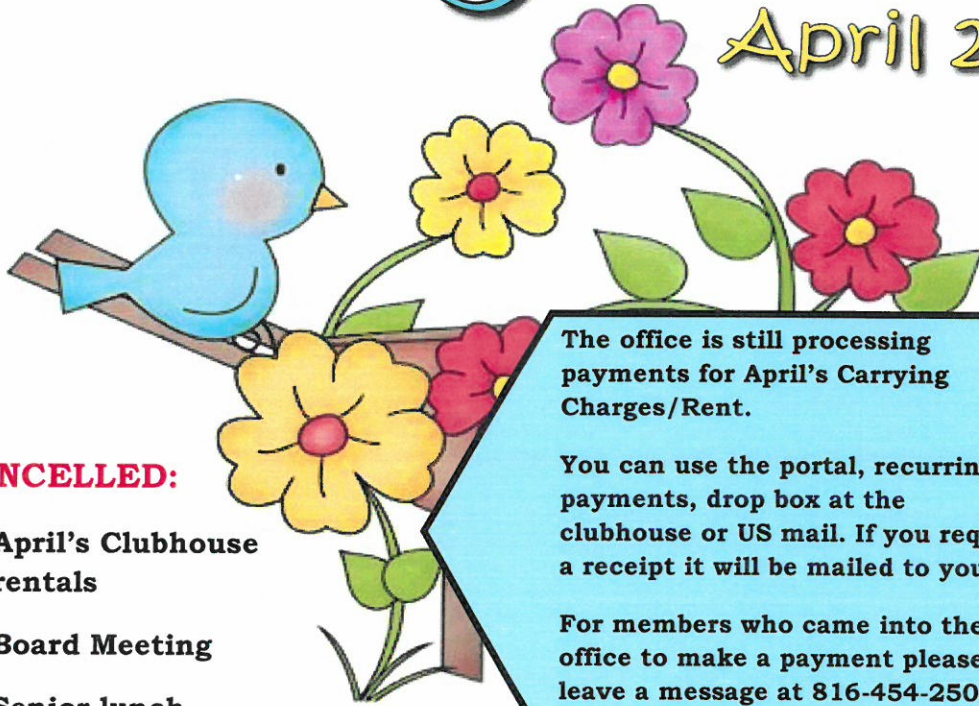


# The Brightonee R

April 2020



**CANCELLED:**

- April's Clubhouse rentals
- Board Meeting
- Senior lunch

The office is still processing payments for April's Carrying Charges/Rent.

You can use the portal, recurring payments, drop box at the clubhouse or US mail. If you request a receipt it will be mailed to you.

For members who came into the office to make a payment please leave a message at 816-454-2500.

**Thank you for attending the Annual Meeting!**

**Please Welcome your new Board Members:**

**Willia Bailey, Sheila Johnson & Selma Irej**



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



# Good Neighbor Award

## Gregory Hinkley

Gregory was nominated by Julio Rodriguez.

He wrote: " He cleaned our car off the day that it snowed a lot. He even cleaned all the way around the car. I am glad I saw him doing this, Thank you very much."

The Board of Directors will recognize Gregory at the Board Meeting on Tuesday, May 12, 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.



# March's Good Neighbor

# Autumn Gabriel



# It's Mowing Season

## Mowers:

Debbie & Noah: 816-718-9168.

Please leave a message if no answer!

If you would like to be a mower, Please contact the office for more information at 816-454-2500.



# Classifieds

## **FOR SALE:**

Wooden toddler bed with storage drawer underneath. Mattress included. Bed is in excellent condition- \$25.00

**Karen Mitchell:**  
**816-605-1100**

## **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**

## **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.\*\***



**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

**North Brighton Townhouses, Inc.**  
**March 8, 2020**  
**Annual Meeting**

**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 members present:** Elizabeth Tharp, on-site manager; Tonilynn Shoff, assistant manager; Les Dudrey, maintenance superintendent; and Chris Curlett, assistant maintenance superintendent

**Also attending:** Mike Lauer, regional manager for Tailor Made Property Services, and Brad Constance, cooperative attorney

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

Selma called the meeting to order at 2:18 p.m.

Selma referred to the February 21, 2020, letter about the annual meeting and election mailed to all member households as proof of notice.

Minutes of the March 10, 2019, annual meeting were approved.

Elizabeth gave the office report. In 2019, there were 20 move-outs, 26 move-ins and four transfers. Of the move-ins, 17 were due to member referrals.

Currently, two memberships are for sale: one one-bedroom unit and one three-bedroom unit.

Les gave the maintenance report. In 2019, 2,167 work orders and 27 rehabs were completed. There were 11 bed bug cases in the first six months of 2019 and none in the last six months.

Daily trash pick-up costs the cooperative \$7,500 a year.

Preventive maintenance to be performed includes roof inspections and repairs, minor street repairs, gutter cleaning, tree trimming, concrete repair, sewer mains (\$27,000), handrail repair and painting and adding playground mulch.

Mike Lauer gave the managing agent's report. He reviewed handouts distributed earlier that show the breakdown of how carrying charges are spent and cooperative assets of \$14,564,038 and reserves of \$2,604,355.

Selma announced that there were two three-year positions and one two-year position open on the board. Candidates are James Franklin, Betty Maltbia, Sheila Johnson, Willia Bailey and Selma Irej.

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 Diane Schumacher, Steve Stotts and Heather Tharp.

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

Selma recognized Dorothy Olson, retiring board member, for her service on the board.

Autumn Gabriel was recognized as the Good Neighbor of the Month for March.

Brad and the inspectors returned at 3:10 p.m. Willia Bailey won 71 votes; Sheila Johnson, 55; Selma Irej, 54; Betty Maltbia, 43; and James Franklin, 23.

Door prizes were drawn. Bonnie Ross won a month's free carrying charges. Willia Bailey and Cheryl Spring won \$50 cash prizes each. Magda de la Paz Diaz won a \$25 gift card.

The annual meeting ended at 3:20 p.m.

The board met in closed session. The meeting was adjourned at 4:05 p.m.



**April's Board Meeting  
on April 14, 2020 has  
been cancelled!**

## Stay at Home Notice

**Re: COVID-19**

**March 23, 2020**

Per Mayor Quinton Lucas's "Stay at Home" order the office will be closed to the public starting Tuesday, March 24, 2020 until further notice. The Mayor stated essential worker's only.

\*April's senior lunch is cancelled.

\*Clubhouse rentals for March & April are cancelled. Clubhouse rental can be rescheduled or money will be refunded.

The office will be processing payments as usual. You can use the drop off box or use the portal to pay your carrying charges/rent. If you would like a receipt please note that when dropping your payment and we will mail you a receipt.

Security will be patrolling the property as usual, 816-436-0401.

**Maintenance will be taking care of emergency issues only** please call (913) 894-3456.

An emergency issue is defined as follows:

- Furnace not working in winter.
- Air conditioner not working, when it creates a health menace to member or the household, or outside temperature exceeds 90 degrees F.
- Commodes in one-bedroom units inoperable.
- Hot water tank inoperable.
- Electrical or plumbing problems that cannot wait until next business day.
- Sewer back-up.
- Lock-outs.
- Broken windows (not merely cracked), under severe weather conditions or extreme circumstances.
- Refrigerator stops working.

Friendly reminder, please only flush waste and toilet tissue down the toilet.

No Flushable wipes or paper towels this will help prevent a sewer back-up.

In closing, now is the time to pull together as we weather this storm.

Cooperatively yours,

**Board of Directors,**

**Maintenance and Office Staff**

# 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.

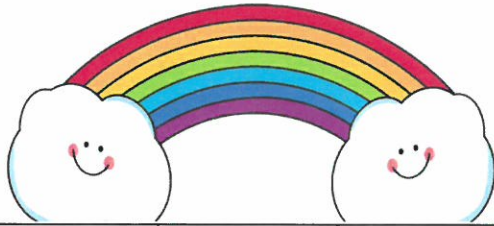


Let's all contribute to do our part to clean up the Co-op and make it more attractive for everyone. If you have any questions please contact the office.

**Friendly reminder,  
please only flush waste and toilet tissue down the toilet.  
No Flushable wipes or paper towels,  
this will help prevent a sewer back-up.**

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# APRIL

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>The office is still processing payments for April's Carrying Charges/Rent. For members who came into the office to make a payment please leave a message at 816-454-2500 or if you require a receipt.</p>			1 Carrying Charges Due	2	3	4
5	6	7	8	9	10	11 Late Fee's Applied
HAPPY EASTER 	13	14 BOD MTG CANCELLED	15	16 NO SENIOR LUNCH	17	18
19	20	21 Attorney Referral	22	23	24	25
26	27	28	29	30		