

February 2021

# The Brightoneer



**2021 Rate Increase on Page 2**

**COVID-19**

*The Board of Directors have cancelled the  
Clubhouse rentals, Senior Lunch & the Board meeting will be  
closed for February 2021.*

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

# Good Neighbor Award

## Travis Miller-Schmidt

Travis was nominated by Denise Miller.

She wrote: "Thank you for bringing to my attention that I left my dome light on in my car. You and your family are nice neighbors to have. Thank you for being a good neighbor!"

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

Travis 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.***

## Annual Election is coming soon!

If you are interested in running for the board,  
Please submit your resume to the office!



There is currently 2 positions available:  
2 positions for 3 year term

Please call the office if you have  
any questions!

### SAMPLE RESUME

**Your Name**  
1234 NE 5th St.  
North Brighton Townhouses  
**Phone Number**– 555-0000

**Personal Data:** born in 1950. Lived in Florida, Married 3 kids, I  
have lived at NBT for....

**Education:** Winnetonka High School

**Qualifications:** Served as a board member for 2 years. Supervisor  
at my job...

**Reason for Candidacy:** Represent North Brighton, help with  
everyone's interest.

Quotable Quote:

“Hold yourself responsible for a higher standard than anyone else expects of  
you. Never excuse yourself.”

Henry Ward Beecher

# 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.**

## *New Carrying Charge Rates went into effect January 1st!*

## Classifieds

### 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.



**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

# Maintenance Reminders

## Things to know:

### Snow Removal Section 1.9 Vehicles

J. Members, any person of the member's household, a guest or any person under the member's control are required to park so that their vehicles do not extend over the sidewalks. Should a vehicle extend over the sidewalk during snow removal, the member will be charged.

Vehicles parked in No Parking zones that impede snow removal will be towed at the owner's expense without warning.

(Also, please remove all items from the porch and stoop for easier snow removal. Maintenance is not responsible for any items left out and damaged during snow removal)

### Friendly Reminder - Sewer Section 8.9

The only thing that can go down the drain is tissue and waste; anything else can cause a sewer back up.

Please do not flush the following products down the stools:

- ♥ Sanitary supplies
- ♥ Disposable Diapers
- ♥ Feminine hygiene products
- ♥ Grease should not be put down stools or drains
- ♥ Paper towels
- ♥ "Flushable" cat litter
- ♥ Baby Wipes
- ♥ Cleaning products like Scrubbing Bubbles  
"Flushable" bathroom wipes & toilet brush.

Please do  
not park  
over the  
curb!



alamy stock photo

**North Brighton Townhouses,  
January 12, 2021  
Closed Board Meeting**

**NEWSLETTER MINUTES**

**Board members present:** Selma Irely, president; Willia Bailey, second vice president; Mike Crippen, treasurer; and Louis Oelklaus, secretary

**Board members absent:** Sheila Johnson, first vice president

**Managing agent absent:** Mike Lauer

**Staff present:** Elizabeth Tharp, office manager, and Les Dudrey, 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 November 10, 2020, board meeting.

**Reports**

*Treasurer's report*

Mike reported that he has reviewed receipts from October, November and December of 2020 and found all to be in order.

*Installation permits*

Louis reported that 10 alteration/installation reports were submitted and all approved.

*Office report*

Elizabeth presented the office report.

There have been four move-ins, 25 exterminations in the last 30 days and six final notices in January and 11 in December.

Memberships for sale are one three-bedroom unit, one two-bedroom unit and one one-bedroom unit.

### ***Maintenance update***

Les gave the maintenance report.  
Five rehabs are underway.  
Six roofs have been replaced and two more need to be replaced.

### ***Managing agent report***

Elizabeth read aloud the Tailor Made report for January prepared by Mike Lauer.  
Four applications were approved.  
Two final statements were completed and one is pending.  
In December, Tailor Made processed \$256,614.98 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***

Maryan Ali was recognized as the Good Neighbor of the Month for January. She was nominated by Betty Carleton.

### ***Looking ahead***

Due to Covid restrictions in place, there will be no senior lunch, no open board meeting and no clubhouse reservations for the month of February.

### ***Adjournment***

The meeting was adjourned at 8:05 p.m.



**February Board  
Meeting will be Closed**

# The Board of Directors want you!



There are 2 openings on  
The Board of Directors!



Here is your opportunity to make  
a difference in your NBT Community!

There is currently 2 positions available:  
2 positions for 3 year term

If you are interested in running for the board, please submit your  
resume to the office to be posted in the Brightoneer.

(Resume's must be submitted by the 15th of the month, to be printed  
in the next month's newsletter)

## Outdoor Annual Meeting!

Our Annual Meeting this year will be outside due to COVID-19. We will  
have a large tent with 2 sides to block the wind. Audio sound system  
and speakers will be provided so everyone can hear.

We will be practicing social distancing and wearing mask will be  
required.

Date: March 14, 2021

Time: 2:00pm

Location: Large outside  
tent on NBT Property



# ANNUAL MEETING

Board of Directors Election!



Date: March 14th, 2021

Time: 2:00pm



Location: Large outside tent on NBT Property

*Save the date! Tell your neighbors!*

*If you can't make it, please complete your proxy and give it to an attending neighbor!*

*Questions? Feel free to contact the office! (816) 454-2500.*

## DOOR PRIZES!

YOU could win a month of free Carrying Charges for just attending the Election!!

First Place: One month free Carrying Charge!



Second Place: \$50.00 cash!

Third Place: \$50.00 cash!



*Louis Oelklaus  
5053 NE 37th Street  
Kansas City, MO 64117*



*My Name is Louis Oelklaus and I'm running for a position on the Board of Directors to serve the community. I was nominated October 15th by the Board of Directors to temporarily fill a vacancy until the Annual Meeting in March.*

***Personal Data:*** *Born in 1977, I'm somewhere between young and old, but have lived a few lives, having honorably served in the United States Navy and later building myself a career from scratch interfacing from Information Technology departments to Corporate for large Financial firms and Biotechs.*

***Education:*** *HSDG Graduate of the United States Navy, honorably served as enlisted. Trained in Aviation [Escape] systems and Environmental Systems of FA-18 Fighters A & C. First command, not far from NAS JAX in Florida, afforded me spending some time on the USS Enterprise! They had a McDonalds on the carrier, all the way back in 1999.... Later earned several Technology certifications and similar.*

***Reason For Running:*** *I've spent most of my life renting in some form. Dreaming of a stable place to rent old in, er grow old in.. I'm passionate about the Coop because it is so much more than that, it's peace of mind beyond when you are renting and 'Good people own it' as that can change. You know what, good people do own this place, we all do, I want to help keep it that way.*

*Thank you for your consideration.*

*Sincerely,*

*Louis Oelklaus*

# It's Cookie Season!



## Hey it's Cookie Season Again!

My name is Kara and if you are craving some Girl Scout Cookies, please call 816-698-9634 and leave a message. I will deliver them to you or you can visit our Troops Booth listed below.

Thank You for supporting my troop!

-Saturday, February 13, 2021

Noon—2pm at NBT, 4900 NE 37<sup>th</sup> Street

-Sunday, February 14, 2021

Noon - 4pm at Sun Fresh - Chouteau

-Saturday, February 20, 2021

Noon - 2pm at NBT, 4900 NE 37<sup>th</sup> Street

-Sunday, February 21, 2021 - Noon-4pm Joann's Fabric on Barry Road

-Saturday, February 27, 2021 - Noon - 2pm at NBT, 4900 NE 37<sup>th</sup> Street

-Sunday, February 28, 2021 - 2pm - 4pm at Sun Fresh - Chouteau



# February 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Carrying Charges Due</i>	2	3 <i>SOS Pest</i>	4	5	6
7	8	9 <i>Board Mtg Closed</i>	10	11 <i>Late Fee's Applied</i>	12	13
14 <i>Happy Valentine's Day</i>	15 <i>President's Day Office &amp; Maint Closed</i>	16	17 <i>SOS Pest</i>	18 <i>No Senior Lunch</i>	19	20
21 <i>Attorney Referral</i>	22	23	24	25	26	27
28	<p><i>It's not about being the best, it's about being better than you were yesterday. --Unknown</i></p>					