

The Brightoneer

*October
2018*



Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-436-0401
Non-Emergency Police:	816-413-3400
Website:	<u>www.northbrighton.com</u>

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

Good Neighbor Award

Dylan Culver

Dylan was nominated by Michael Starliper. Michael wrote: "I have been working ten hour days for the last couple of weeks. I came home late one night and I left the dome light on in my truck. Dylan came to my house to inform me that the light was on. I really appreciate him letting me know because having to jumpstart my truck at 5:00 a.m. would be a drag." Michael ended with: "Thanks again Dylan".

The Board of Directors will recognize Dylan at the board meeting on the 13th of November. 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.

There will not be a board meeting this month due to scheduling conflicts. We will see you in November.



Pictured is Travis Miller-Schmidt who was nominated by Betty Maltbia, also pictured. Travis was May's Good Neighbor winner. We apologize for missing this in June.



Catherine Ann Halsey

1935-2018

Our hearts are broken as North Brighton has lost one of our original members and a treasured board member.

Ann Halsey passed away on September 24th and will be greatly missed by all who loved her.

Ann moved to North Brighton in 1969 and raised her family here. Ann has served as a board member since 1988.



Her wisdom, experience and grace under pressure were such an asset to the NBT community. She had a love for North Brighton and it showed through her decisions as a board member and a friend.

A memorial for Ann will be on Sunday, October 28th, from 2 p.m. to 5 p.m. at the North Brighton Clubhouse.

Office News



There will not be a board meeting this month due to scheduling conflicts. We will see you in November.

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.

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

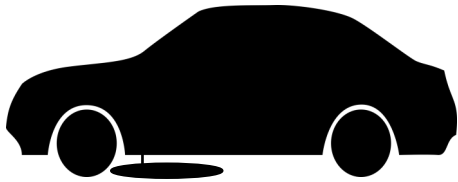
The proper procedure is: Shut water off underneath your kitchen sink (or some are located in the utility room), then disconnect the water hose and open the faucet valve outside . Allow the faucet to drain then leave the faucet on. If this is not done, it can freeze and burst the pipe inside the wall and member will be responsible for the repair.

Maintenance Reminders



We want to thank everyone for your cooperation during the seal-coating and restriping of the parking lots.

We know it was an inconvenience but it was badly needed. We had to tow only a few vehicles.



With the time and expense put into the new seal-coating and striping of the parking lots, we will be more diligent tagging vehicles that have oil or antifreeze leaks. Several areas have been noted and will be checked weekly. If your vehicle has any kind of leak, now is the time to get it repaired. If your vehicle leaks and damages the new seal coating, you will be charged for the repair of the damaged area.

Rules We Live By: Section 1.9 Vehicles

- A) One car per licensed driver per household.
- C) Entire vehicle must be parked between the yellow lines provided. Motorcycles and motor scooters must be parked parallel to the sidewalk in member's numbered space along with member's other vehicle. Vehicles parked over yellow lines or double parked may be tagged or towed at the owner's expense.
- K) Members may be charged for clean-up of oil leaks caused by their vehicles.

Tab 1, page 11

North Brighton Townhouses, Inc.
September 11, 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; Mike Crippen, second vice president; Dorothy Olson, treasurer; and Esther Shelton, secretary

Board member absent: Ann Halsey, 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: Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Dudley Leonard, cooperative attorney

The board convened at 5:30 p.m.

The board ratified two telephone polls.

Dudley reviewed the attorney status report.

Melva reviewed items over and items under budget from the summary report for the month of August.

Open Session

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

Minutes of the August board meeting were approved.

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

Esther reported that one installation/alteration permit was submitted and approved.

Elizabeth presented the office report for September.

There were four move-ins, three final notices, one attorney referral and 58 exterminations. All units are occupied.

Les gave the maintenance report.

Seven rehabs are in various stages of completion.

Minutes Continued

Recent storms have caused a lot of minor tree damage.

Streets will be seal-coated September 17 through 21. Members will be notified in advance.

Three roofs are scheduled for September.

Betsy gave the Linville Management Services report.

Three applications have been approved.

Processed in accounts payable for August was \$210,108.04. Financial reports were mailed to the board on September 5.

Colbey and Dylan Hailey were recognized as the Good Neighbor of the Month for September.

Selma opened the floor to member comments.

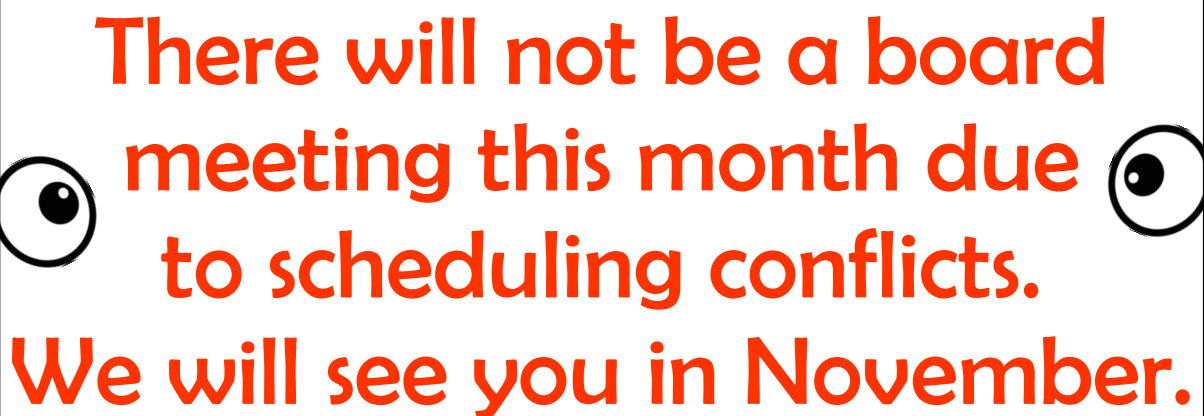
Willa Bailey won the door prize drawing.

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

Closed Session

Betsy reminded board members of the 9:30 a.m. budget meeting on Friday, September 14.

The meeting was adjourned at 8:15 p.m.



There will not be a board meeting this month due to scheduling conflicts. We will see you in November.

Are you getting unwanted calls or junk mail?

Tips from the MO Atty. General



Here are some tips to keep in mind when answering a call from an unknown telemarketer:

- ☐ If you receive telemarketing calls, do not provide personal information such as credit card number or social security number. Only do so with companies that you know and that you call directly yourself.
- ☐ Often times, automated recordings have messages like "Press 1 for more information, or press 2 to be removed from our list." Do not push any number. All this does is confirm that your line is a working number.
- ☐ When you are at a store and the person at the register asks for your phone number, say "No thank you." Stores usually do not need this number to process your credit card and are instead asking for your phone number so they can call you or sell your number to telemarketers.
- ☐ Similarly, do not provide your phone number when entering contests. They also sell your number to telemarketers.

[Decrease Junk Mail](#)

If you want to curb delivery of unsolicited mail to your home from national companies, write to:

Mail Preference Service
Direct Marketing Association
P.O. Box 643
Carmel, NY 10512
www.dmachoice.org

You can write: "The undersigned requests that his or her name be removed from any and all mailing lists for unsolicited mail being delivered to:" Include your name, address, and names of others in your household requesting this service. (If you continue to receive mail three months after sending the postcard, write directly to the mailers to request removal of your name from their mailing lists.)



Senior Luncheon

3rd Thursday

October 18th

11:30 am to ?

Lunch Provided

Open To All Seniors of NBT

RSVP: Shirley (816) 377-4302



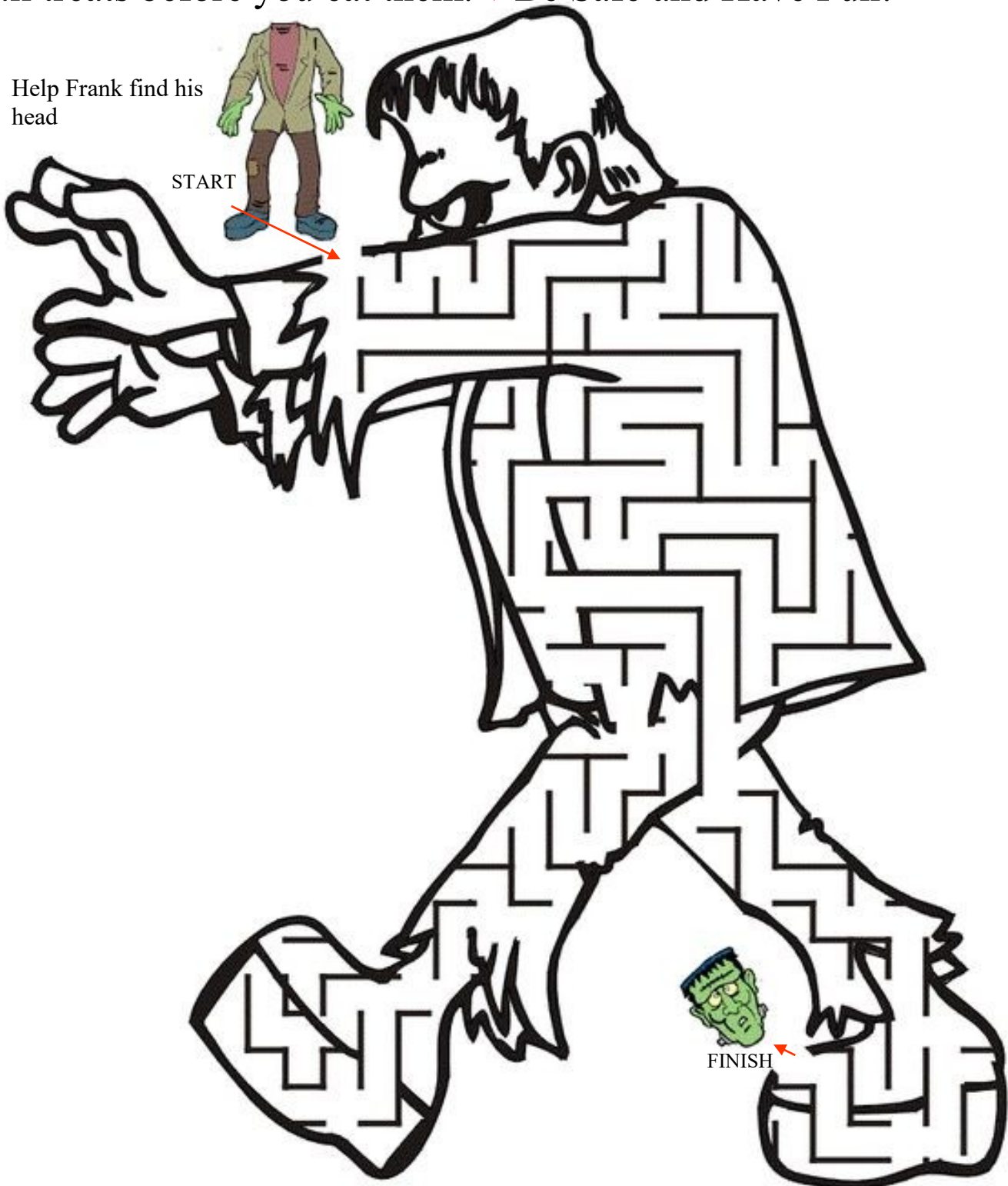
Please leave a message if no answer.



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



Trick-or-Treat Safety Tips: ♦ Go with friends and stay close to home. ♦ Carry a flashlight, glow stick or wear reflective clothing. ♦ Do Not Walk in the Street. ♦ Have parents check all treats before you eat them. ♦ Be Safe and Have Fun!



Classifieds!

For Sale:

1 Tony Little Gazelle Edge Fully assembled
& folds up for easy storage \$50.00
1 Cardio Dual Elliptical W/onboard Heart
rate, distance & calories burned. Fully assem-
bled \$50.00 Call Jewlie: (816) 206-7364

Minor sewing.

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

Call Jewlie:
(816) 206-7364

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arlin.garcia@yahoo.com

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

Gracias por Preferirnos



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 and will be
returned as soon as
possible.



**MOONWALK, GAMES,
FACE PAINTING,
FOOD**

Fall Festival 2018

**Food Fun
Fellowship and Games**

HOPE THRU GRACE FELLOWSHIP

HAYRIDES

Every Hour
starting at 4:30PM

(kids age 12 &
under must be
with an adult)



Date: 10/20/18

Time: 4:00 p.m. - 7:00 p.m.

Place: 4907 N Brighton Ave
Kansas City, MO

Come join us for this

FREE family event

FUN FOR ALL AGES!

Campfire

S'mores



**&
Hot Chocolate**



Invite your family, friends & neighbors!

Everyone is welcome!

October 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Carrying Charges Due	2	3	4	5	6
7	8	9 No Board Meeting	10	11 Late Fees Applied	12	13
14	15	16	17	18 Senior Luncheon 11:30-? SOS BEDBUG INSPECTIONS	19	20
21 Attorney Referrals	22	23	24	25	26	27
28	29	30	31 	 <p>PLEASE WATCH FOR CHILDREN OUT ON HALLOWEEN NIGHT.</p>		