

October 2020

THE BRIGHTONEER

COVID-19



THE BOARD OF DIRECTORS HAVE CANCELLED THE CLUBHOUSE RENTALS FOR THE REMAINDER OF 2020.

THE BOARD OF DIRECTORS HAVE DECIDED TO CANCEL SENIOR LUNCH FOR THE REMAINDER OF 2020.

THE 2ND TUESDAY BOD MEETING IN OCTOBER WILL BE CLOSED.

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 AWARD

JOSHUA GOROMBAY

Dorothy Olson nominated Joshua Gorombay.

She wrote: "Joshua always helps me bring in my groceries and he gave me his phone number to call if I ever need anything! Thank you for being a great neighbor!"

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

TRUNK-OR-TREAT

HOPE THRU GRACE FELLOWSHIP
4907 N BRIGHTON AVE
KANSAS CITY, MO 64119



SATURDAY, OCTOBER 31ST
1:00PM – 3:00PM



THANK YOU FOR JOINING US IN FOLLOWING THE HEALTH AND SAFETY GUIDELINES AT THIS EVENT BY WEARING A FACEMASK WHILE ATTENDING.

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Board of Directors Questions/Concern Form

The Board of Directors have agreed to continue with closed Board Meetings due to COVID-19. Please use this form if you have any questions or concerns you would like to address with the Board of Directors.

Name:

Date:

Address:

Comments:

**Forms Available in the office

North Brighton Townhouses, Inc.
September 8, 2020
Closed Board Meeting

NEWSLETTER MINUTES

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

The board convened at 5:30 p.m.

Audit

Selma signed the completed audit for 2018 and 2019 conducted by Wieland & Company, Inc.

Treasurer's report

Mike reported that he had reviewed receipts for August and found all to be in order.

Installation permits

Willia reported that two installation/alteration permits have been approved.

Office report

Elizabeth presented the office report.

There have been one move-in, 52 exterminations and three final notices.

One two-bedroom unit is available.

Looking ahead

Will the clubhouse be available to be rented? No. Reconsider in January.

Will the October board meeting be open or closed? Closed

Keep the entry to the office and maintenance the same? Yes.

Maintenance update

Les gave the maintenance report.

Three rehabs are underway and six more are anticipated

Maintenance has finished changing furnace filters and checking smoke alarms.

Another camera system has been installed outside the maintenance shop due to illegal dumping in the dumpster and compost bin.

Tree work by a contractor should be finished this month.

A new ADA-compliant toilet is being investigated and a new wax-free toilet seal is now being used that won't leak.

Managing agent report

Mike Lauer presented the Tailor Made report for August.

Two applications were approved.

In August, Tailor Made processed \$186,145.90 in accounts payable.

Adjournment

The meeting was adjourned at 6:50 p.m.



October's Board Meeting
will be closed

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 October 13th.

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

Dumpsters

Maintenance has noticed an increase of trash around the garbage dumpsters. Please make sure you are disposing of your trash properly by throwing all trash into the dumpster.

For Sale:

7.5 Ft Flocked White Christmas Tree,
4 pieces with stand - \$50.00

Jewlie Brown 816-206-7364

Couch & Love Seat \$150.00
Roll Top Desk & Chair \$75.00

Sharon Cross 816-453-7816

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.

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Minor Sewing

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

**Call Jewlie:
(816) 206-7364**



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 Nleman Rd. Shawnee, KS 66203

Maintenance REMINDERS

Things to know:

- * Please do not flush anything but waste and toilet paper down the toilet,
- * Do not pour grease of any sort down the sink or in any toilets, dispose of it in the trash.
- * During morning clean up, Maintenance has been finding a lot of disposable face mask. Please make sure you are properly disposing of your face mask.
- * Please do not bring used paint to the maintenance shop. Maintenance will not accept it. You can dispose of it at Household Hazardous Waste Center on 4707 Deramus Ave, Kansas City, MO 64120
- * **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

*Please leave a message if there is no answer

BED BUG INSPECTIONS

**Bed Bug Inspections will begin on Tuesday, October 20, 2020
for the following buildings: 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39**

**Reminder notices will be posted one week before and again on the day
before the inspection. If you do not get a reminder notice your unit is
not being inspected this month.**

**NBT Maintenance & SOS Pest Control will be
wearing mask and gloves.**



2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>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.</p>				1 CARRYING CHARGES DUE	2	3
4	5	6	7 SOS PEST	8	9	10
11 Late FEE'S APPLIED	12	13 BOD MTG CLOSED	14	15 NO SENIOR LUNCH	16	17
18	19	20 BED BUG Insp.	21 ATTORNEY REFERRALS SOS PEST	22	23	24
25	26	27	28	29	30	31 Happy Halloween 