

COVID-19

March 2021

The Brightoneer



The Board of Directors have cancelled the Clubhouse rentals, & Senior Lunch for March & April. The Annual Meeting will be outside, and the Board meeting will be closed for April 2021.

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 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 Scott Watkins

Scott was nominated by Louis Oelklaus.



He wrote: "Scott is one heck of a stand up guy, he's been there with me through it all, from literally picking me up off the floor to just watching a movie while I dealt with some of the hardest points in PTSD therapy from my time in the military. If a community is defined by its people, then we at North Brighton are lucky to have him here to help make us even better. Thank you for being a good neighbor!"

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

Good Neighbor Nomination forms are available in the office.



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, across from office between end unit 5187 & 5189.



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 the cookies to you.

Cookies:



- ♣ Shortbread,
- ♣ Caramel Delights
- ♣ Thin Mints
- ♣ Peanut Butter Patties
- ♣ Peanut Butter Sandwiches
- ♣ Lemonades
- ♣ Smore's
- ♣ Toast Yay's
- ♣ Gluten Free Caramel Chocolate Chip

Head's up!

There have been possible Coyote spotting's on North Brighton property. Please do not leave your pet's unattended outside after dark, and be very careful when letting them out or walking them after dark.

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

***It is against the Kansas City Ordinance to leave your car running while unattended and unlocked!**

ARTICLE IV. - OPERATION — DIVISION 1. - GENERALLY Sec. 70-251. - Unattended motor vehicles.

No person driving or in charge of a motor vehicle shall permit it to stand unattended ignition, effectively setting the brake thereon. The use or operation of a remote starter system in a vehicle with locked doors shall be sufficient to comply with the provision of this section requiring a person in charge of an unattended motor vehicle to stop such vehicle's engine. As used in this section, the phrase "remote starter system" means any device installed in a motor vehicle that allows the engine of such vehicle to be started by remote or radio control.

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.

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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)

SAFETY HAZARD:

Please do not use an extension cord to plug in multiple appliances, do not overload your outlets in the unit. Overloading your outlet can cause an electrical short, ending in your outlet being burnt and possibly catching on fire.

According to the Consumer Product Safety Commission, overloaded circuits and outlets cause more than 5,000 residential fires each year. Overloaded outlets are especially common during the holidays when people tend to use more electricity than other times of the year. Circuit breakers should trip and shut down an outlet if there's an overload, but if more than one outlet leads to one circuit or the wiring goes bad, sparks can fly.



Please do
not park
over the
curb!



North Brighton Townhouses,
February 9, 2021
Closed Board Meeting

NEWSLETTER MINUTES

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

Board member absent: Louis Oelklaus, secretary

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

Also attending: Mike Lauer, managing agent with Tailor Made Property Services, and Brad Constance, cooperative attorney

The board convened at 5:30 p.m.

Minutes

The board voted to approve the minutes of the January 12, 2021, board meeting.

Reports

Treasurer's report

Mike Crippen reported that he has reviewed receipts from January and found all to be in order.

Installation permits

Four alteration/installation requests were submitted and approved.

Office report

Elizabeth presented the office report.

There have been three move-ins, 22 exterminations in the last 30 days and five final notices in February.

Memberships for sale are two two-bedroom units and one one-bedroom unit.

Maintenance update

Les gave the maintenance report.

Eight rehabs are underway.

Two roofs have been replaced.

The police have been tagging semi-trucks on the N.E. 36th cul-de-sac.

Managing agent summary

Mike Lauer presented the Tailor Made report for February.

Three applications were approved.

Two final statements were completed and two are pending.

In January, Tailor Made processed \$223,784.64 in accounts payable. Financial reports were delivered to the board on February 5.

Attorney status summary

Brad reviewed the attorney status report.

Good Neighbor

Travis Miller-Schmidt was recognized as the Good Neighbor of the Month for February.

Looking ahead

Due to Covid restrictions in place, there will be no senior lunch in March and April, no open board meeting in April and no clubhouse reservations for March and April.

The only meeting in March will be the annual meeting on Sunday, March 14.

Rules reviews will begin after the regular board meeting on April 13.

Adjournment

The meeting was adjourned at 7:55 p.m.

Annual Meeting
March 14, 2021 @2:00 pm

ANNUAL MEETING

Board of Directors Election!



Date: March 14th, 2021



Time: 2:00pm

Door's open at 1:30pm for sign in!

Location: Large outside tent on NBT Property, Directly across from the office between end units 5189 & 5187.

**NOTE: This is an OUTDOOR Event (rain or shine).
This event will be held outdoors on the property,
Please prepare to dress for the weather.**

DOOR PRIZES!

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

First Place: One month free Carrying Charge!



Second Place: \$50.00 cash!

Third Place: \$50.00 cash!



COVID & Annual Meeting

With COVID-19 going around, North Brighton has taken steps to make the Annual Meeting as safe as possible for our members.

1. The meeting will be held outside in a large outdoor tent.
2. Chairs will be spaced for social distancing.
3. Face mask are required.
4. Hand sanitizer will be provided at sign in stations.

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.

If you do not feel comfortable coming to the Annual Meeting because of COVID, you can appoint another member as your proxy.

Proxy General Information

1. A member may appoint only another member in good standings as his/her proxy.
2. The legal age of a family member proxy holder is 18 years of age at the time of the meeting.
3. Any proxy must be filed with the secretary of the Board or brought to the office before the appointed time of the meeting.
4. No attending member may cast more than his own unit member vote plus one proxy.

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 Biotech's.*

Education: *HSDG Graduate of the United States Navy, honorably served as enlisted. Trained in Aviation [Escape] systems and Environmental Systems of F/A-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.*

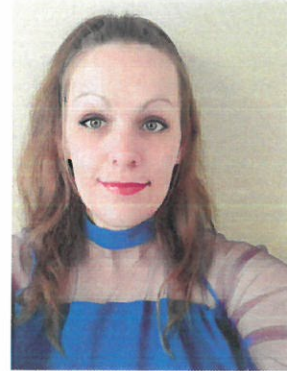
Reason For Running: *I've spent most of my life renting in some form. Dreaming of a stable place to rent old in, or grow old in.. I'm passionate about the Coop because it is so much more than that, it's peace of mind beyond when you are renting and 'Good people own it' as that can change. You know what,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

Heather Tharp
5201 NE 37th St.
Kansas City, MO 64117



Personal Information: I was born and raised in the Kansas City area. I have two (2) daughters, ages eight (8) and eleven (11). I have been involved with Girls Scouts for the last 6 years, as a Co-Troop Leader. For the past five (5) years, I've work at Harrah's Casino as a server. I originally started working at 37 Steak which later became Gordon Ramsey's, and I currently work at the sports bar, Winning Steaks. I was nominated for the Chairman's Award for my dedication to Harrah's Casino.

Education Background: I graduated from Excelsior Springs High School in 2009, continuing my education at Maple Wood Community College on the A+ program. Furthering my education, I am working towards getting a Degree in Dental Hygiene at Concorde College.

Reasons for Running: I have lived at North Brighton Townhouses for four (4) years now and I love the community it provides for my daughters. I feel that being a younger parent of the community, I could bring something useful to the board and the community. I would love to be part of continuing to make North Brighton a great place to live and raise children in. I hope that I can count on your vote for a seat on the North Brighton Board of Directors, so I can contribute to the growth of our community and help protect the community investment.

Thank you for considering me for your vote.

Sincerely,

Heather Tharp

March



2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Carrying Charges Due!	2	3 SOS PEST	4	5	6
7	8	9	10	11 Late Fee's Applied!	12	13
14 Annual Meeting 2pm! Set Clocks forward 1 hr.	15	16 Bed Bug Insp.	17 SOS PEST	18 No Senior Lunch!	19	20
21 Attorney Referral!	22	23	24	25	26	27
28	29	30	31	<u>Day light Savings Time</u> Turn your clocks ahead 1 hour at midnight on Sunday, March 14, 2021!		