

North Brighton Townhouses, Inc. 5057 N.E 37th St KCMO 64117

The Brightoneer



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

Save the Date: Annual Meeting 3/10/19



Good Neighbor Award



Betty Maltbia

Betty was nominated by Debbie McCurley. Debbie wrote: "Betty always makes a point to wave or stop and speak to me when I am outside. Recently she saw that I had a watermelon grocery bag. She asked if I liked watermelon décor and about a month later she left homemade napkins, a table runner and extra fabric at my door. This was unexpected and such a nice surprise. The stitching around the edges shows the time that Betty put into making these.

I nominate her for her kindness and friendliness."

The Board of Directors will recognize Betty at the board meeting on the 12th of February.

As a recipient of the Good Neighbor Award, she 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.



**North Brighton Townhouses, Inc.
Board Meeting February 12, 2019
Doors open at 7:00 p.m.**

Senior Luncheon

3rd Thursday

February 21st



11:30 am to ?



Lunch Provided

Open To All Seniors of NBT

Bring your happy heart and have some fun :)

RSVP: Shirley: 377-4302

Please leave a message if no answer.

Save the Date: ANNUAL MEETING

March 10, 2019 2:00 p.m.—NBT Clubroom

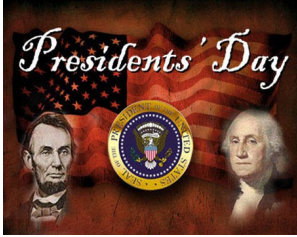
Attendees Are Entered Into A Drawing For:

1 Month's Free Carrying Charge or Cash Prizes

—You Must Be Present To Win—



Office News



February 18th - The office & Maintenance will be closed in observance of President's Day. If you have a maintenance emergency please call 913-894-3456



Election Time Coming Soon!
If you are interested in running for the board please submit your resume to the office.
There is currently 1 position that will be open.
Please call the office if you have any questions.
Please see the current candidate's resumes on pages 10, 11 & 12



Security Cameras

Many members have inquired or submitted Alteration Permits for different types of security cameras.

Please see page 13 for the specifications on these items.

Cameras were approved by the board of directors at the January 8th meeting.

An Alteration Permit must be submitted and approved before you can install any cameras.



Maintenance Reminders

Exterminations and Bed Bug Inspections

Preventative Exterminations are January through November. A yellow notice will be posted on your door letting you know what day the exterminator will be at your unit. If you have any issues please call the office so we can note this or add your unit to the upcoming visit.

Bed Bug Inspections are March, April, May & June and August, September, October & November. A letter was mailed to every member letting you know what dates to expect this inspection. A notice will be posted on your door a week before and again on the day before as a reminder. You are not allowed to skip the bed bug inspection.

Friendly Trash Reminder

Please make sure that you [bag up](#) your trash and place it inside the dumpster. No loose trash should be going in the bins. All trash must be bagged and tied.

Make sure you are placing the items inside the trash dumpster and not setting the items on top of or beside the dumpster on the ground.

Large items should be placed in the dumpster behind the office. No Tires, Batteries, Electronics or Paint can be placed in the dumpsters. All must be disposed of properly.

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 the porch and stoop for easier snow removal. Maintenance is not responsible for any items left out and damaged during snow removal)



North Brighton Townhouses, Inc.

January 8, 2019

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: Brad Constance, cooperative attorney; and from Tailor Made Property Services: Marlene Dau, president; Shelley Evankovich, financial supervisor; Connie Mayer, regional manager; and Betsy Kilker, administrative assistant

The board convened at 5:30 p.m.

The board voted to approve specifications for the installation of security cameras, to be added to the rules book.

Security Cameras

Security cameras should be used only to monitor the common areas, such as a parking lot, and should not be positioned to see inside a unit or installed in such a way that violates the privacy of others.

A. An Installation/Alteration permit is required to install interior and exterior security cameras.

B. Exterior security cameras

- 1. Exterior security cameras must be wireless.*
- 2. When installing the cameras, use double-sided tape or clips.*
- 3. Wires cannot be used for installation and holes cannot be drilled into the siding or window wrap.*

C. Interior security cameras

- 1. Wires used in the installation of an interior security camera must not create a trip hazard.*
- 2. Members are responsible for any damage caused by the installation of a security camera inside the unit.*

Brad reviewed the attorney status report.

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

Minutes of the November 13 board meeting were approved.

Open Session

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

Esther reported that seven installation/alteration permits had been submitted and approved.

Elizabeth presented the office report for January.

There have been two move-ins, six final notices, 26 exterminations and one attorney referral.

One one-bedroom cooperative unit is available.

Les gave the maintenance report. Six rehabs are underway.

The unit at 5154 N.E. 37th was damaged by fire on January 2. Most of the upstairs will need new sheet rock. Les projects the unit to be ready in 90 days.

Betsy gave the Tailor Made Property Services report.

Two applications were approved in November and five in December. Three final statements were completed in November and two in December. One final statement for December is pending.

For accounts payable in November, Linville Management processed \$189,635.59 and in December, \$204,734.92.

Financial reports for November were mailed to the board on December 6 and December reports mailed on January 4.

Phillip Shafer was recognized as the Good Neighbor for December and Greg Osiek, Good Neighbor for January.

Marlene Dau explained the transition of property management from Linville Management Services, Inc., to Tailor Made Property Services, Inc. Effective January 2, Tailor Made is managing North Brighton.

Selma opened the floor to member comments.

Julio Rodriguez won the door prize drawing.

The open session ended at 7:40 p.m. The board re-convened for closed session and the meeting was adjourned at 8:05 p.m.

ANNUAL MEETING

&

**Board of Director's
Election!**

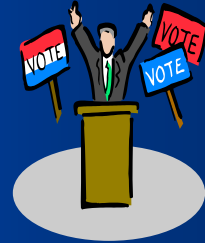
**Date: March 10,
2019**

Time: 2:00pm

Location: NBT Clubroom

**Tell your neighbors to come or
Please complete your proxy's and
give them to your neighbor!**

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



WIN* A FREE Month's Carrying Charge!
March 10th at the Election: 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 is 1 opening 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*. (Resume must be received by the 15th of the month for printing in the next month's newsletter) You can bring it in this month or next month. Candidate's Resumes are on pages 10, 11 & 12.

If you have any questions please contact the office.

Annual Members Meeting

Sunday

March 10, 2019

2:00 pm

Come early to get a good seat!



Betty J. Maltbia

I have been a resident of North Brighton for over 30 years and raised my three children here. Maintaining our great community for families is important to me. I believe in the Co-Op directive of quality living at affordable prices; that's why I need your vote.



I first served as a member of the Board of Directors of the North Brighton Townhouses Cooperative beginning in 1997, and continued for over 15 years of service until a severe injury prevented my participation at that time. Now retired, I can serve the needs of our community and keep North Brighton Townhouses a wonderful place to call "home."

I was a team player in many improvement projects that were accomplished without creating loans and with minimal carrying charge increases; for example, steel framed windows, bath tubs, stoves, outside porch and walkway hand rails, and ceiling fans to name a few. Before the renovation, surveying the membership to determine what changes and improvements the members wanted to North Brighton for the future was important in securing full occupancy and continued financial stability for our Co-Op.

Since community encompasses more than our property lines, I sent a proposal to the City of Kansas City in 2002 requesting North Brighton street be widened to three lanes and add sidewalks (North from Parvin Road, and South to 210 Highway). By communicating with the Engineering Division of the City of Kansas City, our maintenance staff and Linville Management the project got started in 2013 and was completed in 2014.

I am a life-long resident of Kansas City, Missouri, graduating from Central High School. I enrolled in Maple Woods and other community colleges taking courses to advance my employment and business careers. Before retiring in 2016, I was the Program Administrator for the Mid-America Arts Alliance's Performing Arts Department overseeing grants for six states that granted millions to non-profit presenting organizations. In 16 years as head of this department all the program's federal audits were clean. My other past employment history includes the State Of Missouri; Bayer Agriculture Chemicals Corporation, Kansas City, Missouri; Bayer Animal Health Division in Shawnee, Kansas; and Gateway Computers.

I need your vote to continue making North Brighton Townhouses a quality housing Co-Op while keeping it affordable

Trey Whitson



My name is Trey Whitson, I grew up in North Brighton Townhouses and have been a member of the co-op for almost two years. My mom and grandparents are also members of the co-op, so this really is my home.

I'm a software developer with multiple years of experience solving problems and facilitating business-to-business relationships. I spent 2 years auditing large transactions and tax accounts for a large casino and I volunteer at reStart assisting people experiencing homelessness move towards independence and self-sufficiency.

I'm always willing to push for the best and my experience, outlook, and drive can be a major asset to NBT.

Save the Date: ANNUAL MEETING

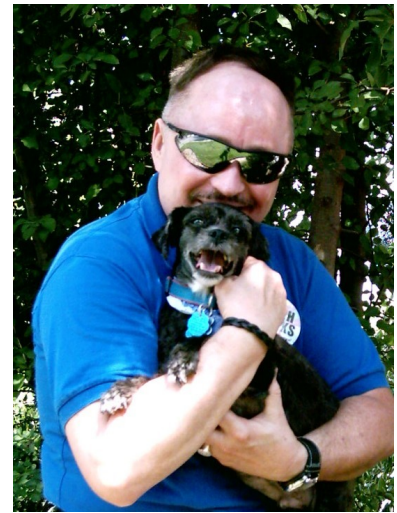
March 10, 2019 2:00 p.m.—NBT Clubroom
Attendees Are Entered Into A Drawing For:
1 Month's Free Carrying Charge or Cash Prizes
—You Must Be Present To Win—



James Franklin

Hello Fellow Residents!!!!

2018 has gone and a new year is upon us. My name is James Franklin and I would like to take this opportunity to tell you a little about myself. I regularly attend the Senior Luncheons here at NBT, I was born in Southwest Missouri and have lived there as well as the Greater Kansas City area for most of my life. There was a period of almost ten years I lived in Southern California and totally enjoyed the sunshine and warm weather. For family reasons I returned to Kansas City in the early 1990's and have been here ever since. Almost three years ago after tiring of all the responsibilities of home ownership I began to look for a place to live without all that comes with it and began looking for an alternative. I was fortunate enough to find North Brighton Townhouses. While looking for a new residence my realtor showed me NBT. After consideration and weighing the pros and cons I decided to move here. During my working career I worked in education as a counselor, administrator and social worker. I attended college worked my way through without loans and am proud to say I graduated with an under graduate degree and two graduate degrees. I have worked in schools, government as well as non profits where I have made decisions in a number of areas.



You may have seen me walking with a little white dog on a regular basis. That is Tavus. The picture you see here was of me a few years ago with another of my fur babies who has passed. I am running for the open seat on the NBT Board and would appreciate your vote on March 10. I believe in being active and working for the good of my neighbors and myself and I thank you for your consideration.

Respectfully,
James Franklin

We each teach others how to treat us. Let us treat ourselves with respect.

Tab 4 - Rules We Live By

Added 1/8/2019

Section 4.7 Security Cameras

Security cameras should be used only to monitor the common areas, such as a parking lot, and should not be positioned to see inside a unit or installed in such a way that violates the privacy of others.

An Installation/Alteration permit is required to install interior and exterior security cameras.

Exterior security camera's

Exterior security cameras must be wireless.

When installing the cameras, use double-sided tape or clips.

Wires cannot be used for installation and holes cannot be drilled into the siding or window wrap

Interior security cameras

Wires used in the installation of an interior security camera must not create a trip hazard.

Members are responsible for any damage caused by the installation of a security camera inside the unit.

Section 4.8 WiFi-enabled video doorbells

Wi-Fi enabled video doorbells can be installed to monitor visitors at front or back doors of a member's unit. Doorbell cameras should not be positioned in such a way that violates the privacy of others.

An Installation/Alteration permit is required to install a WiFi-enabled video doorbell.

Holes drilled into the siding to install screws for the doorbell must be repaired when the doorbell is removed.

The siding must be returned to North Brighton standards when the doorbell is removed.

Use either matching caulk or a small piece of siding to repair damage caused by the installation of a WiFi-enabled video doorbell. Members are responsible for any damage caused by the installation of a WiFi-enabled video doorbell.



Keep Yourself & Your Home Safe:
This is a tip from the KCPD posted on the neighborhood
website at www.Nextdoor.com

Please join us!

www.nextdoor.com/join
Code: XZJFHL

#9PMRoutine

What's that, you ask? It's what you should do every night about 9 p.m. to help protect yourself from property crime. It consists of 5 things:

1. Remove valuables from your car
2. Lock your car
3. Check your mail
4. Close & lock your lower level windows
5. Lock up your home

Please join us on Nextdoor Chouteau Estates



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.

CLASSIFIEDS



NBT's Girl Scouts
Kara & Kaylee are selling Girl
Scout cookies.*
Call 816-582-7563 to place an
order or call us and we will stop by.
* Cookies come in mid-February, 2019.

Thank You!



Girl Scouts®

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

New Number



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

Side Work: Greg 816-521-9980,
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 2019



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27 JAN	28	29	30	31	1 Carrying Charges Due	2
3	4	5	6 SOS Exterminations	7	8	9
10	11 Late Fees Applied	12 Board Meeting 7 pm	13	14 Happy Valentine's Day	15	16
17	18 President's Day Office & Maint. Closed	19	20 SOS Exterminations	21 Attorney Referrals Senior Luncheon 11:30-?	22	23
24	25	26	27	28	1 MARCH	2