

The [♥]BrightoneeR

February 2018



PRESIDENT'S DAY FEB. 19TH
OFFICE & MAINT ARE CLOSED

Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-945-9550
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

Good Neighbor Award

Dan & Sabrina Segura

Danny & Sabrina were nominated by John & Tammy Wood. "They wrote: Having Dan & Sabrina as neighbors has been a pleasure. While we were away from home our front door did not latch and it came open. Upon noticing this, Dan called maintenance and 2 of NBT's men went thru our townhouse to inspect that everything was in order. Chris fixed the door (Thank you Chris) and Sabrina called me to let me know what had happened. This could have been a bad situation for us, so we are nominating Dan & Sabrina for this award.

The Board of Directors will recognize Dan & Sabrina at the board meeting on the 13th of February. As a recipient of the Good Neighbor Award, they 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.



**Good Neighbor
Winners Anne Marie
& Sharon
with Millie
who nominated them.**

**Next Board Meeting
Tuesday February 13, 2018
Doors will open at 7:00pm.**

Senior Luncheon

3rd Thursday

February 15th

11:30 am to ?

Lunch Provided

We will have entertainment this month.

Open To All Seniors of NBT

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

Please leave a message if no answer.

Spring Clean-Up
Begins Soon. Time to
start cleaning up...

Office News

Letters were sent 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:

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

March 15, & August 16, 2018

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

April 19, & September 20, 2018

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

May 17, & October 18, 2018

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

June 21, & November 15, 2018

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

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



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.

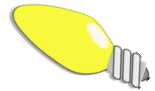
Please call the office if you have any questions.

See the Canidate's Resumes on pages 10 & 11.

Maintenance Reminders



All holiday lights should be removed
from the exterior of your building

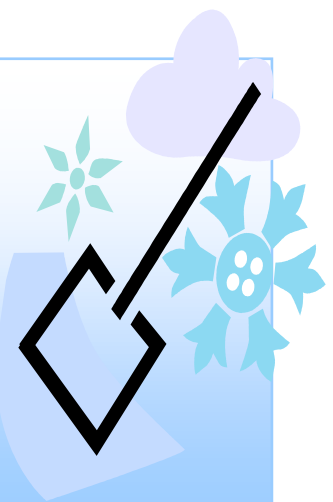


Snow Removal

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 stoop & steps may interfere with snow removal and may be damaged. Please note: NBT is not responsible for items left in the way.



Annual Meeting

Vote Here...

Annual Election!

Date: March 11, 2018

Time: 2:00 p.m.

Location:

NBT Clubhouse

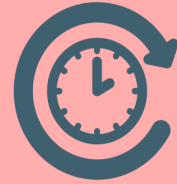
Tell neighbors to come.

**If you are unable to attend give
your proxy to your neighbor
who is attending!**

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

SPRING
FORWAED
SATURDAY
NIGHT

SPRING
FORWAED
SATURDAY
NIGHT



WIN* A FREE Month's Carrying Charge!

March 11th at 2:00pm

**First Prize is: One Month's
Carrying Charge**

2nd Prize is: \$50.00

3rd Prize is: \$50.00

Door Prizes*

***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.

Save The Date: Annual Meeting

Sunday
March 11th.
2:00 pm
NBT
Clubroom



EXERCISE YOUR RIGHT



VOTE



AT THE ANNUAL MEETING

Come Early To Get a Good Seat

North Brighton Townhouses, Inc.
January 9, 2018
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; Dorothy Olson, treasurer; and Esther Shelton, secretary

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.

Open Session

Thirteen members or guests signed in for the open session. Selma welcomed them and opened the meeting at 7:05 p.m.

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

Minutes of the November 8 board meeting were approved.

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

Elizabeth presented the office report. There were three move-ins and 27 exterminations in the last 60 days. There are two three-bedroom units available, one two-bedroom unit and one one-bedroom unit. There was one attorney referral in December.

Les gave the maintenance report. Five rehabs are underway
Several ash trees were removed and several trimmed at a cost of \$10,500.
One large oak was lost in a storm and cost \$4,000 to clean up and remove.
Three roofs were replaced at a cost of \$17,000.
Fascia damaged during the storm were repaired at a cost of \$1,650.

Foundation repair work was completed at a cost of \$3,400.

Betsy gave the Linville Management Services report for November and December.

Five applications were approved and one denied.

Nine final statements were completed and one is pending.

One letter was mailed.

Processed in accounts payable for November was \$189,997.55 and for December, \$220,007.42. Financial reports for December were mailed to the board on January 4.

Good Neighbors were recognized: Marie Jones for December and Sharon Cross for January. Both were nominated by Millie Shreck.

Selma opened the floor to member comments.

Pauletta Clubine won the door prize drawing.

The open session ended at 8:15 p.m.

Closed Session

The board voted to ratify two phone polls.

Dudley reviewed the attorney status report.

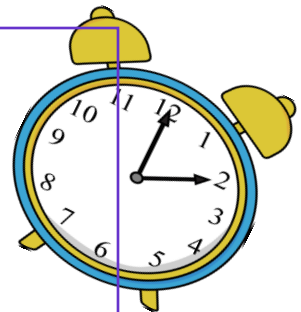
Elizabeth, Sherri, Les and Chris were allowed to leave at 9 p.m. The board convened for executive session and the meeting was adjourned at 9:30 p.m.



Save The Date: Annual Meeting

Sunday March 11th at 2:00 pm
NBT Clubroom

See pages 6 & 7 for additional information



***Don't forget to 'Spring Forward'
Saturday March 10th.**

Esther J. Shelton

I would like to be elected to your board for another term and would very much appreciate your vote.

My objective is to do as much for North Brighton and its members and try to give back some of the good I've received when I came here. I was so happy when our mortgage was paid in full. Now NBT would be able to progress and move forward.

We have had a great management team with Melva and Linville Management. Our office staff is beyond reproach and I can't say enough good about our maintenance crew. (I remember well when I first came here.)



PERSONAL:

I have been a lifelong resident of Kansas City, MO. I became a widow at 34 years old with 5 stair-step children and a step-daughter. After being a single mother for 4 years, I remarried for a short time and had a daughter. She and I moved into North Brighton Townhouses in 1976 and I raised her here. I now have a slew of grandchildren, step-grandchildren, great-grandchildren and step-great-grandchildren.

EXPERIENCE:

I was appointed to fill the position of an elected board member who passed away and although I have been on the board for a short time, I have learned that there is a whole lot to running this complex. I have worked in the clerical/financial fields at American Polled Hereford Assn., Retail Credit Co. , Black & Veach and AT&T. I retired from AT&T after 22 years of service. After retiring I volunteered for 12 years at The Heart of America Indian Center of Kansas City and 3 of those years at the National Archives (NARA) also.

Thank you,
Esther J. Shelton
Your neighbor and member

James Franklin

Hello fellow Brighton Townhome residents. My name is James Franklin and I am a resident who has been here for over a year. I am running for one of the two seats open on our Board of Directors. I have the same concerns you have as a permanent member of this community. My background is in social work & education and I have worked as a school administrator, social worker and counselor. As a board member I would welcome hearing concerns residents may have through the office or in writing through the office.

One of my main concerns is the water usage and charges we are running up on a monthly basis and is reflected in our bills. As it stands now there is a flat rate that is imposed on everyone regardless of family size or water usage. As a board member that is one concern I would like to explore with the other board members and ask for input from the residents to see what avenues we might have open to us.

There has been talk of developing a dog park in the old tennis court area. I think that is a very positive idea as we have a lot of residents with dogs that can benefit from interaction for both them and their furry friends. I am an animal lover myself and have a dog.

Safety is of great concern for us to consider. We are in partnership with the KC Police Department and a security patrol that drives our streets regularly at unscheduled intervals. Our continued support of these resources are very necessary and require us all to be vigilant of any parties who don't belong at NBT, reporting them as needed to the police, security or office.

These are only three things for us to consider. As a candidate I would appreciate your vote so we can work together to make NBT a great place to live for all our residents.

I hope that we all have a happy and prosperous New Year. I would appreciate your vote and look forward to meeting you at the next meeting.

2018
James Franklin

2018 FUN FACTS!

1. The first baby born in Kansas City in 2018 lives here at NBT.
2. One of our residents won \$600 on a lottery ticket!

2018 has started off Great! We hope yours has too!!!

FYI

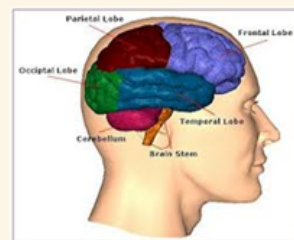
Free Tax Preparation for Qualifying Taxpayers
<http://www.moneysmartkc.org/portfolio-items/taxes/>



Lifelong Learning Opportunities

Beat the winter blues by attending an Osher Lifelong Learning course. Clay County residents age 60+ pay \$15 for any course in their catalog through our partnership. These courses will be held at Maple Woods Community College:

- **You'll Wanna Know This About Your Aging Brain** with instructor Sandra Lyke; Tuesdays, Feb. 6, 13, 20, 2-4 pm.
- **Six Drinks That Changed the World** (part 1) with instructor Tom Schmiedeler; Thursdays, Mar. 1, 8, 15, 2-4 pm.
- **Apocalypse--WOW!** with instructor Barry Crawford; Wednesdays, Mar. 21, 28, Apr. 4, 2-4 pm.



Call 877-404-5823 or visit www.osher.ku.edu to register.

Girl Scout Cookies



Thin Mints



Girl Scout S'mores



Peanut Butter Patties



Peanut Butter Sandwich



Lemonades



Caramel deLites



Shortbread / Trefoils



Thanks-A-Lot

Kara: 816-698-9634

Call & leave a message.

1st delivery February 10th

Classifieds:

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



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

Microwave Potato Bag



Babysitting
Ages 3 & up
\$60 per week/per child
Take to school & pick-up \$70.00 per week/
per child
Call Marion:
816-807-6747

Classifieds Cont:

You are invited to an Adult Bible Study
taught by Minister Joe L. Calvert
Saturday, February 24th, Noon to 2pm
in the NBT clubhouse. Come join us as we
learn more about God's word.
Coffee will be served.

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

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 2018



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>Senior Luncheon is on the 3rd Thursday of each month. The office and maintenance will be closed Monday February 19th in honor of President's Day.</p>				<p>1 Carrying Charges Due</p>	<p>2</p>	<p>3</p>
<p>4</p>	<p>5</p>	<p>6</p>	<p>7</p>	<p>8</p>	<p>9</p>	<p>10</p>
<p>11 Late Fees Applied</p>	<p>12</p>	<p>13 Board Meeting 7:00 pm</p>	<p>14 </p>	<p>15 Senior Luncheon 11:30</p>	<p>16</p>	<p>17</p>
<p>18</p>	<p>19 PRESIDENT'S DAY OFFICE CLOSED</p>	<p>20</p>	<p>21 Attorney Referrals</p>	<p>22</p>	<p>23</p>	<p>24</p>
<p>25</p>	<p>26</p>	<p>27</p>	<p>28</p>	<p>1</p>	<p>2</p>	<p>3</p>