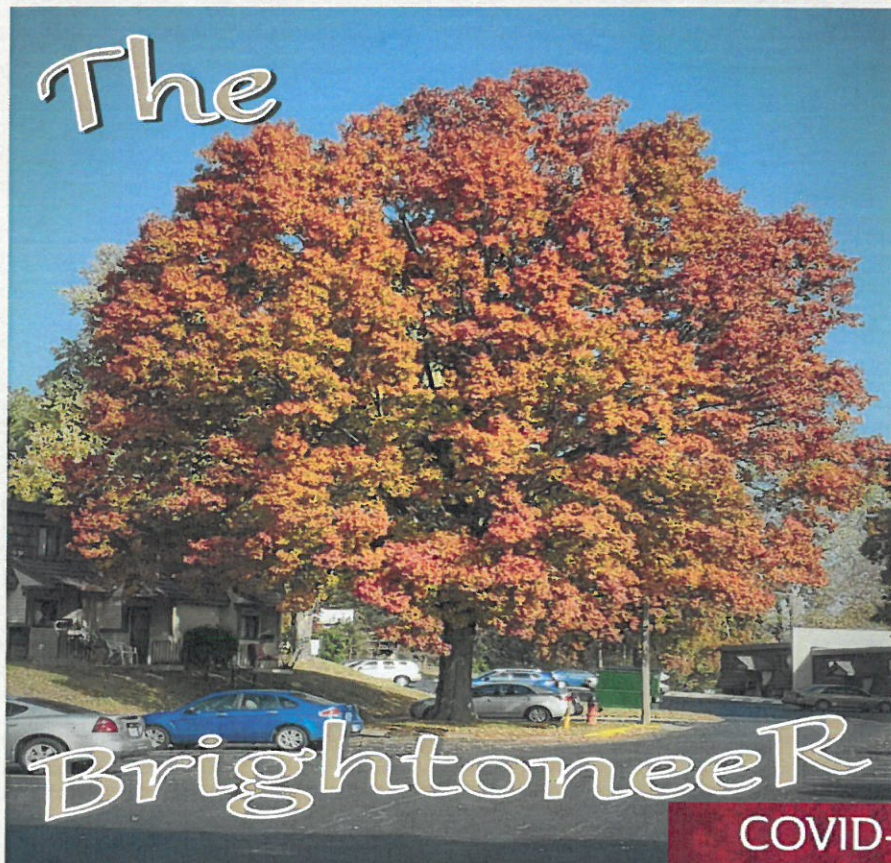


November 2020



The Board of Directors have cancelled the
following for the remainder of 2020:

Clubhouse rentals, Senior Lunch, Senior Tea, & Santa Visit.

The 2nd Tuesday BOD Meeting in November 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

Kristen Gorombey

Dorothy Olson nominated Kristen Gorombey.

She wrote: "Kristen always helps me bring in my groceries and she gave me her 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 Kristen for being a good neighbor and being nominated for the Good Neighbor Award. Kristen 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.

BED BUG INSPECTIONS

Bed Bug Inspections will begin on Tuesday, November 17, 2020 for the following buildings: 30, 31, 32, 33, 34, 35, 36, 37, 38 & 40 (not 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.

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.
October 13, 2020
Closed Board Meeting

NEWSLETTER MINUTES

Board members present: Selma Irely, president; Mike Crippen, treasurer; Sheila Johnson, first vice president; and Willia Bailey, second vice president

Staff present: Elizabeth Tharp, office manager, and Chris Curlett, assistant maintenance superintendent

Staff absent: Les Dudrey, maintenance superintendent

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

Visiting member: Louis Oelklaus

The board convened at 5:30 p.m.

Minutes

The board voted to approve the minutes of the September 8 meeting.

Treasurer's report

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

Installation permits

Willia, as secretary pro tem, reported that five installation/alteration permits have been approved.

Office report

Elizabeth presented the office report.

There have been three move-ins, 40 exterminations in the last 30 days and nine final notices.

One one-bedroom unit and two three-bedroom units are available.

Maintenance update

Chris gave the maintenance report.

Three rehabs are underway and three more are anticipated

All front handrails have been repaired and painted. Maintenance is now working on back handrails.

Two street lights have been repaired.

Managing agent report

Mike Lauer presented the Tailor Made report for September.


Four applications were approved.

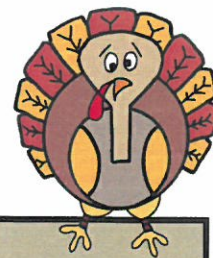
Three final statements were completed and two are pending.

In September, Tailor Made processed \$202,335.99 in accounts payable.

Adjournment

The meeting was adjourned at 6:55 p.m.

 <p>TEMPORARILY CLOSED DUE TO COVID-19</p>	<p>November's Board Meeting will be closed</p>
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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 November 10th.

The Board of Directors have decided to cancel the Senior Tea & Santa Visit for December 2020.

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



The Rate Increase for 2021 is \$7.00

Carrying Charges will increase \$7.00 in 2021

New Rate Effective January 1, 2021	NEW AMOUNT
1 Bedroom Rental	\$544.00
1 Bedroom Rental With Pet Fee	\$569.00
1 Bedroom - Lower Middle	\$496.00
1 Bedroom - Lower End	\$499.00
1 Bedroom - Upper Middle	\$500.00
1 Bedroom - Upper End	\$503.00
2 Bedroom - Middle	\$512.00
2 Bedroom - End	\$515.00
3 Bedroom - Middle	\$522.00
3 Bedroom - End	\$525.00
4 Bedroom - All Middle	\$532.00

Increase Effective January 1, 2021

If you are set up on auto pay through the office, please make an appointment to set up the new auto pay amount for 2021.

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

Maintenance Reminders

Things to know:

- * Please do not flush anything but waste and toilet paper down the toilet, there has been an increase of back up due to wipes being flushed.
- * As it gets cooler outside, 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 water shut off, please call the office.
- * With Winter approaching, please remember to clear off your stoop, & do not park over the curb in case snow removal is needed.

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.

Classifieds

Side Work:

Greg 816-521-9980

If you have any side work you would like done, please let me know.

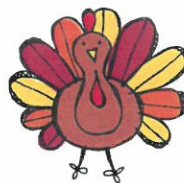
Please call and leave a voicemail with your name, address & phone number along with the type of work needed.

**Calls will not be answered during business hours but will be returned as soon as possible.

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 Nieman Rd. Shawnee, KS 66203

NOVEMBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 <u>Carrying Charges Due</u> Set your clocks back 1 hour!	2	3 	4 SOS PEST	5	6	7
8	9	10 BOD MTG CLOSED	11 <u>Late Fee's Applied</u> Happy Veterans Day	12	13	14
15	16	17 Bed Bug Inspection	18 SOS PEST	19 No Senior Lunch	20	21 <u>Attorney Referral's</u>
22	23	24	25	26 🦃 Happy Turkey Day 🎩 Office & Maint Closed	27	28
29	30	<div style="border: 1px solid black; padding: 10px;"> <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> </div>				