on building #29 to keep water out of a unit.

Two more units were treated for bed bugs.

Infected ash trees will be removed.

Betsy presented the managing agent's report.

Two applications were approved and one was denied. One final statement was completed.

Linville Management processed \$175,241.06 in accounts payable for the month of August. Financial reports were mailed to the board on September 6.

Stella Mahadi was recognized with the Good Neighbor Award. She was nominated by Maelynn Shelton.

Selma opened the floor to member comments.

Melissa Contreras won the door prize drawing.

The open session ended at 7:35 p.m.

The board met in closed session and the meeting was adjourned at 8:30 p.m.

**\*On September 27th SOS installed all of the mouse bait boxes throughout the complex. It is very important that all persons or animals not tamper with them.**

Parents please keep your children away from the bait boxes and all pet owners please keep your pets away too. If you see someone tampering with one of the bait boxes please contact the office immediately.

Thank you for your cooperation.

MGE sent out a letter to every household regarding a proposed rate increase: It Read:

The (Public Service Commission) PSC will hold public hearings in which customers will have an opportunity to present comments to the PSC commissioners about the rate increase request. Each public hearing will begin with a public question and answer session, followed by the taking of public comments.

The Nearest Meeting to NBT is:

When: Thursday, October 12, 2017 at 7:00 p.m.

Where: Gladstone Community Center  
Gladstone/Linden Room  
6901 N. Holmes Street  
Gladstone, MO 64118

If you are unable to attend a live public hearing and wish to make written comments or secure additional information, you may contact the MO Public Service Commission, PO Box 360, Jefferson City, MO 65102, or call (800) 392-4211, email: [pscinfo@psc.mo.gov](mailto:pscinfo@psc.mo.gov) or the Office of the Public Counsel PO Box 2230, Jefferson City, MO 65102

(866) 922-2959 or email: [opcservice@ded.mo.gov](mailto:opcservice@ded.mo.gov)

Comments may also be registered in the case using the Commission's electronic filing system at

<https://www.efis.psc.mo.gov/mpsc/Comments.html> If submitting comments electronically please reference Case No. GR-2017-0216 (see the letter for more info)

**Please Note: NBT has No Control over this increase**





# **FYI**

## **Annual Inspections Will Begin Soon**

Annual Inspections will begin on October 16, 2017 and be completed by December 1, 2017.

We will be looking for: Major Structural Damage, Housekeeping Condition, Fire, Safety & Health Hazards of the unit.

Inspections will begin at 8:00 a.m. and last 3-4 hours per day. Weather permitting.

**We will need to have access to all rooms.**

A notice will be posted on your door a the Thursday before your inspection.

**Thank You,**  
*NBT Maintenance*

### **For Sale: Close Out**

Udder Balm Cream  
Manufactured in Missouri

\*For the whole body\*

\$10.00 per 8 oz jar

Call Jewlie: (816) 206-7364

### **Minor sewing.**

Hemming, buttons,  
scout patches, darning  
socks and ironing.

Call Jewlie:  
(816) 206-7364

### **Help For Elders:**

The Eldercare Locator is  
a free service of the U.S.  
Administration on Ag-  
ing. Call 1-800-677-  
1116 or visit  
[www.eldercare.gov](http://www.eldercare.gov) to  
learn about financial,  
employment, legal, and  
care giving help for  
seniors.



**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](mailto:arlin.garcia@yahoo.com)

We are open Monday thru Sat from 9am to 6pm and Sundays 11:00 to 4:00 pm

**ARLIN GARCIA**  
Bilingual Sales

Gracias por Preferirnos



# **MOWERS 2017**



**Mark & Connie —(816) 492-4186**  
**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 \$35 or more to mow.**

**Call today before you get tagged.**

# Classifieds

**For Sale:**  
Sashay Yarn.  
Several colors to  
choose from.  
Call Selma:  
(816) 756-7325



Microwave Potato Bag



**Hand Sewn:**  
Microwave Potato Bag \$6  
or Carry All \$9  
Call Bertha: (816) 452-6522

Bertha needs several of the plastic ice cream tubs that are the 1 gallon + 1 pint size and have a handle. If you have any of these that you would like to donate please take them to the office. Thank you very much.

**Free**  
Individual,  
Couples and  
Family  
Counseling

Midtown Psychological Services  
Individual, Couples and Family Counseling



Zachary Matthys  
Counseling Intern  
9233 Ward Parkway Suite 125  
Kansas City, MO 64114  
Supervisor: Heather Fitzcharles, LPC

zwmatthys@gmail.com  
(660) 973-3011

**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.

# October 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Carrying Charges Due	2  FURNACE FILTER REPLACEMENT BEGIN	3	4	5	6	7
8	9	10 Board Meeting 7 pm	11 Late Fees Applied	12	13  FURNACE FILTER REPLACEMENT END	14
15	16  ANNUAL INSPECTIONS BEGIN	17	18 Senior Luncheon 11:30-?	19  SOS BEDBUG INSPECTIONS	20	21 Attorney Referrals
22	23	24	25	26	27	27
29	30  ANNUAL INSPECTIONS CONTINUE	31 	 <p>PLEASE WATCH FOR CHILDREN OUT ON HALLOWEEN NIGHT.</p>			