

# The BrightoneeR

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



Midnight 3/9/19

March 2019

## 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!

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](http://www.northbrighton.com)



# Good Neighbor Award

## Danny Segura

Danny was nominated by Shirley Guidry. Shirley wrote:  
“Danny is always helpful. He has helped me bring my groceries inside and when he sees me getting home he asks me if I need any assistance.”

The Board of Directors will recognize Danny at the Annual meeting on the 10th of March.

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.



**Good Neighbor Winner  
Betty Maltbia  
pictured with  
Esther Shelton, board  
secretary**

**North Brighton  
Townhouses, Inc.  
Annual Meeting  
March 10, 2019  
Doors open at  
1:30 p.m.**

February 4, 2019

Dear Members,

Not too long ago, I stood on the lawn of Independence Square surrounded by board members and staffs of the housing cooperatives managed by Linville Management Services, Inc.

It was October of 2014 and we had just finished our annual Linville mini-conference and were gathered to have a picture taken. For me, it was a family photo.



Linville Mini-Conference

At North Brighton, the members, office staffs, maintenance crews and boards have been my cooperative family for 50 years.

In 1969 my family moved into North Brighton and I began working as on-site manager. What a wonderful job it was to help other families find safe, affordable housing in a community I called home.

As I retire, I am both proud and grateful.

I am proud of the property and the people who work and live here. And I am grateful as your property manager to have been part of this caring, cooperative family.

In January, Tailor Made Property Services began managing North Brighton.

You will still see familiar faces at board meetings. I will continue to attend the monthly meetings in a consulting role for a year.

I am always filled with admiration for the kindness North Brighton members show toward one another; when they recognize a Good Neighbor of the Month, surprise kids with a Santa visit and remember their seniors with gift cards during the holidays.

I feel so blessed to have worked for you all these years. And I thank the boards, staff and members for all you have done to make North Brighton truly a cooperative community.

With deep love and appreciation,

Melva Linville





# Office NEWS

your VOTE  
is your VOICE

**Election Time is Here!**



**There is currently 1 position open.  
Please call the office at 816-454-2500  
if you have any questions.**

**The current candidate's resumes on pages 10 &  
11. Come to the meeting to vote, or complete  
your proxy and give it to a neighbor.  
Limit 1 proxy per household.**

Bark-  
Bark  
Bark-  
Bark

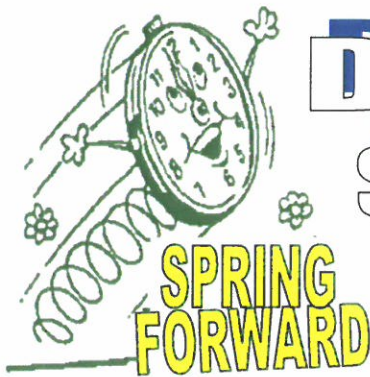


**Spring is in the air...finally!**

**If your dog is outside please remember  
to keep them from barking incessantly and  
bothering your neighbor's peaceable living.**



Bark-  
Bark  
Bark-  
Bark



**Don't forget to  
Spring forward  
Midnight 3/9/19**

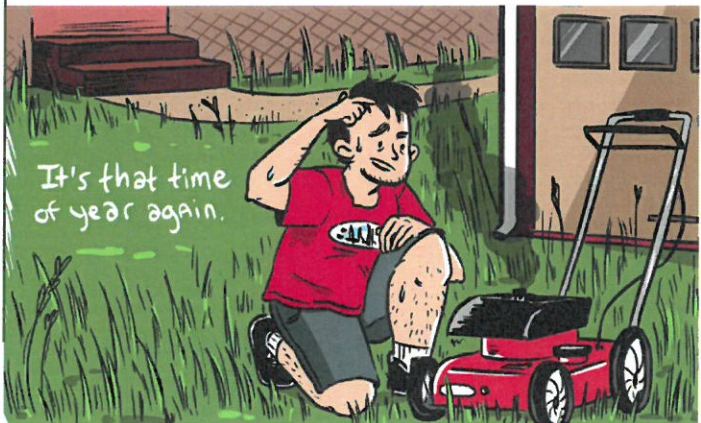
# Maintenance Reminders

Living in the Midwest, we never know if a snow storm will hit in March. This winter we have had an overabundance of snow so we need to be prepared for a March storm.

## 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.

Please see your RWLB for additional information.



If you want to be on the mowers list in the Brightoneer; you need to submit a written request to the office. Please include your name and phone number.





**North Brighton Townhouses, Inc.**  
**February 12, 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: Mike Lauer, regional manager; Betsy Kilker, administrative assistant; and Melva Linville, consultant

The board convened at 5:30 p.m.

**Open Session**

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

Minutes of the January 8, 2019, board meeting were approved.

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

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

Elizabeth presented the office report.

There have been two move-ins and 53 exterminations. There are one one-bedroom unit, two two-bedroom units and one three-bedroom unit on the market.

Les gave the maintenance report.

Currently six rehabs are underway. Les expects to finish three or four this month.

The cooperative snow plow has been repaired.

Betsy report for Tailor Made Property Services.

Five applications were approved and one denied.

Four final statements have been completed.

Processed during the month of January was \$172,466.28 in accounts payable.

Financial reports for January were mailed to the board on February 8.

Betty Maltbia was recognized as the Good Neighbor of the Month for February. She was nominated by Debbie McCurley.

Selma opened the floor to member comments.

Willia Bailey won the door prize drawing.

The open session ended at 7:30 p.m. and the meeting was adjourned.

# Annual Members Meeting Sunday



March 10, 2019  
2:00 pm



**Come early to get a good seat!  
Doors open at 1:30 for sign-in.**

# 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 2:00pm**

**First Prize is: One Month's Carrying Charge**

**2nd Prize is: \$50.00**

**3rd Prize is: \$50.00**

**\*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.  
Candidate's Resumes are on pages 10 & 11.

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!  
Doors open at 1:30 for sign-in.

# 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



Dear Fellow Residents,

I do regret that I must resend my nomination to run for the Board of Directors. Due to a family emergency, it will not allow me to dedicate the time the position deserves.

Respectfully,

James Franklin

## Inspection Dates for Bed Bugs

Letters were sent to each unit giving the dates of the twice annually bed bug inspections. The letters gave the dates of the inspections and the unit number and building number:

Below is a list of the inspection dates per building group:

Buildings: 2, 3, 4, 5, 6, 7, 8, 9, 10, & 16:

March 21, & August 15, 2019

Buildings: 11, 12, 13, 14, 15, 17, 18, 19, & 20 (not 16):

April 18, & September 19, 2019

Buildings: 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39:

May 16, & October 17, 2019

Buildings: 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, & 41, (not 39):

June 20, & November 21, 2019

Reminder notices will be posted one week before and again on the day before the inspection.

**If you do not get a reminder notice your unit is not being inspected.**





# Senior Luncheon

3rd Thursday

# March 21st



# 11:30 am to ?



# Lunch is Provided

# Open To All Seniors of NBT

**RSVP: Shirley: 377-4302** Please leave a message if no answer.

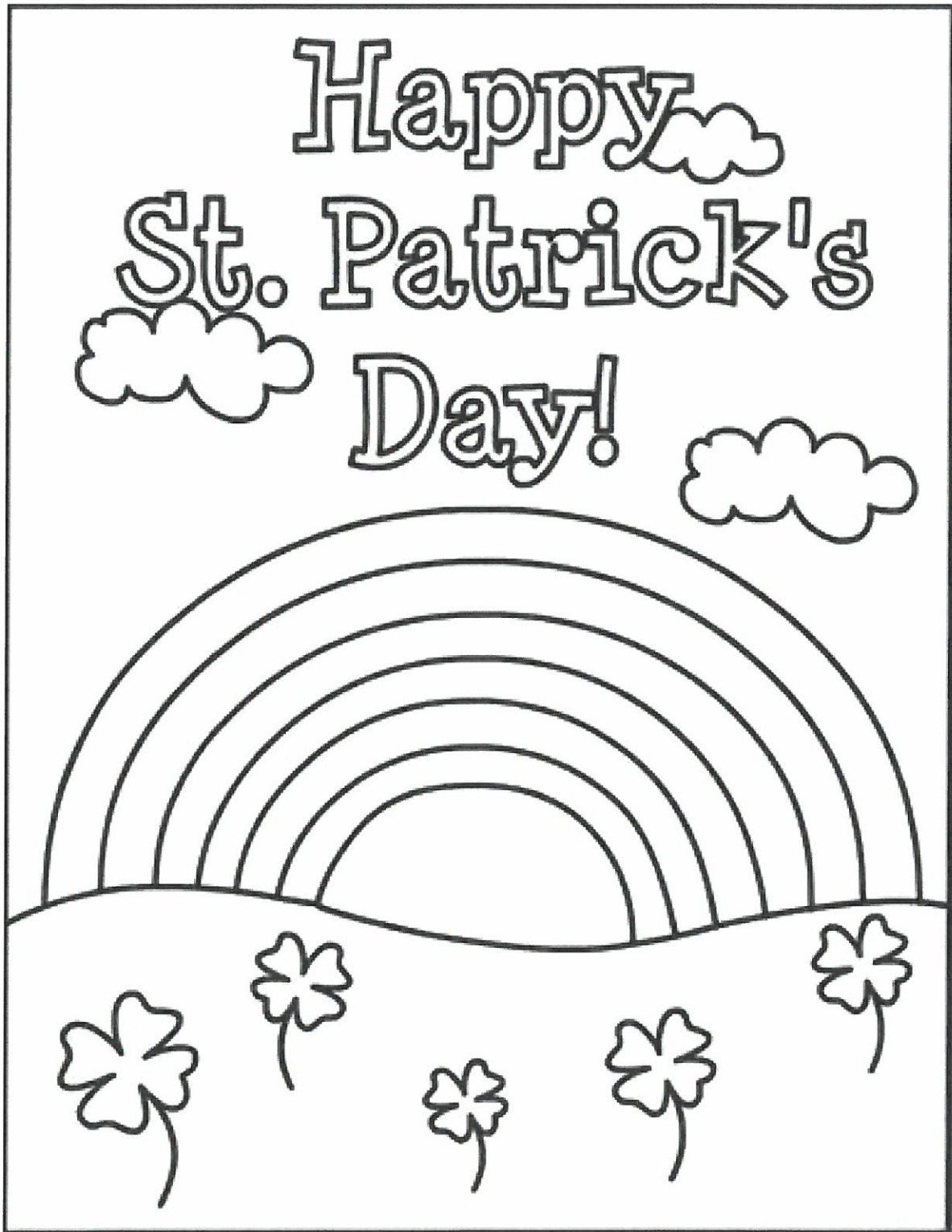
May the road rise up to meet you.  
May the wind be always at your back.  
May the sun shine warm upon your face.  
May you make a new friend at this luncheon.



## **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—









# CLASSIFIEDS



**Girl Scouts®**

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 are available NOW.

Thank You!

## Minor sewing.

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

Call Jewlie:  
(816) 206-7364



**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

## New Number

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.



# MARCH 2019



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p><b>WIN* A FREE Month's Carrying Charge!</b></p> <p><u>March 10th at 2:00pm</u></p> <p>First Prize is: <b>One Month's Carrying Charge</b></p> <p>2nd Prize is: <b>\$50.00</b> &amp; 3rd Prize is: <b>\$50.00</b></p>					1 <b>Carrying Charges Due</b>	2
3	4	5	6 SOS Exterminations	7	8	9 
10 <b>Annual Meeting</b> 2 pm Sign-in at 1:30	11 <b>Late Fees Applied</b>	12 <b>No Board Meeting</b>	13	14	15	16
17 	18	19	20 SOS Exterminations	21 <b>Attorney Referrals Senior Luncheon 11:30-?</b>	22	23
24	25	26	27	28	29	30
31						