

The BrightoneerR

June 2021



North Brighton Townhouses, Inc.

5057 N.E 37th Street KC, MO 64117

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Non-Emergency Police:	816-413-3400
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Good Neighbor Award

Alina Fernandez
& Jorge De La Paz

Selma Irey nominated Alina & Jorge. She wrote: "Ana & Julio Rodriguez has lived here for 44 years and decided to transfer to a smaller unit. They helped clean and sanitize their one-bedroom unit. Thank you for being a good neighbor!"

The Board of Directors want to show their appreciation to Alina & Jorge for being a good neighbor and they will receive a \$25 gift card.

Good Neighbor Nomination forms are available in the office.

June's Boarding Meeting open session will be held at the clubhouse inside.

Doors open at 7:00pm.

Tuesday, June 8th, 2021.

Limited to 20 masked members.

Senior Lunch is back!

Here are some of our bingo winners from last month!



Come and join the fun!

Thursday, June 17th, 2021, 11:30am - ?

Please call the office to reserve your spot! (816) 454-2500.

We lost one of our beloved seniors at 96 years young.

Zela Hicks

Passed away on May 23, 2021.

Her funeral will be held at McGilley Antioch Chapel
3325 NE Vivion Road, Kansas City, MO 64119
on Friday, June 4, 2021

1:00 pm Visitation 2:00 pm Services

North Brighton Townhouses,
May 11, 2021
Closed Board Meeting

NEWSLETTER MINUTES

Board members present: Selma Ireby, president; Sheila Johnson, first vice president; and Heather Tharp, treasurer

Board members absent: Willia Bailey, second vice president, and 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

The board convened at 5:30 p.m.

Minutes

The board voted to approve the April 13 minutes.

Treasurer's report

Heather reported that she has reviewed receipts from April and found all to be in order.

Installation permits

Sheila reported that three alteration/installation requests were submitted and approved.

Office report

Elizabeth presented the office report.

There have been 12 final notices, 51 exterminations and three move-ins. There are no memberships for sale.

The board approved holding the senior lunch in June with reservations required and COVID precautions observed and holding the June open session inside, limited to 20 masked members.

Maintenance update

Les gave the maintenance report.

All rehabs have been completed.

One roof was replaced and the office carpet cleaned.

Carpeting in the one-bedroom common areas will be cleaned.

Projects planned include ceiling retextures, dirt work, tree trimming, handrail painting, concrete repair, minor street repairs and checking caulking around windows.

Managing agent summary

Mike Lauer presented the Tailor Made report for May.

Two final statements were completed.

In April, Tailor Made processed \$169,401.99 in accounts payable. Financial reports were delivered to the board.

Fire pits rule

The board revised the rule about chimineas, fire bowls and fire pits.

The new rule is "*Chimineas, fire bowls, barbecue grills and fire pits are allowed but you must have a lid on them. They are to be used 15 feet from a building or from any combustible surface. Fire pits must be portable and have a burning area no larger than 24 inches.*"

Adjournment

The meeting was adjourned at 7 p.m.

Your Board trying to fight the rising cost of Insurance

Commercial Property Insurance protects North Brighton's buildings, offices, and maintenance equipment and other physical assets. This insurance is required by your mortgage company. Without insurance damages caused by severe weather, fire, vandals, and other kinds of destruction could put North Brighton out of business.

This year the cost of insurance increased nationwide. The Board considered various deductible options and solicited bids from more than 20 different insurance carriers to try to save you money. Remember North Brighton is a not for profit company and your carrying charges equal the cost of running the property. We did end up paying more but got the best deal out there and maintained the high quality coverage we have had to keep your investment protected. (The list of companies bid is available in the office.)

Office News

Inspection Dates for Bed Bugs

Below is a list of the inspection dates per building group:

Buildings: 2, 3, 4, 5, 6, 7, 8, 9, 10, & 16:
March 16, & August 17, 2021

Buildings: 11, 12, 13, 14, 15, 17, 18, 19, & 20 (not 16):
April 20, & September 21, 2021

Buildings: 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39:
May 18, & October 19, 2021

Buildings: 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, & 41, (not 39):
June 15, & November 16, 2021

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.

Classifieds

Minor Sewing

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

Call Jewlie: (816) 206-7364

FREE WOODEN TODDLER BED

Wood toddler bed with storage
drawer underneath (no mattress)
Must Pick-up

Call Karen: (816) 605-1100

FOR SALE:

Nearly new (used) electric lawnmower
\$50.00

Works great, plus it has a bagger.

Call —(816) 728-7646



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:

◇ Yard Clean Up!

- Maintenance will be going around checking yards and tagging them as needed, Please make sure you are keeping your yard clean and free of any clutter and pet waste.

◇ Pet Waste

- You are responsible for your pet's waste, and needs to be picked up immediately whether it is in your own yard or along the property.

◇ Unregistered Vehicles

- All member owned vehicles need to be registered to the property. You are allowed 1 vehicle per licensed driver. It is your responsibility to keep your car tags up to date. Maintenance will continue to tag and tow unregistered vehicles and vehicles with expired tags.

◇ Spring Clean-Up:

- It's that time again, to start cleaning up the complex and making it look good. Spring Clean-Up is here. Maintenance will be starting to tagging yards .

◇ Sewer Line

- Please don't flush wipes & excess amount of hair down toilets.



Bob Saucedo—816-805-8768

Terry Merideth—816-787-6044

If you are interested in being a mower in the Brightoneer, you will need to submit a written request to the office.

Please include your name and phone number.



2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 <u>Carrying Charges Due</u>	2 SOS Pest	3	4	5
6	7	8 BOD Mtg 7:00 pm	9	10	11 <u>Late Fee's Applied</u>	12
13	14	15 Bed Bug Inspections	16 SOS Pest	17 Senior Lunch 11:30 — ?	18	19
20 	21 <u>Attorney Referral</u>	22	23	24	25	26
27	28	29	30	BOARD MEETING—June 8th Doors Open at 7PM Limited to 20 Members		