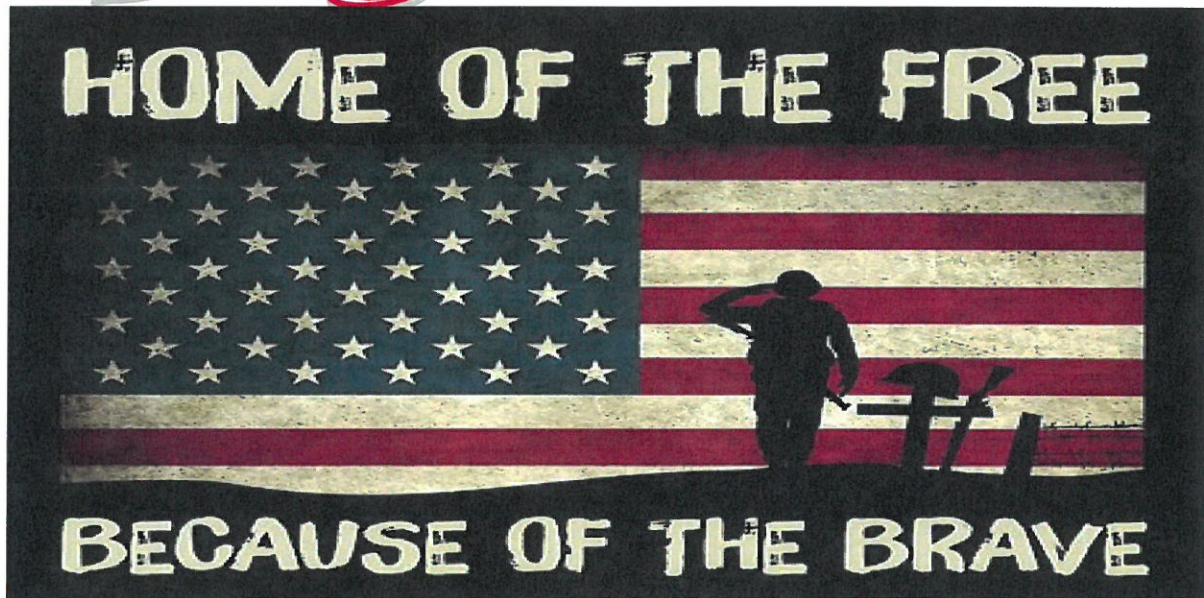


The Brightoneer

July 2020

COVID-19



The Board of Directors have canceled the following for the Month of July 2020:

Senior Lunch, Clubhouse Rentals & the 2nd Tuesday BOD Meeting is closed.

Office & Maintenance will be closed Friday, July 3rd, 2020, in observance of Independence Day

North Brighton Townhouses, Inc.

5057 N.E 37th Street KC, 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 Nomination

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 Phone numbers will not be published in the newsletter.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?

*Nominees must be in good standing at the time of the award.

Come join us every Thursday in June and July for a free hot dog, chips, lemonade and popsicle from 5:30 pm—7:00pm

Hope Thru Grace Fellowship

4907 N Brighton Ave
Kansas City, MO 64119

In the parking lot, across the street from the Fire Department



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

Minor Sewing

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

Call Jewlie: (816) 206-7364

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 business hours but will be returned as soon as possible.**

North Brighton Townhouses, Inc.
June 9, 2020
Closed Board Meeting

NEWSLETTER MINUTES

Board members present: Selma Irej, president; Mike Crippen, treasurer; Sheila Johnson, first vice president; Willia Bailey, second vice president; 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, regional manager

The board convened at 5:30 p.m.

Code of ethics

Board members signed the board member code of ethics.

Minutes

The board approved the minutes of the February 11 board meeting.

Treasurer's report

Mike reported that he had reviewed receipts for March, April and May and found all to be in order.

Installation permits

Esther reported that she approved six installation/alteration permits.

Office report

Elizabeth presented the office report.

There have been eight move-ins, 26 exterminations in the last 30 days and 18 final notices.

A membership is available for a three-bedroom unit.

Maintenance update

Les gave the maintenance report.

Two rehabs are underway.

Preventive maintenance on roofs has been completed and new floors installed in the clubhouse bathrooms.

Most of the swing sets have been painted and a firewall repaired.

Maintenance currently is working on handrail repair and painting.

Observing the pandemic precautions, the maintenance crew daily disinfects the shop, trucks, tools, playgrounds, clubhouse restrooms and the one-bedroom common entries. The shop is fogged with disinfectant at the end of every workday.

Managing agent report

Mike Lauer reviewed the managing agent's report.

A total of ten applications were approved for March, April and May.

One application was denied.

Twelve final statements were completed and one is pending.

In March, Tailor Made processed \$196,088.73 in accounts payable; in April, \$180,279.81; and in May, \$130,675.94. Financial reports were delivered to the board.

Clubhouse rental

The clubhouse will continue to be closed through July and there will be no senior lunch.

When the clubhouse re-opens, the board voted to change the half-day rental hours to 11 a.m. to 5 p.m. with an hour break before the 6 p.m.-to-midnight rental. The hour will be used to disinfect.

July board meeting

The July 14 board meeting will be closed.

The meeting was adjourned at 8 p.m.

If you have any questions or concerns for the Board of Directors, please put it in writing and turn it into the office by 8am on July 14th

Office News

If you need to visit the office, Please make an appointment in advance.

Office Entry Procedure:

- * Please use Intercom to communicate
- * Limit 2 person at a time
- * Must maintain social distancing, and face covering required

Clubhouse Rental Hours

When the clubhouse reopens, the rental hours will be different.

- Monday – Friday,
6pm – Midnight \$25.00
- Saturday & Sunday
11am – 5pm & 6pm – Midnight \$25.00
- Saturday & Sunday
All day 10am – 1am \$40.00

There will be an hour between rentals on the weekends to disinfect.

If you have time to send a quick letter or card, long time North Brighton members, Millie & Mark have been quarantined since March, They would greatly appreciate it.

Millie Shreck:

Pleasant Valley Manor
Attn: Millie Shreck—Room 58
6814 Sobbie Rd.
Pleasant Valley, MO 64068

Mark Kanatzar:

Pleasant Valley Manor
Attn: Mark Kanatzar—Room 24
6814 Sobbie Rd.
Pleasant Valley, MO 64068

***** If you, or anyone in your home, or anyone who has been to your home has been exposed or had COVID-19, please contact the office as soon as possible. *****

The Office is still processing payments for July'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 pay in the office with a debit/credit card, please leave a message at 816-454-2500 or you can come in with an appointment.

If you have lost your job, hours or pay due to the COVID-19 quarantine or stay at home order, please contact the office to see if arrangements can be made.

Thank you for staying home to help stop the spread of the coronavirus.

Maintenance Reminders

Please make sure you are cleaning up your animal's waste!

Section 6.4 - Regulations

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

Pets 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 pets.

Removal and disposal of animal waste are the responsibilities of the pet owner. Pet 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.

Things to know:

Work orders are to be placed like normal, by calling the office during business hours, and the maintenance emergency after hours and weekends. If work orders are placed on the portal after hours, maintenance will receive them, the next business day.

Bed Bug Inspections will only be done once this year. Board of Directors approved Bed Bug Inspections to begin in August 2020.

Illegal dumping is not allowed, if you should see this please try to get a license plate number and report it to the office.



Lawn Mowers

Debbie & Noah: 816-718-9168

Ashtin: 816-882-6077

*Please leave a message if there is no answer



July

2020

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Carrying Charges Due SOS Pest	2	3 Office & Maint. Closed	4 
5	6	7	8	9	10	11
12	13	14 BOD Meeting Closed	15 SOS Pest	16 No Senior Lunch	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	