

North Brighton Townhouses, Inc. 5057 N.E 37th Street KC, MO 64117



The Brightoneer

April 2019

*Please give a warm welcome
to your new Board Member:*

Trey Whitson

April's Board Meeting
will be on
Wednesday, April 10, 2019.
Doors open at 7:00 p.m.

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

Good Neighbor Award Mr. & Mrs. Best



The Best's were nominated by Julio & Ana Rodriguez. They wrote: "They cleaned off our car on the day that it snowed a lot. We saw them and we want to thank them." The Board of Directors will recognize Mr. & Mrs. Best at the board meeting on Wednesday, April 10, 2019. As a recipient of the Good Neighbor Award, they 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.



March's
Good Neighbor
winner Danny Segura with
Shirley Guidry, who
nominated him.



Thank You to everyone who
attended the Annual Meeting.
We appreciate you spending your time
to help move your co-op forward.

 **Senior Luncheon** 
Thursday
April 18th
11:30 — until?

Open to all seniors of NBT
RSVP: Shirley 377-4302
(Leave a message if no answer)

North Brighton Townhouses, Inc.
March 10, 2019
Annual Meeting

NEWSLETTER MINUTES

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

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

Also attending: From Tailor Made Property Services: Mike Lauer, regional manager; Melva Linville, consultant; and Betsy Kilker, administrative assistant; and Brad Constance, cooperative attorney

Selma Irey, president, welcomed members and confirmed with Elizabeth Tharp that a quorum had been met. Eighty members were present in person or by proxy.

Selma called the meeting to order at 2 p.m.

Selma referred to the February 27, 2019, letter about the annual meeting and election mailed to all member households as proof of notice.

Minutes of the March 11, 2018, annual meeting were approved.

Elizabeth gave the office report. In 2018, there were 29 move-outs, 24 move-ins and four transfers. Of the move-ins, 17 were due to member referrals.

Currently, two memberships are for sale: two three-bedroom units. There are 43 on the wait list for two-bedroom units, 72 on the list for three-bedroom units and 73 for four-bedroom units. Twenty-six are on the wait list for one-bedroom units.

Les gave the maintenance report. In 2018, 1,906 work orders and 29 rehabs were completed.

Total annual expenses were \$20,000 for heating and cooling; \$11,700 for garbage disposals and water heaters; \$35,000 for trash pick-up (projected to increase \$400 a month); \$73,000 for grounds, mowing and tree removal; \$82,000 for street repair and seal coating; \$27,600 for four roofs; \$332,000 for water

(over budget by \$32,000); \$6,000 for snow removal supplies; and \$20,000 for sewer repairs.

Bed bug inspections cost \$6,304 and treatments for nine units cost \$11,700.

Melva gave the managing agent's report. She reviewed handouts distributed earlier that show the breakdown of how carrying charges are spent; assets of \$14,538,425; and reserves of \$2,530,418.

Selma announced that there was one three-year position open on the board. Candidates are Betty Maltbia and Trey Whitson.

Selma asked for nominations from the floor. There were no nominations from the floor. The members voted by acclamation to close the nominations.

The candidates addressed the members.

Volunteering to serve as inspectors of election were Willia Bailey, Sheila Johnson and Heather Tharp.

Roll was called and ballots distributed. Brad and the election inspectors left to count ballots at 2:45 p.m.

Brad and the inspectors returned at 2:55 p.m. Trey Whitson won the seat on the board with 50 votes. Betty Maltbia had 30.

Danny Segura was recognized as the Good Neighbor of the Month for March.

Door prizes were drawn. James Rice won a month's free carrying charges. Autumn Gabriel and Esther Shelton won \$50 cash prizes each. Judith James won a \$25 gas card.

The board met in closed session. The meeting was adjourned at 3:30 p.m.

**Due to scheduling conflicts the
Board of Directors moved the
April's Board Meeting to
Wednesday, April 10, 2019.
Doors will open at 7 p.m.**

Office News

Earth Day 2019 - Protect our Species

10 Easy Ways To Be Green

Reduce Just by turning off the tap while brushing your teeth or shaving, you can save more than 200 gallons of water per month. Here are some other effective ways you can help to conserve resources ...

1. Turn off the lights when leaving a room.
2. Use both sides of the paper when able.
3. Walk or bike instead of driving.
4. Take short showers.
5. Drink tap water instead of bottled water.
6. Remove unnecessary items from your car to reduce weight.
7. Regularly replace the filter on your HVAC system.
8. Install faucet aerators.
9. Use cold water to wash clothes.
10. Install a programmable thermostat in your home.



Animal Owners: Animal ownership is a privilege. It is the responsibility of the owner to clean up after their animal. To file a complaint about someone walking their dog and not cleaning up after it, you only have to know their address, not their name.



BARK, BARK,
Grrr... BARK!



BARK,
BARK,
BARK!



Please remember that as the weather improves many people have their windows open and can hear your dogs during the night. If you let them outside please keep them quiet. Also, please try leaving the TV or a radio on when you are gone so they do not bark while you are away. Lastly, please open your car doors carefully as to not make contact with the vehicle parked next to you. Lock your car doors and do not keep valuables in view in the car. Respect is contagious...spread it around!!

Maintenance Reminders



Please place all trash inside the dumpsters. It is not acceptable to leave bags of trash beside or on top of the dumpster. Thanks for your cooperation.

MOWERS WANTED



If you are interested in earning extra money this summer as one of the member mowers; please get your name and number to the office so we can list you in the Brightoneer.



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

Grounds Inspections Have Begun

Rules We Live By: Animals—Section 6.4 Regulations

- A. When outside a fenced yard, all animals must be leashed, restrained and under the control or supervision of the member.

Animals cannot threaten others by attempting to bite, jump upon, charge toward or otherwise cause others to fear immediate personal injury to themselves, to other people or to their own animals.

Removal and disposal of animal waste is the responsibility of the animal owner. Animal waste must be removed daily from the grounds and placed in a sealed or tied container before being properly disposed of in a trash receptacle.

- B. If a North Brighton employee meets with an animal control officer to correct a violation of North Brighton's rules or city ordinance, a fee will be charged to the animal owner's account.
- C. No person may keep or harbor any animal on the premises of North Brighton without a current Animal Permit. No visiting animals are allowed.
- D. The owner of an animal will be held financially responsible for any actions of such animal. In addition, the owner agrees to totally accept all liability animal ownership may create.



Do Not wait to be tagged to mow your yard and pick up animal waste, clean your yard and call the lawn mowers to cut your grass. See page 9. If you get tagged to clean or mow your yard, you have only a couple of days to comply. Calling the office will NOT allow you more time. Maintenance will charge a minimum of \$35 to mow. If you are tagged 3 times, you will be called in for a grievance before the board of directors.



SPRING CLEAN UP

It is time to start cleaning up our complex.

The following is a list of items to look for:

- 1) Area around the AC units should be kept clear.
- 2) All bikes and toys should be stored in the back yard when not in use.
- 3) There should be no tires, appliances, car parts, boxes, lumber, ladders or bags of trash in the front or back yards of the units.
- 4) Flower beds in the front and back of the units should be cleaned up.
- 5) Please remove any flowers or plants that you do not want mowed down. Please make sure there is a visible border around those items. (A border does not include sticks or rocks)
- 6) Please clear all dead plants off your fences and fences need to be in good repair.
- 7) All yards are to be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) The office has free grass seed.

Let's all contribute to do our part to clean up the Co-op and make it more attractive for everyone. If you have any questions please contact the office.



APRIL 2019



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Carrying Charges Due	2	3 SOS Exterminations	4	5	6
7	8	9 Board Meeting moved to Wednesday 	10 Board Meeting 7:00pm	11 Late Fees Applied	12	13
14	15	16	17 SOS Exterminations	18 Senior Luncheon 11:30-? BED BUG INSPECTIONS	19 Happy Good Friday	20
21 Attorney Referrals  Happy Easter!	22 Earth Day  Protect our Species	23	24	25	26	27
28	29	30	 April's Board Meeting will be on <u>Wednesday, April 10, 2019.</u>			