

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

A KCPD Certified Crime Free Property

*The* **April 2018**  
*Brightoneer*

**Thank You! Thank You!**  
**Thank You!**  
for attending the Annual Meeting

Please Give a Warm Welcome to your re-elected board member, Esther Shelton and newly elected board member Michael Crippen.

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



# GOOD NEIGHBOR AWARD

**Stella Mahadi & Hany Boza**

Stella and Hany were nominated by Maelynn Shelton. Maelynn wrote: While I was out of town Hany mowed my back yard. Later my lawnmower was stolen and these nice neighbors told me not to worry that they would mow my yard for the remainder of the summer. I really appreciate this kindness and the help that they have shown.

The Board will recognize Stella & Hany as well as Carrie, March's winner, at the monthly board meeting Tuesday May 8, 2018 at 7:00 pm.

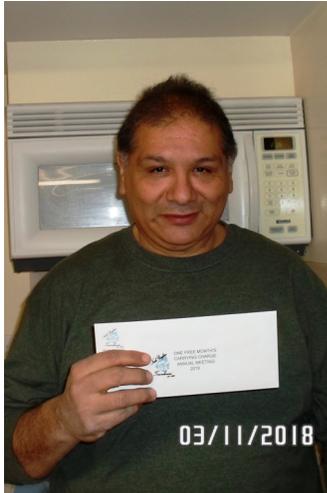
(April is a closed meeting)

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 Is a Closed meeting

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



Isaac



Sergio



Verna (Rae)



Melissa



**Senior Luncheon**  
**Thursday**  
**April 19th**  
**11:30 — until?**



**Open to all seniors of NBT**  
**RSVP: Shirley 377-4302**  
**(Leave a message if no answer)**

# North Brighton Townhouses, Inc.

March 11, 2018

## Annual Meeting

### NEWSLETTER MINUTES

**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-eight members were present in person or by proxy.

Selma called the meeting to order at 2:06 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 12, 2017, annual meeting were approved by acclamation.

Elizabeth gave the office report. In 2017, there were 41 move-outs, 38 move-ins and seven transfers. Of the move-ins, 16 were due to member referrals.

Currently, two memberships are for sale: one two-bedroom unit and one three-bedroom unit. There are 36 on the waitlist for two-bedroom units and 54 on the list for three-bedroom units.

Les gave the maintenance report. In 2017, 2,026 work orders and 40 rehabs were completed.

Total annual expenses were \$16,000 for heating and cooling; \$11,700 for garbage disposals and water heaters; \$32,000 for trash pick-up; \$84,000 for

grounds, mowing and tree removal; \$15,000 for security; \$17,000 for three roofs; \$60,000 for street repair and seal coating; and \$18,600 for sewer prevents.

Bed bug inspections and treatments cost \$13,700; and the water bill was \$300,375, an increase of \$79,000 from 2016.

Water saver toilets and LED lights are being used to help keep costs down.

Melva gave the managing agent's report. She reviewed handouts distributed earlier that show the breakdown of how carrying charges are spent; assets of \$14,516,017; and reserves of \$2,315,921.

Selma announced that there were two three-year positions open on the board. Candidates are Michael Crippen, James Franklin, Betty Maltbia and Esther Shelton.

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

The candidates addressed the members.

Volunteering to serve as inspectors of election were Donivan Best, Michelle Holman and Heather Tharp.

Roll was called and ballots distributed. Dudley and the election inspectors left to count ballots at 2:40 p.m.

Dudley and the inspectors returned at 3 p.m. Esther Shelton and Michael Crippen won the two seats on the board with 46 votes each. Betty Maltbia had 35 and James Franklin, 28.

Selma thanked Sheila Johnson for her many years of service on the board.

Door prizes were drawn. Isaac Aguilar won a month's free carrying charges. Sergio Cortina and Verna Stark won \$50 cash prizes each. Melissa Contreras won a \$25 gas card.

The annual meeting ended at 3:04 p.m.

The board met in closed session. The meeting was adjourned at 3:30 p.m.

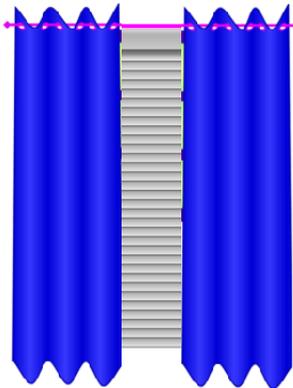
Respectfully submitted,

Su Bacon  
Recording secretary

# Office News



There have been several calls made to the office about dog waste being left in the common areas. Animal ownership is a privilege. It is the responsibility of the owner to clean up after their animal. 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.

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



BARK, BARK,  
Grrr... 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-**

Maintenance has been working on the flashing where wires come into the building and gaps are found and need to be sealed. There may be a need to place a board against the flashing to help keep the seal tight until dry. The board will be removed by maintenance when the seal has dried.



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 and your front yard.

# ***Spring Clean Up Info on pg. 10***

# Grounds Inspections Have Begun

*Rules We Live By: Pets—Section 6.4 Regulations*

- A. When outside a fenced yard, all animals must be leashed, restrained and under the control or supervision of the member.

Animals 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 animals.

**Removal and disposal of animal waste is the responsibility of the animal owner. Animal 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 animal owner's account.
- C. No person may keep or harbor any animal on the premises of North Brighton without a current Animal Permit. No visiting animals are allowed.
- D. The owner of an animal will be held financially responsible for any actions of such animal. In addition, the owner agrees to totally accept all liability animal ownership may create.



Do Not wait to be tagged to mow your yard or pick up animal waste, clean your yard and call the lawn mowers to cut your grass. See page 9.

If you get tagged to clean or mow your yard, you have only a couple of 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.

## Rules We Live By: 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.



*If you want to be on this list call or stop by the office.*

# MOWERS 2018

## Clayton: 1-816-724-7984



You must dial the 1, it is not long distance.  
Please leave a message if no answer, he 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.

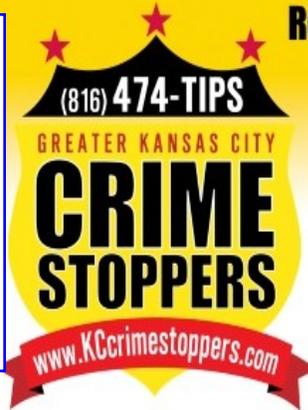
Call today before you get tagged.

**WARNING**



**WE CALL THE POLICE**

**Remain Anonymous • Receive Cash Rewards**



**(816) 474-TIPS**  
GREATER KANSAS CITY  
**CRIME STOPPERS**  
[www.KCcrimestoppers.com](http://www.KCcrimestoppers.com)

**Tips Hotline**  
**816-474-8477**

**Web Tips**  
[www.KCcrimestoppers.com](http://www.KCcrimestoppers.com)

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

**SAY NO TO DRUGS**

**Call, Text or Email or App a Tip: [tips@kc-crime.org](mailto:tips@kc-crime.org)**

# 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!

## 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.



## **Dog Walking Service**

\$10 / Half-hour

or \$15 / Hour

Call: Travis

(573) 291-3847



## 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

## **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



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

**ARLIN GARCIA**

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**Udder Balm Cream**  
**Manufactured in Missouri**  
**\*For the whole body\***  
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**Call Jewlie: (816) 206-7364**

**Minor sewing.**  
Hemming, buttons,  
scout patches, darning  
socks and ironing.  
Call Jewlie:  
(816) 206-7364



# APRIL 2018



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>1</b> Carrying Charges Due 	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>8</b>	<b>9</b>	<b>10</b> Board Meeting CLOSED	<b>11</b> Late Fees Applied	<b>12</b>	<b>13</b>	<b>14</b>
<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b> Senior Luncheon 11:30-?	<b>20</b>	<b>21</b> Attorney Referrals
<b>22</b> Earth Day  End Plastic Pollution	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>
<b>29</b>	<b>30</b>	<b>1</b> May	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>