

♥ HAPPY
Valentine's
DAY ♥



The
Brightoneer

February 2020

North Brighton Townhouses, Inc.

5057 NE 37th Street, Kansas City, MO 64117

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

NBT

Good Neighbor Award

NBT

Delia Lewis

Delia was nominated by James Franklin.

James wrote: "Earlier this year(2019), I had a surgical procedure done that required a driver due to being sedated. Arrival was early morning. Delia had me up and at the procedure at 7 am. She waited there for me and transported me home afterwards. Without her, I could not have done it. She consistently helps me as needed! Thank you Delia for being a good neighbor!"

The Board of Directors will recognize Delia at the board meeting on February 11th, 2020.

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.

January's Good Neighbor Debbie McCurley



Carrying Charges increased \$12.00 in 2020

New Rate Effective January 1, 2020	OLD AMOUNT	NEW AMOUNT
1 Bedroom Rental	\$525.00	\$537.00
1 Bedroom Rental With Pet Fee	\$550.00	\$562.00
1 Bedroom - Lower Middle	\$477.00	\$489.00
1 Bedroom - Lower End	\$480.00	\$492.00
1 Bedroom - Upper Middle	\$481.00	\$493.00
1 Bedroom - Upper End	\$484.00	\$496.00
2 Bedroom - Middle	\$493.00	\$505.00
2 Bedroom - End	\$496.00	\$508.00
3 Bedroom - Middle	\$503.00	\$515.00
3 Bedroom - End	\$506.00	\$518.00
4 Bedroom - All Middle	\$513.00	\$525.00
Increase Effective January 1, 2020		

*****If you have automatic payments set up on the portal, please make sure to go in and edit the payments to reflect the new amount, or come into the office and we can assist you!***

*****If you have signed a financial agreement to pay off a service request, you'll need to add the \$12.00 increase to your monthly payment.***

Office News

New Rates for Carrying Charges went into effect January 1st!

Wanted:

Snow Removal Assistance for Members!

Looking for a few people who would be willing to clean off cars,
and shovel snow from around members cars. Set your own price!

If interested, please contact the office! (816) 454-2500

Section 1-4 Clubroom Rental

The board agreed to make the clubroom available for half-day
rental starting at 6 p.m. during the work week. It will no
longer be rented during business hours.

Effective 2-14-2020

Office & Maintenance will be closed on February 17th, Presidents' Day!

Maintenance Reminders

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.

♥ Please do not park your vehicles over the curb, It can impede snow removal, resulting in a charge to the member.

♥ 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)

♥ Please do not use rock salt on your sidewalks and stoops, it damages the concrete, Instead use Ice Melt.

Outside Decorations

♥ Section 5.8 Grounds

C. Outside Holiday Light Specifications:

4. Christmas lights must be removed by February 1st or maintenance will remove lights at member's expense and with no responsibility for condition of the lights after removal.



Please do not park
over the curb!



North Brighton Townhouses, Inc.
January 14, 2020
Board Meeting

NEWSLETTER MINUTES

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

Board member absent: Esther Shelton, secretary

Staff present: Tonilynn Shoff, assistant office manager; Les Dudrey, maintenance superintendent; and Chris Curlett, assistant maintenance superintendent

Staff absent: Elizabeth Tharp, office manager

Also attending: Brad Constance, cooperative attorney; and from Tailor Made Property Services: Mike Lauer and Betsy Kilker, regional managers

The board convened at 5:30 p.m.

Mike Lauer discussed surveys for board members to complete about Tailor Made performance.

Open Session

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

The board approved the minutes of the November 12 board meeting.

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

Selma reported that 13 installation/alteration permits had been submitted and approved.

Toni presented the office report.

There have been three move-ins, 41 exterminations and 10 final notices.

Memberships are available for a one-bedroom unit, a two-bedroom unit and a three-bedroom unit.

Les gave the maintenance report.

There are six working rehabs. Some require extensive work.

Leaf mulching has been completed.

One roof replacement is scheduled.

A car has damaged the grounds. Les asked that members report such incidents and a description of the car or the license plate. Drivers can be held accountable.

Betsy reported for Tailor Made Property Services.

Three applications were approved and five final statements completed.

Processed during the month of November was \$191,018.53 in accounts payable and in December, \$192,914.77.


Financial reports for November and December have been delivered to the board.

Good Neighbors were recognized: Phillip Shaffer for December and Debbie McCurley for January.

Selma opened the floor to member comments.

Sheila Johnson won the door prize.

The open session ended at 7:20 p.m. and the meeting was adjourned at 7:30 p.m.



Next Board Meeting

February 11th, 2020

Doors open at 7pm!

Everyone is welcome!

ANNUAL MEETING

Board of Directors Election!



Date: March 8th, 2020

Time: 2:00pm

Location: NBT Clubhouse



Save the date! Tell your neighbors! If you can't make it, please complete your proxy and give it to an attending neighbor!

Questions? Feel free to contact the office!
(816) 454-2500

DOOR PRIZES!

YOU could win a month of free Carrying Charges for just attending the Election!!

First Place: One month free Carrying Charge!

Second Place: \$50.00 cash!

Third Place: \$50.00 cash!



The Board of Directors want you!



WE WANT YOU



There is 3 openings on The Board of Directors!

Here is your opportunity to make a difference
in your NBT Community

There is currently 3 positions available
2 positions for 3 year term
1 position for 2 year term

If you are interested in running for the board, please submit your
resume to the office to be posted in the Brightoneer.
(Resume's must be submitted by the 15th of the month, to be printed
in the next month's newsletter)

Annual Members Meeting



Sunday, March 8, 2020
2:00 p.m.



Please come and enjoy the
meeting and get your vote in!

Sheila D. Johnson

4947 NE 37th Street

Kansas City, MO 64117



Personal Data: *I was born in 1959, So I'm old. My husband Kevin & I moved in to North Brighton a little over 39 years ago. We have 3 children, all grown now. All were raised here in the complex. We plan to live here as long as possible.*

Education: *North Kansas City High School—Class of 1977 (I told you I was old!) and a lot of life.*

Qualifications: *I have been on the board previously for 22 1/2 years. I stepped down about 3 years ago due to some health issues. I learned a considerable amount of things during my time on the board. At this point, I've been with the State of Missouri for 13 years. I'm on the morale committee at work. Before the State, I worked for a group of doctors for 10 years, and before that, I stayed home and raised our kids. Which North Brighton allowed me to do.*

Reason for Candidacy: *I feel I can contribute something useful to the board and want to continue to do all I can to make North Brighton an affordable and great place to live.*

Thank you for your consideration.

Sheila Johnson


Willia Bailey

5330 NE 36th Street

Kansas City, MO 64117



My name is Willia Bailey and I'm running for a position on the Board of Directors at North Brighton Townhouses, Inc. I have been a resident since 2012. I have retired from Con-Way Trucking after 26 years. My responsibilities were dispatch and various forms of customer service.

I'm divorced and a mother of one and my daughter lives in California.

I have been filling a vacancy on the Board since August 2019, appointed by the Board of Directors. I have completed a two-day course in Cooperative Management and am a Certified Coop Specialist; up to date on cooperative rules and laws.

My goal, along with the other Board Members, is to make North Brighton Townhouses a very safe and economical place for all of us to live. I would appreciate your vote at our upcoming annual meeting on March 8, 2020.

Thank you for your time and consideration.

Sincerely,

Willia Bailey

Selma Irey
5179 NE 37th Street
Kansas City, MO 64117



Personal: I was born and raised in Nebraska and moved to Missouri in 1985. I have 6 children, 12 grandchildren and 7 great grandchildren. I am an active member and volunteer of Graceway Church, in addition to, a member of the Salvation Army. I have been a teacher, waitress and a factory worker. I also had an emergency foster care home for 10 years and ran my own child care center for 16 years. With this experience, I believe I understand the importance of maintaining good standards and livable rules at North Brighton Townhouses.

Education: I graduated from Garden Co. High School in 1953. Then I went on to get my teachers certificate at Kearney State. While an employee at Ford, I was sent to Detroit for training to help managers and employees understand each other's concerns. I also took several mini courses from Maple Woods while working at Wilcox Electric and Ford. I also became a Certified Cooperative Specialist in 2019, a two-day course put on by the Midwest Association of Housing Cooperative.

Reasons for Running: In a complex this size there is so much to learn and keep up with, it is important to know the difference between a need and a want and keep a healthy balance. I have lived at NBT for 31 years and am now retired. I feel that I have the time, open mind and a willing heart to make this complex a better and appealing place for new members, in addition to, an affordable and comfortable home for the rest of us. I have been a member of the board for 12 years and active with the Senior and Santa committees. I plan to live here for many years so this is very important to me and be a voice for the members. I would like to stay on the board to help plan the next stages of our growth.

Please come and vote for me on March 8, 2020.

Thank you,
Selma Irey

Nominate a Neighbor

Kindness counts.

Nominate a member who exemplifies the North Brighton Townhouses spirit of cooperation through his or her thoughtful acts to help others.

One Good Neighbor is recognized every month and receives a \$25.00 gift card.

Nominees must be members in good standing.

All information will be verified.

The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.

Good Neighbor Nomination

Your Name: _____

Your Address: _____

Your Phone Number: _____

I nominate _____

(Please give full name of neighbor your are nominating.)

Neighbor's Address: _____

Neighbor's phone number: _____

Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.

Explain why you are nominating this person. What has she or he done to be a good neighbor?

Senior Lunch

February 20th, 2020

11:30 - ??

Open to all NBT Seniors

RSVP: Shirley (816) 377-4302

(Leave a message, if no answer)



SAMPLE RESUME

Your Name
1234 NE 5th St.
North Brighton Townhouses
Phone Number— 555-0000

BOARD OF DIRECTORS SAMPLE RESUME

Personal Data: born in 1950. Lived in Florida, Married 3 kids, I have lived at NBT for....

Education: Winnetonka High School

Qualifications: Served as a board member for 2 years. Supervisor at my job...

Reason for Candidacy: Represent North Brighton, help with everyone's interest.

"The future belongs to those who believe in the beauty of their dreams."

-Eleanor Roosevelt

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 February 14, 2020.

Thank you!



Girl Scouts® Girl Scouts® Girl Scouts®

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.****

Minor Sewing

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

Call Jewlie: (816) 206-7364

FOR SALE:

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

Call Harry Owens

816-482-1712



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



February 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 <u>Carrying Charges Due</u>
2	3	4	5 SOS Pest	6	7	8
9	10	11 <u>Late Fee's Applied</u> <u>BOD MTG 7pm</u>	12	13	14 	15
16	17 Presidents' Day <u>Office & Maint Closed</u>	18	19 SOS Pest	20 Senior Lunch 11:30-??	21 <u>Attorney Referral</u>	22
23	24	25	26	27	28	29