

The *May 2018* Brightoneer



Congratulations to All of our Graduates!!



Important Numbers:

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

NBT IS A KCPD CERTIFIED CRIME FREE PROPERTY



**North Brighton Townhouses, Inc.
Board Meeting May 8, 2018
7:00 p.m.**

**There will not be a board meeting
in June. The board will be at an
educational conference.**

May your day be filled with good
thoughts, kind people and
happy moments!!



Senior Luncheon

Thursday

May 17th

11:30 — until?

Open to all seniors of NBT

RSVP: Shirley 377-4302

(Leave a message if no answer)

Office NEWS

The Office and Maintenance will be closed Monday May 28th in observation of Memorial Day.

Please join us on Nextdoor Chouteau Estates

To Join Visit: www.nextdoor.com/join Code: BSGSXB

Babysitter needed

Free kids bike!

Garage sale this Saturday

Car break-in!
See anything?

Anyone missing
a dog?



Nextdoor is the free and private social network just for Chouteau Estates neighbors. On Nextdoor, neighbors share crime and safety concerns, local events, recommendations, items for sale/free, ideas about how to make our neighborhood better and more.

Our neighborhood is using a private online network called Nextdoor. There is no cost to join so, please join to build a better neighborhood.



Congratulations! To All of our Graduates!!

Maintenance Reminders

The procedure for tagging Members whose yards who are not complying with the Dog Waste daily removal requirements:

- 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.



STOP PET ODORS IN YOUR YARD
'SWEET PDZ'
AVAILABLE AT FELDMANS FARM & HOME

Fences will be checked during yard inspections. If your fence needs to be painted it will be noted or a letter sent from the office. The paint color allowed for fencing is silver galvanized only.



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

North Brighton Townhouses, Inc.
April 10, 2018
Closed Board Meeting
NEWSLETTER MINUTES

Board members present: Selma Irey, president; Ann Halsey, first vice president; Mike Crippen, second vice president; Dorothy Olson, treasurer; and Esther Shelton, secretary

Staff present: Elizabeth Tharp, office manager, and Les Dudrey, maintenance superintendent

Also attending: Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.

The board convened at 5:30 p.m.

The board approved the minutes of the February 13 board meeting.

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

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

Elizabeth presented the office report. There were two move-ins and 48 exterminations in the last 30 days. Two memberships are for sale: a one-bedroom unit and a three-bedroom unit.

Les presented the maintenance report.

Maintenance is working on two rehabs now.

Gutters have been cleaned and downspouts repaired.

Mouseproofing is about 60 percent done. Areas on the front of units where air and mice can get in are being insulated and sealed.

Betsy presented the Linville Management Services, Inc., report for April.

Two applications were approved, five final statements were completed and two letters were sent.

Processed in accounts payable for the month of March was \$189,192.03.

Financial reports were mailed to the board on April 6.

Newsletter Minutes Continued:

Betsy distributed a completed audit by Darel D. Kyle to the board members.

The annual insurance is due for renewal. The premium with a \$5,000 deductible increases by \$1,646.17 a month. The annual premium is \$208,305.

Increasing the deductible to \$10,000 results in a monthly savings of \$1,943.42 and an annual cost of \$165,230.

The board voted to increase the deductible to \$10,000.

Elizabeth and Les were allowed to leave at 6:45 p.m.

New Board Member Orientation

New handbooks were distributed to board members.

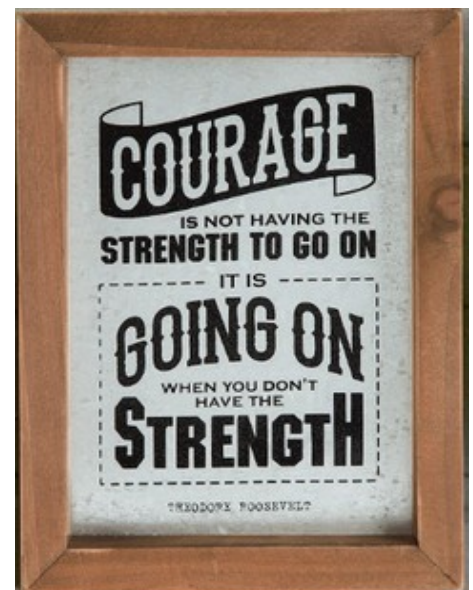
Melva reviewed the eight sections in the books and fielded questions from board members.

Board members signed a code of ethics and a confidentiality clause from Tab 2 in the handbook.

The meeting was adjourned at 7:45 p.m.

May Events:

1st Carrying Charges Due
9th NKCHS Graduation
10th WHS Graduation
11th Late Fees Assessed
13th Mother's Day
17th Senior Luncheon 11:30—?
17th Bed Bug Inspections
Bld #'s 11-20
21st Attorney Referrals
28th Memorial Day—
Office & Maintenance closed





Save The Date:

Wednesday May 9th: NKC Senior Graduation

7:00 pm Municipal Auditorium

Thursday May 10th: WHS Senior Graduation



7:00 pm Community of Christ Auditorium

Congrats to All of our Graduates!!

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

BEST
MOM
EVER



**Love
You!**

**Mother's Day
May 13th**

CLASSIFIEDS

Fence Painting
Call: Debra Fleshman
(816) 413-9232



Labor: \$30 Each side of fence including gate add \$10
Supplies: \$30 Paint and brushes
Total Cost: \$60 Pay up-front prior to painting fence

Rust-Oleum 7787402 Chain Link Fence Paint

This paint bonds with rusty metal transforming it into a non-rusting surface. Instantly converts rust into a protected paintable surface. Prevents future rust and corrosion. If cost is too much I can paint one side and come back later to finish the job.

Neighbors helping neighbors: Each neighbor can pay \$10 each to complete one side of the fence.

**Bonus: Gate and fence side only \$10 for painting both sides.



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

MOWERS 2018

Heather: 816-308-0578

Clayton: 1-816-724-7984

You must dial the 1 + 816 + number



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.

For Sale: Close Out
Udder Balm Cream
Manufactured in MO.
For the whole body
\$10.00 per 8 oz jar
Call Jewlie:
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 and ironing.
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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

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.

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MAY

2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Carrying Charges Due	2	3	4 May the fourth be with you. 	5
6	7	8 Board Meeting 7 pm	9  NKC Graduation 7:00 pm	10  WHS Graduation 7:00 pm	11 Late Fees Applied	12
13 	14	15	16	17 Senior Luncheon 11:30-? BED BUG INSPECTIONS	18	19
20	21 Attorney Referrals	22	23	24	25	26
27	28 Memorial Day Office & Maint. Closed	29	30 Last Day of School 1/2 Day	31	1 June No Board Meeting in June	2