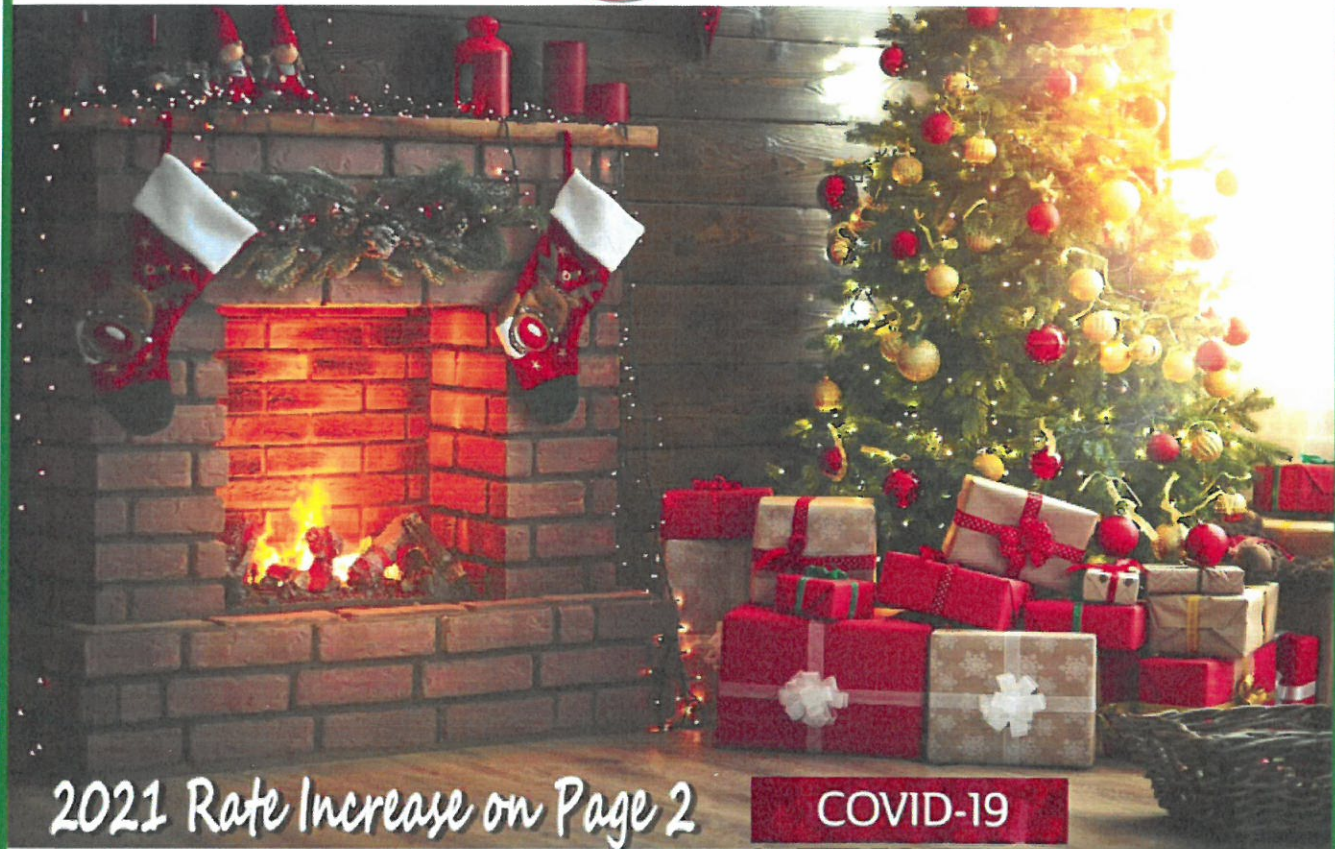


December 2020

The Brightoneer



2021 Rate Increase on Page 2

COVID-19

The Board of Directors have cancelled the following for the remainder of 2020:
Clubhouse rentals, Senior Lunch, Senior Tea, & Santa Visit.

There will be no Board Meeting in December.



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 Michael Tucker

Genny Hauck nominated Michael Tucker.

She wrote: "Michael is always there when I need help, he has helped me in many ways like putting on a bed skirt, hanging curtains and starting my car. He has also brought me food and gator aid, and prayed with me.

Thank you Michael for being a Good Neighbor."

The Board of Directors want to show their appreciation to Michael for being a good neighbor and being nominated for the Good Neighbor Award. Michael will receive a \$25 gift card.

Good Neighbor Nomination forms are available in the office.

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.***

Letter From Santa



"Mrs. Claus and I will miss taking photos with you in person this year. We want all the little boys and girls to stay safe and healthy. Even though we will not be able to see you in person this year, we hope you have been extra good. Mrs. Claus and I have been making our list and checking it twice, and the reindeer and I cannot wait to take the sleigh out for a jolly ol' ride on Christmas Eve.

Of course, that is IF you've been good all year, so make sure your nestled and snug in your bed with visions of sugar plums dancing in your head."

P.S - The elves send a very warm hello from the North Pole and wanted to let you know they have been very busy making toys for all the good girls and boys."

-Santa Claus



**North Brighton Townhouses,
November 10, 2020
Closed Board Meeting**

NEWSLETTER MINUTES

Board members present: Selma Irey, president; Willia Bailey, second vice president; and Louis Oelklaus, secretary

Board members absent: Sheila Johnson, first vice president, and Mike Crippen, treasurer

Managing agent absent: Mike Lauer

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

Also attending: Brad Constance, cooperative attorney

The board convened at 5:30 p.m.

Minutes

The board voted to approve the minutes of the October 13 meeting.

Installation permits

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

Office report

Elizabeth presented the office report.

There have been three move-ins, 42 exterminations in the last 30 days and four final notices.

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

Maintenance update

Les gave the maintenance report.

Six rehabs are underway. Four of these require extensive repairs.

Tree work will be finished soon.

Discussion is needed on ownership transfer procedures and the parking of oversized trucks on North Brighton property.

Managing agent report

Elizabeth read aloud the Tailor Made report for November prepared by Mike Lauer.

Two applications were approved.

Two final statements were completed.

In October, Tailor Made processed \$235,061.71 in accounts payable. Financial reports were delivered to the board.

The Paycheck Protection Program loan for North Brighton was forgiven on November 2, 2020.

Good Neighbor

Kristen Gorombey has been nominated by Dorothy Olson for Good Neighbor of the Month for November.

Looking ahead

The January board meeting will be closed.

The clubroom will not be open for reservations in January.

There will be no senior lunch in January.

The board will begin updating the rule book in 2021.

Adjournment

The meeting was adjourned at 7:10 p.m.



No Board Meeting in December!
We hope you have a happy and safe Holiday Season!

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

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.

North Brighton Resident Portal

Due to a switch/update in systems, the current resident portal will be shut down and no longer accessible as of December 11th, 2020. The new portal will be available as of December 18th, 2020. A letter will be sent to you in the mail with information on how to set up your account on the new portal.

During this time, you will still be able to pay by person check, money order and debit or credit cards in the office.

Hanging Holiday Lights: please note that you cannot use anything that will penetrate the new siding. Westlake Ace Hardware, Target & Home Depot carry clips that hold the lights and hook in place. There is a sample box in the office if you would like to see it. The lights on the office are hung with these clips.



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.

Maintenance Reminders

Things to know:

- ★ With Winter approaching, please remember to clear off your stoop, & do not park over the curb in case snow removal is needed.
- ★ If you haven't yet, your outside water should be shut off.
Procedure: Shut off water underneath your kitchen sink (some are located in utility closet). Disconnect the water hose and do not reattach it, 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.
- ★ Please remember to always keep your front porch light on at night, there has been an increase of catalytic converters being stolen in the area, Keeping your front porch light on helps keep the area well lit.

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

DECEMBER

2020



SUN	MON	TUE	WED	THU	FRI	SAT
Happy Holidays!		1 <i>Carrying Charges Due</i>	2	3	4	5
6	7	8 <i>No Board Meeting</i>	9	10	11 <i>Late Fee's Applied</i> <i>Portal Closed for Updates</i>	12
13	14	15	16	17	18 <i>New Portal available for account set up</i>	19
20	21 <i>Attorney Referral</i>	22	23	24 <i>Christmas Eve</i> <i>Office & Maint. Closed</i>	25 <i>Christmas Day</i>	26
27	28	29	30	31 <i>Have a happy & Safe New Years Eve!</i>	1 <i>HAPPY NEW YEAR!</i> <i>Office & Maint Closed</i>	