

October 2019

The Brightoneer



North Brighton Townhouses, Inc.

5057 NE 37th Street Kansas City, MO 64117

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

Genny Hauck has nominated a member of North Brighton for the good neighbor award, but the nominated member would like to remain anonymous.

She wrote: "This member has stepped forward to help me so many times. They have taken me to various places, as needed.

We have been to the car wash, library, doctor, therapy and Ace Hardware. They then rewarded me for my imposition by taking me on a road trip and bought lunch for me."

"Thank you for everything you have done!"

The Board of Directors want to show their appreciation to this member for being a good neighbor and being nominated for the Good Neighbor Award. This member 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.



October 17th, 2019

11:30 - ??

Open to all NBT Seniors

RSVP: Shirley (816) 377-4302

(Leave a message, if no answer)



*Seniors'
Luncheon*



Fall Festival 2019

Place: Hope Thru Grace Fellowship

4907 N Brighton Ave.

Kansas City, MO

Date: 10-26-2019

Time: 4:00—7:00pm

**Come Join us for this
FREE family event**

Moonwalk Games

Face Painting

Food

Hayrides

Every hour starting at 4:30pm
(kids age 12 & under must be with an adult)

Campfire S'mores & Hot Chocolate

North Brighton Townhouses, Inc.
September 10, 2019
Board Meeting

Board members present: Selma Irey, president; Mike Crippen, treasure; Esther Shelton, secretary; and Willia Bailey, second vice president.

Board member absent: Dorothy Olson, first vice president

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

Also attending: Brad Constance, cooperative attorney; and from Tailor Made Property Services: Dale Janke, regional manager; Betsy Kilker, regional manager; and Melva Linville, consultant

The board convened at 6:08 p.m.

Mike Crippen handed out CCS certificates to the ones that attended the training August 3 and 4, 2019.

OPEN SESSION

Four members signed in for the open session. Selma welcomed them and called the session to order at 7:07 p.m.

Minutes of the August 13, 2019, board meeting and August 27th grievance were approved.

Mike gave the treasurer's report for August. He has reviewed receipts and found all to be in order.

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

Elizabeth presented the office report. There have been two move-ins, twenty-two first notices, ten 2nd notices and three final notice and 50 exterminations. At this time there are no memberships for sale.

Les gave the maintenance report. Maintenance is working in two rehabs at this time. One of them is close to completion. Tree trimming of low branches and limbs being removed that were close to the buildings has been completed by maintenance. The front entry ways of all units have been hosed down. Roof replacement is completed on four roofs on the property.

Les requested approval from the board to complete a roof replacement on building 27 with an estimate of \$5000. He explained that there was money in this line item at this time. Willia motioned that they approve the roof replacement of building 27, Esther 2nd this, the board voted and approved.

Betsy reported for Tailor Made Property Services. Two applications were approved and three final statements completed. There was \$212,425.40 processed during the month of August in accounts payable. Financial reports for August were delivered to the board at the meeting.

Aaron Woodrome was not in attendance but was recognized as the Good Neighbor of the Month for September. The office will send the gift card.

Selma opened the floor to member comments.

Questions regarding the weeds and mulch of playgrounds was directed to Les. He says that maintenance would check and correct the weeds in playgrounds on the property. Les explained that 3 semi-loads of mulch is needed throughout the property and this will be approached in the upcoming budget meeting.

The open session ended at 7:22 p.m.

The board moved back into closed session.

Elizabeth requested approval to place signage for the playground rules at the two larger playgrounds. The signage would have the following language: English, Spanish, Arabic & Somali. The board approved.

The board convened for an executive session and the meeting was adjourned at 8 p.m.

**NOTICE
OF
BOARD
MEETING**

October 8th, 2019

7pm!

Everyone is welcome!

Office & Maintenance

OFFICE

- ◆ If you have visitors come over late at night, Please make sure that if they sit in their car they be respectful and shut off their headlights so they are not shining into member's units.
- ◆ Unfortunately, we have had some vehicle break-ins. PLEASE make sure your vehicle is locked at all times, when not in use. DO NOT leave anything valuable in your vehicle.
- ◆ There has been some vehicular theft on the property. This has included catalytic converters being taken off cars.

MAINTENANCE

- ◆ As it gets cooler outside, outside faucet should be turned off at first frost.
Procedure: Shut off water underneath your kitchen sink (some are located in utility closet). Disconnect the water hose, open the faucet valve outside. Allow faucet to drain then leave the faucet on. If this is not done, it can freeze and burst the pipe inside the wall. The member will be responsible for repair!
- ◆ If you need assistance with the water shut off procedure, please call the office for a work order and maintenance will come out.
- ◆ Please make sure you are putting your trash in the dumpsters.
- ◆ Remember, all big trash items go IN the dumpster behind the office.
- ◆ Please pick up any trash you may drop to keep the area looking nice.
- ◆ Make sure to call in work orders as soon as possible to prevent any sort of damage.





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

Classifieds

Minor sewing

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

Call Jewlie:
(816) 206-7364

Lawn Mowers

Brittany - 816.332.8266

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.



**KANSAS CITY
UNITED AGAINST
CRIME DAY**

KCUAC DAY KICKS OFF
CRIME PREVENTION MONTH

**SATURDAY
OCTOBER 5TH, 2019
12 PM - 4 PM**


PLEASANT VALLEY PARK
6401 NE PLEASANT VALLEY RD
KANSAS CITY, MO 64119

Join us for free food, bounce houses,
kids games, & lots more...

Rainout Location:
**Eagle Heights
Baptist Church
5600 N Brighton
Kansas City, MO 64119**



October 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 <u>Carrying Charges Due</u>	2 SOS PEST	3	4	5
6 	7	8 BOD Meeting 7pm	9	10	11 <u>Late Fee's Applied</u>	12
13	14	15	16 SOS PEST	17 Senior Lunch 11:30 — ? Bed Bug Insp.	18	19
20	21 <u>Attorney Referral</u>	22	23	24	25	26
27	28	29	30	31 Happy Halloween 