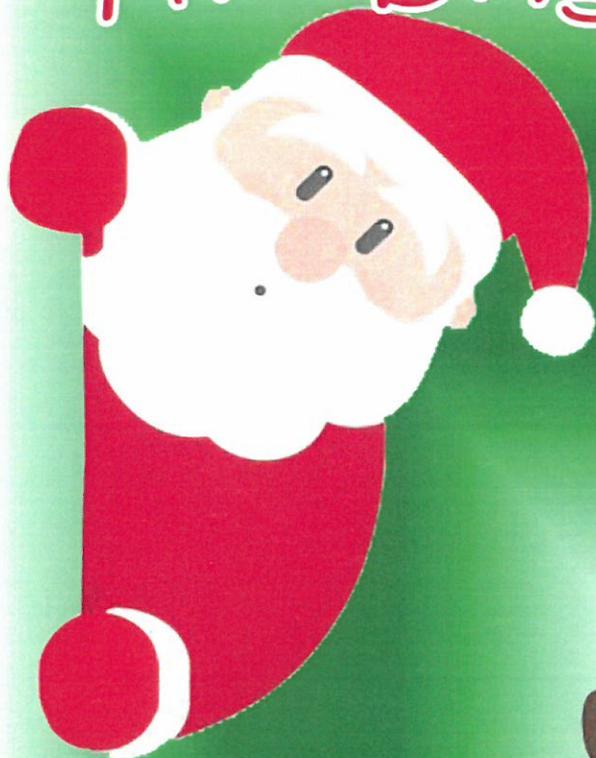
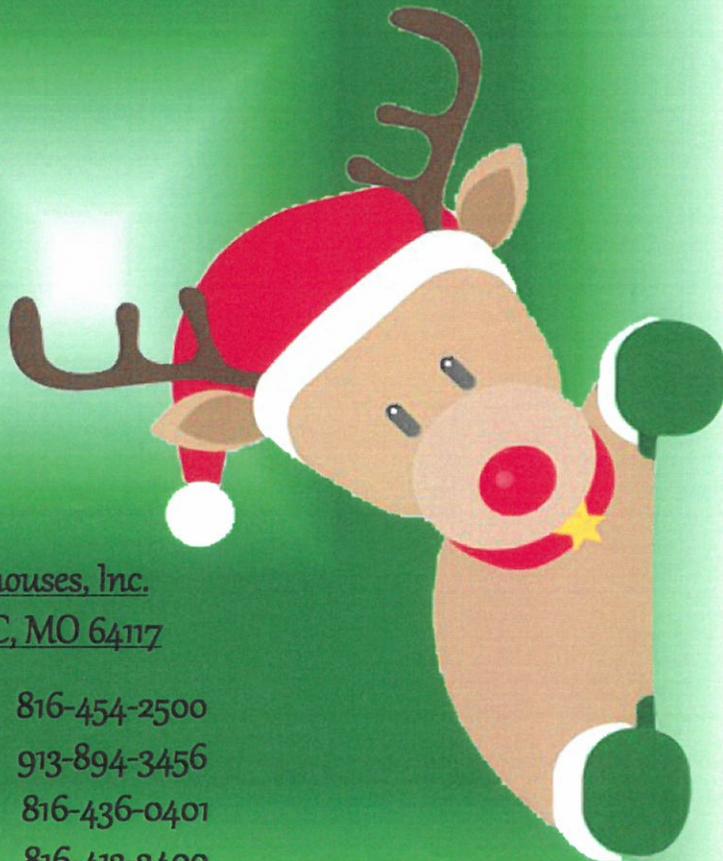


December 2021

The Brightoneer



Santa Visit
December 11th
2pm - 4pm



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

Rate Increase Pg. 4

Good Neighbor Award

Dianna Hunt

Dianna was nominated by Sharla Meyers.

She wrote: "After I had surgery, Dianna brought me several meals. She went grocery shopping for me, took my trash out, among other things. She would check with me every day to make sure I was okay. She is a very good neighbor. Thank you for being a good neighbor!"

The Board of Directors will recognize Dianna at the board meeting on the 11th of January. As a recipient of the Good Neighbor Award, she 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.



No Bake Chocolate Éclair Dessert

INGREDIENTS:

- * 2 - 3.4 oz boxes of French Vanilla instant pudding
- * 3 cups of milk
- * 1 - 8 oz container of cool whip
- * 1 container of Chocolate frosting

INSTRUCTIONS:

- * **Filling:** Mix both boxes of pudding with 3 cups of milk, mix well. Put in fridge for 5 minutes to set up.
 - * After set, gently mix in 8 oz of cool whip.
- * Place a layer of graham crackers in the bottom of a [9x13" dish](#). Spread 1/2 of the pudding mixture over the graham crackers. Repeat with another layer of graham crackers and pudding; then top with a final layer of graham crackers.
- * **Topping:** Microwave frosting at 30 second intervals until completely melted. Once completely melted, pour and spread on top layer of graham crackers
- * Refrigerate overnight

Senior Tea

Our Annual Senior Tea is back on!

December 7th, 2021

2:00 pm to 4:00 pm

Open to All North Brighton Seniors



North Brighton Seniors want to thank everyone who donated items for the Hospice Stockings!



Pictured are Santa's Senior Helpers with their Stockings

Carrying Charges will increase \$10.00 in 2022

New Rate Effective January 1, 2022	OLD AMOUNT	NEW AMOUNT
1 Bedroom Rental	\$544.00	\$554.00
1 Bedroom Rental With Pet Fee	\$569.00	\$579.00
1 Bedroom - Lower Middle	\$496.00	\$506.00
1 Bedroom - Lower End	\$499.00	\$509.00
1 Bedroom - Upper Middle	\$500.00	\$510.00
1 Bedroom - Upper End	\$503.00	\$513.00
2 Bedroom - Middle	\$512.00	\$522.00
2 Bedroom - End	\$515.00	\$525.00
3 Bedroom - Middle	\$522.00	\$532.00
3 Bedroom - End	\$525.00	\$535.00
4 Bedroom - All Middle	\$532.00	\$542.00

Increase Effective January 1, 2022

If you are set up on auto pay through the office, please make an appointment to set up the new auto pay amount for 2022.

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



Prevent Theft from Vehicles This Holiday Season

Take It:



Don't leave valuable items in your car.

Hide It:



Keep items out of plain sight, such as in a glove box, trunk or covered hatch areas.



Lock It:

Be sure to always lock your vehicles, ALWAYS!!!!

*** DON'T HIDE THE YOUNG ONES CHRISTMAS PRESENT'S IN THE CAR!!!!***

FYI: Information received from KCPD Officer Rick Jones
P.O. Rick Jones #4598 - Community Interaction Officer
Kansas City, MO Police Department - Shoal Creek Patrol Division

For more information and tips, go to nni.org/CrimePrevention



Northland Neighborhoods, Inc.

5340 NE Chouteau Trafficway - Kansas City, MO 64117
Phone: (816) 454-2000 - Email: info@nni.org

**North Brighton Townhouses,
November 9, 2021
Board Meeting**

NEWSLETTER MINUTES

Board members present: Selma Irey, president; Sheila Johnson, first vice president; and Willia Bailey, second vice president

Board member absent: Heather Tharp, treasurer

Staff present: Elizabeth Tharp, office manager, and Les Dudrey, maintenance superintendent

Staff absent: Chris Curlett, assistant maintenance superintendent

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

The board convened at 5:30 p.m.

Open Session

Nine members signed in for the open session. Selma welcomed them and called the session to order at 7 p.m.

Minutes

The board voted to approve minutes of the October 12 board meeting.

Treasurer's report

Receipts from October have been reviewed by Heather Tharp and all were found to be in order.

Installation permits

Willia reported that five alteration/installation requests had been submitted and approved.

Office report

Elizabeth presented the office report.

There have been 42 exterminations and five move-ins. There is one membership for sale, a three-bedroom unit.

Switching to Unified Global phone service has resulted in a monthly saving of almost \$500.

Maintenance update

Les gave the maintenance report.

Four rehabs are underway.

Furnace filter and smoke detector inspections have been completed.

Tree work will be done in December, a wait that saves \$650.

Maintenance will be inventorying firewalls for repairs.

Managing agent summary

Mike Lauer presented the managing agent's report.

Six applications were approved; one application is pending; and five final statements have been completed.

In September, Tailor Made processed \$250,866.32 in accounts payable. Financial reports were delivered to the board.

Good Neighbor

Rich and Linda McCale were recognized as the Good Neighbor of the Month for November.

Selma opened the floor to members.

Door prize

Jack Coons won the door prize drawing.

The open session ended at 7:20 p.m.



No Board Meeting
in December

Office NEWS News

- ✘ Office & Maintenance will be closed on December 23rd, & 24th in observance of the Christmas Holiday.
- ✘ Office & Maintenance will be closed on December 31st in observance of the New Year.
- ✘ When calling the office, you will now have to dial 816 before the rest of the phone number.
- ✘ Every unit has one (1) numbered parking spot they are required to park in first. Once your number spot is filled, Visitor parking spots are first come first serve. No member owns a specific visitor parking spot.

Classifieds



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

Missouri Licensed Notary

\$10.00

Call Shejana: (816) 277-7380

Minor Sewing - Call Jewlie: (816) 206-7364

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

Need a house cleaner? Call Karla: (816) 666-0549

For items such as: bathrooms, vacuum, sweep/mop/dust.
You provide supplies (except gloves/cleaning clothes)

Free estimates

Cash paid at end of job

FOR SALE: Cash only — Karla Massey: 816-666-0549

1. Pfalt2graff White Dishes - 13 plates, 11 bowls, cups, saucers, gravy bowl, platter, salt & pepper set - \$60.00
2. Metal portable clothes closet on wheels, with top & bottom shelf - \$25.00

Maintenance Reminders

- ❌ Vehicles extended over the sidewalk during snow removal will result in a charge to the member.
- ❌ Vehicles parked in No Parking zones that impede snow removal will be towed at the owner's expense without warning.
- ❌ As we approach the winter season, please remember to keep your stoop clean and clear of items incase snow removal is necessary.
- ❌ Please make sure to pick up any toys or items that have been left out.
- ❌ 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 out side. 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 the water shut off procedure, please call the office for a work order and maintenance will come out.

**Do not
park over
the curb!**



Santa Claus is coming to town!

Santa will be at NBT Clubhouse!

When: December 11th, 2021

Where: NBT Clubhouse

Time: 2pm - 4pm

Feel free to take
your own pictures!

Santa Visit Guidelines:

Due to COVID, we have made some changes:

- * We will be requiring 6 feet distance for the Santa waiting line
- * Santa Visit will be for pictures and receiving stockings only
 - * NBT will take 2 pictures per group free of charge
- * Instead of enjoying refreshments during the visit, you will receive a to-go goody bag





Popsicle Stick Snowman Hat Ornament



Supplies

- ✂ 5 Miniature craft sticks
- ✂ 2 Standard craft sticks
- ✂ 3 Red buttons
- ✂ Green felt
- ✂ Pinking shears
- ✂ Tacky craft glue or low-temp hot glue gun
- ✂ String
- ✂ Satin Finish Mod Podge, optional
- ✂ Paintbrushes
- ✂ Red acrylic paint
- ✂ Black acrylic paint



Instructions

1. After gathering supplies, arrange the popsicle sticks so there are 5 miniature craft sticks on the top and 2 standard craft sticks on the bottom.
2. Glue 2 mini craft sticks on top of the arrangement to secure them and create the shape of the snowman hat.
3. When the glue is dry, flip the snowman hat over to paint it. Paint the 4 top mini craft sticks and the bottom 2 craft sticks black. Paint the bottom mini craft stick red.
4. If desired, seal the paint with Satin Mod Podge.
5. Use pinking shears to cut 2 leaves from the green felt. When the paint is dry, glue the leaves to the hat with tacky craft glue or hot glue.
6. Next, glue 3 red buttons on top of the leaves with tacky craft glue or hot glue.
7. Secure a loop of string to the back of the ornament with tacky craft glue or hot glue.
8. Your Snowman Hat Ornament is complete!

December 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Office & Maint. Will be closed on December 23rd, 24th & 31st in observance of the Christmas Holiday and New Year.			1 <u>Carrying Charges Due</u>	2	3	4
5	6	7 Senior Tea 2-4pm	8	9	10	11 <u>Late Fee's Applied</u> <u>Santa Visit</u> <u>2p-4p</u>
12	13	14 No Board MTG	15	16 No Senior Lunch	17	18
19	20	21 <u>Attorney Referral</u>	22	23 Office & Maint. Closed	24 Christmas Eve	25 
26	27	28	29	30	31 New Years Eve Office & Maint Closed	1 