

DECEMBER 2019



The Brightoneer



Santa Visit
December 7th
2-4pm
NBS Clubhouse

2020 Rate increase - Pg 8

North Brighton Townhouses, Inc.
5057 NE 37th Street, Kansas City, MO 64117
www.northbrighton.com

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



Good Neighbor Award

Phillip Shaffer

Phillip Shaffer was nominated by Debbie and Brittany McCurley.

They wrote: "In the past couple months, Phillip wasn't working much and was bored. Since Brittany was taking on new ownership of the townhouse, we asked Phillip to restring the umbrella clothes line. He completed that & noticed it was very wobbly so he dug it up, bought cement and stabilized the clothes line pole. He would not take any additional money for his work. During this time, he has also been mowing and weed eating several yards in the neighborhood. Thank you for being a good neighbor especially when you are bored and wanting to work."

The Board of Directors will recognize Phillip Shaffer at the board meeting on January 14, 2020. 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.



Kansas City Senior Citizen Christmas Dinner

To all Kansas City, Missouri, citizens over 60 years of age.

If you do not have any family to be with on Christmas day, we would be happy to serve you a FREE meal on Christmas. You are invited to join us on location or we can deliver a meal to your residence.

When: Christmas Day (12/25/19)
11:30am to 1:30pm

Where: Solid Rock Bible Church
(formerly Avondale Baptist Church)
2501 NE 39th St, KCMO 64116

Reservations: Starting 11/29/19
Call 816-572-2646
Between the hours of 8:30am & 4:30pm
Reservations accepted through 12/23/19.

Transportation available on request.

Santa's coming to town!
Santa will be at
NBT Clubhouse!

SANTA PICTURES:

1 - 4x6 for \$1

6 - 4x6 for \$5

December 7th!

2pm - 4pm

Feel free to take your own pictures!

Free treat for the children!



Senior Tea

Our 2nd Annual Senior Tea
December 11th
2:00 pm to ?

Open to All North Brighton Seniors

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



North Brighton Townhouses, Inc.
November 12, 2019
Closed Board Meeting

NEWSLETTER MINUTES

Board members present: Selma Irey, president; Dorothy Olson, first vice president; and Willia Bailey, second vice president

Board members absent: Mike Crippen, treasurer, and Esther Shelton, secretary

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: Mike Lauer and Betsy Kilker, regional managers, and Melva Linville, consultant

The board convened at 5:30 p.m.

Minutes of the October 8 board meeting were approved.

Elizabeth presented the office report.

There have been two move-ins. Two three-bedroom units and one two-bedroom unit are available.

There have been four final recertification notices and 54 exterminations.

Playground rules signs are being reviewed by members for accuracy of translation into Spanish, Arabic and Somali.

She discussed her trip to Chicago to see software in use at Noble Square Cooperative. The Chicago cooperative uses Rent Manager and Elizabeth compared it to OneSite, currently being used by North Brighton.

Les gave the maintenance report.

Three rehabs are underway. Two units will require \$6,000 to \$7,000 each to bring them up to North Brighton standards.

The maintenance crew changed furnace filters and checked smoke alarms; sealed and painted the monument signs; painted the clubroom; and painted and repaired 484 handrails. Some 300 handrails remain.

Betsy reported for Tailor Made Property Services.

Two final statements were completed.

Processed during the month of October was \$162,343.07 in accounts payable.

Financial reports for October were delivered at the board meeting.

The meeting was adjourned at 7 p.m.

No December Board Meeting

We wish you a safe

& Happy Holiday Season



The Rate Increase for 2020 is \$12.00

Carrying Charges will increase \$12.00 in 2019	
New Rate Effective January 1, 2020	NEW AMOUNT
1 Bedroom Rental	\$537.00
1 Bedroom Rental With Pet Fee	\$562.00
1 Bedroom - Lower Middle	\$489.00
1 Bedroom - Lower End	\$492.00
1 Bedroom - Upper Middle	\$493.00
1 Bedroom - Upper End	\$496.00
2 Bedroom - Middle	\$505.00
2 Bedroom - End	\$508.00
3 Bedroom - Middle	\$515.00
3 Bedroom - End	\$518.00
4 Bedroom - All Middle	\$525.00
Increase Effective January 1, 2020	

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



**Bring this with
you when you
see Santa!**

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:

Just for fun:

Just for fun:

Just for fun:

Just for fun:

From:

Office & Maintenance

OFFICE

- ★ No Board Meeting in December.
- ★ Vehicles extended over the sidewalk during snow removal will result in a charge to the member.
- ★ Vehicles parked in No Parking zones that impede snow removal will be towed at the owner's expense without warning.
- ★ As we approach the winter season, please remember to keep your stoop clean and clear of items incase snow removal is necessary.

Office and Maintenance will be closed on Christmas Eve & Christmas Day.

MAINTENANCE

- ★ Tips for cleaning your garbage disposal:
 - *To freshen your garbage disposal - Pour some baking soda into your disposal or Cut a lemon in to 4 pieces and send it through the disposal
 - *To sharpen the blades - Toss a few ice cubes into your disposal and run it
- ★ Maintenance is looking for coffee cans, if you have any extra please let the office or maintenance know.
- ★ As it gets cooler, 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.

Snowball

I made myself a snowball, as perfect as could be.
I thought I'd keep it as a pet, and let it sleep with me.
I made it some pajamas, and a pillow for its head.
Then last night it ran away, but first - It wet the bed!

- Shel Silverstein



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

FOR SALE:

Battery powered lawn mower
Brand new, still in the box.

Call Harry Owens:
816-482-1712

(Please leave message with name & number)

Minor sewing

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

Call Jewlie:
(816) 206-7364

LAWN MOWER
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.**



December 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<u>1</u> Carrying Charges Due	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u> Santa Visit 2-4pm
<u>8</u>	<u>9</u>	<u>10</u> No Board Meeting	<u>11</u> Late Fee's Applied Senior Tea 2pm	<u>12</u>	<u>13</u>	<u>14</u>
<u>15</u>	<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u> Attorney Referral
<u>22</u>	<u>23</u>	<u>24</u> Christmas Eve Office & Maint. Closed	<u>25</u> Christmas Day	<u>26</u>	<u>27</u>	<u>28</u>
<u>29</u>	<u>30</u>	<u>31</u> Have a safe New Year's Eve!	<u>1</u> HAPPY NEW YEARS! Office & Maint. Closed			