

The December 2018 Brightoneer

**Saturday December 1st
Santa Visit Day
2 to 4 pm**

NBT Clubroom



**2019 Rate Increase on
Page 3**

Office Phone: 816-454-2500
Maintenance Emergency: 913-894-3456
Security Number: 816-436-0401
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 CERTIFIED KANSAS CITY CRIME FREE PROPERTY



Good Neighbor Award

Phillip Shafer

Phillip was nominated by Heather Tharp. Heather wrote: “”He mowed my lawn for and did not ask me for any payment! Thanks, Phil!!”

The Board of Directors will recognize Phillip at the board meeting on January 8th.

The recipients of the Good Neighbor Award, 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.

No Board Meeting in December

We wish you a safe and

happy holiday season.

The Rate Increase for 2019 is \$10.00

Carrying Charges will increase \$10.00 in 2019	
New Rate Effective January 1, 2019	NEW AMOUNT
1 Bedroom Rental	\$525.00
1 Bedroom Rental With Pet Fee	\$550.00
1 Bedroom - Lower Middle	\$477.00
1 Bedroom - Lower End	\$480.00
1 Bedroom - Upper Middle	\$481.00
1 Bedroom - Upper End	\$484.00
2 Bedroom - Middle	\$493.00
2 Bedroom - End	\$496.00
3 Bedroom - Middle	\$503.00
3 Bedroom - End	\$506.00
4 Bedroom - All Middle	\$513.00
Increase Effective January 1, 2019	

****If you have signed a financial agreement to pay off a service request you need to add this increase to your monthly payment.***

Saturday

December 1st

Make
your list
on page
10

2 pm to 4 pm

**Santa will be at
North Brighton's Clubhouse
Free treats for the children.**

Mark your calendars now.



Pictures with Santa \$1 each (4x6)

or 6 pictures for \$5 Or Take Your Own Pictures

We will see you between 2pm & 4pm

The pictures will be ready to pick up in the office on December 4th so you will get them in time to put them inside cards.



Senior Tea

2nd Wednesday

December 12th

2:00 p.m. to ?

*Open To All Seniors of
North Brighton Townhouses*

*Optional - Bring a dozen cookies for a
cookie exchange. (Homemade or store bought)*

RSVP: Shirley 377-4302

Please leave a message if no answer.

North Brighton Townhouses, Inc.
November 13, 2018
Board Meeting
NEWSLETTER MINUTES

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

Staff present: Elizabeth Tharp, office manager; Sherri Ladd, assistant office manager; Les Dudrey, maintenance superintendent; Chris Curlett, assistant maintenance superintendent

Also attending: Melva Linville, property manager, and Betsy Kilker, administrative assistant, with Linville Management Services, Inc.; and Brad Constance, cooperative attorney

The board convened at 5 p.m.

Open Session

Three members signed in for the open session. Selma welcomed them and called the session to order at 7:10 p.m.

Dorothy gave the treasurer's report for October. She has reviewed receipts and has found all to be in order.

The board voted to approve minutes of the September 11 board meeting, the September 25 special meeting and the October 23 closed board meeting.

Elizabeth presented the office report for October.

There have been three move-ins, two final notices and 67 exterminations. Four one-bedroom units and one two-bedroom unit are available.

Les gave the maintenance report.

Two rehabs are underway; nine more are expected before the end of the year.

Four roofs were replaced.

New trees have been wrapped to prevent further damage from deer rubbing the bark off.

Wipes that were flushed caused a sewer main back-up.

Seal coating and repairs to streets have been completed.

Minutes continued:

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

Betsy gave the Linville Management Services report.

One application has been approved. Two final statements have been completed and two letters sent.

For accounts payable in October, Linville Management processed \$274,486.86.

Financial reports for October were mailed to the board on November 8.

Brian Huber was recognized as the Good Neighbor for November. He was nominated by Dorothy Olson.

Selma opened the floor to member comments.

Julio Rodriguez won the door prize drawing.

The open session ended at 7:50 p.m.

The meeting was adjourned at 8:55 p.m.



**Santa will be in
the NBT
Clubhouse!!!**

Saturday December 1st

- 2 pm to 4 pm -

Office News

No Board meeting this month.

**The Maintenance Department
& the Office will be Closed
Christmas Eve & Christmas
Day. We wish all of you the
Happiest of Holidays**

**The Rate Increase for 2019 is \$10.00
Effective January 1, 2019**

See pg 3 for your rate.



Santa is in the House!!!

Saturday December 1st

- 2 pm to 4 pm -

Maintenance Reminders

The water supply to the outside faucet should be off. Turn off the supply inside and drain the faucet outside, leave the faucet open after draining completely. Call in a service request if you need assistance or are unsure of this procedure.



Happy Holidays

From your Board of Directors and
the Office and Maintenance Staff

Snow Removal Section 1.9 Vehicles

J. 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.**

Also, Please Remove All Items from Front Stoops and steps. This makes snow removal much easier. It will also prevent any damage to your flower pots or other items.





**Bring this with you
to see Santa.
Saturday Dec. 1st.
NBT Clubroom
2 pm to 4 pm**

Dear Santa: Thank you for last years gifts. I have tried to be good. These are my wishes for this year.

Something I want:

Something I need:

Something to wear:

Something to read:

Just for fun:

From:

Classifieds:



Village Auto Sales, LLC
Villageautosaleskc.com

Arlin Garcia
Bilingual Sales
(816) 359-1714
villageautosaleskc2@gmail.com

Office: (913) 962-1509
Fax: (913) 808-5059
6631 Nieman Rd. Shawnee, KS 66203

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



**Free: Incumbent Bike
with the manual.**
Call: Kathy 816-454-8514

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.

December 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p style="text-align: center; color: red; font-weight: bold;"> Santa Visit (NBT Clubhouse) Saturday December 1st 2-4 pm Free to all children of NBT </p>						
2	3	4	5	6	7	8
9	10	11 No Board Meeting Late Fees Applied	12 <i>Senior Tea</i> 2:00	13	14	15
16	17	18	19	20	21 Attorney Referrals Half-Day K-12	22
23	24 <i>Christmas Eve</i>	25 <i>Christmas Day</i>	26	27	28	29
Office & Maint. Closed						
30	31 Have a safe New Years Eve	1 HAPPY NEW YEAR Office & Maintenance Closed	2	3	4	5 School resumes January 7th