

February 2022

# The Brightonee R



Happy Valentine's Day

North Brighton Townhouses, Inc.  
5057 N.E 37th Street KC, MO 64117

Website: [www.northbrighton.com](http://www.northbrighton.com)

Office Phone:	816-454-2500
Maintenance Emergency:	913-894-3456
Security Number:	816-436-0401
Non-Emergency Police:	816-413-3400

## Rate Increase Pg. 2

# Good Neighbor Award

## Travis Miller-Schmidt

Travis was nominated by Betty Maltbia.

She wrote: "Travis has been an angel! He's helped get my groceries and other heavy objects in my house since my knee surgery 3 months ago!"

The Board of Directors will recognize Travis at the board meeting on the 8th of February. As a recipient of the Good Neighbor Award, he 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.

### Carrying Charges will increase **\$10.00** in 2022

New Rate Effective January 1, 2022	NEW AMOUNT
1 Bedroom Rental	\$554.00
1 Bedroom Rental With Pet Fee	\$579.00
1 Bedroom - Lower Middle	\$506.00
1 Bedroom - Lower End	\$509.00
1 Bedroom - Upper Middle	\$510.00
1 Bedroom - Upper End	\$513.00
2 Bedroom - Middle	\$522.00
2 Bedroom - End	\$525.00
3 Bedroom - Middle	\$532.00
3 Bedroom - End	\$555.00
4 Bedroom - All Middle	\$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.*



# Senior Lunch



*Calling All Seniors!*

Come enjoy the company and some lunch!

**When:** February 17, 2021

**Where:** NBT Clubhouse

**Time:** 11:30 am — ??

## **Annual Members Meeting**

Sunday, March 13, 2022

2:00 p.m.



Please come and enjoy the  
meeting and get your vote in!



## **Inspection Dates for Bed Bugs**

Letters were sent to each unit giving the dates of the twice annually bed bug inspections. The letters gave the dates of the inspections and the unit number and building number:

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

Buildings: 2, 3, 4, 5, 6, 7, 8, 9, 10, & 16:

March 15 & August 16, 2022

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

April 19, & September 20, 2022

Buildings: 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39:

May 17, & October 18, 2022

Buildings: 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, & 41, (not 39):

June 21, & November 15, 2022

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.**

# 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:

1 position for 2 year term & 1 position 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)

## ANNUAL MEETING

Board of Directors Election!

Date: March 13th, 2022

Time: 2:00pm

Location: To Be Announced

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!

*FYI:*

Don't forget to  
set your clocks  
forward one (1)  
hour before bed  
time on March  
12th, 2022.

Daylight Savings  
time spring  
forward starts at  
2:00 am on  
March 13, 2022.



# Office News



- ✘ **Office & Maintenance will be closed on February 21st, 2022 in observance of President's Day!**
- ✘ Annual Member's Meeting - March 13th, 2022 at 2:00pm.
- ✘ During holidays when the office is closed, if you need immediate assistance, please call the maintenance emergency phone number, (913) 894-3456.
- ✘ If you were on Autopay in the office for the year of 2021, the auto pay has expired and you will need come into the office to re-do autopay for the new rate of 2022.

# 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 remember to always lock your vehicle, and leave your front porch light on at night. These are simple ways to help prevent theft.



**North Brighton Townhouses,  
January 11, 2022  
Board Meeting**

**NEWSLETTER MINUTES**

**Board members present:** Selma Ireya, president; Sheila Johnson, first vice president; Willia Bailey, second vice president; and Maelynn Shelton, secretary

**Board member absent:** Heather Tharp, treasurer

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

**Also attending:** Brad Constance, cooperative attorney

Mike Lauer, regional manager for Tailor Made Property Services, joined the meeting at 6:16 p.m.

The board convened at 5:30 p.m.

**Minutes**

The board approved the minutes of the November 9 board meeting.

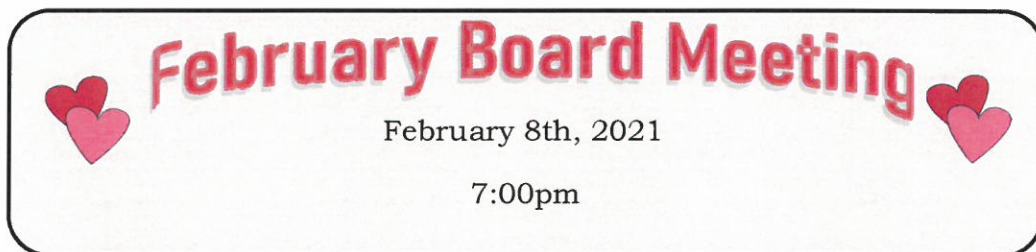
**Installation permits**

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

**Office report**

Elizabeth presented the office report.

There have been 29 exterminations and four move-ins. There is one membership for sale, a two-bedroom unit.



### **Maintenance update**

Les gave the maintenance report.

Four rehabs are underway.

Tree work and leaf work have been completed.

Gutters have been cleaned.

The wind storm of December 15 caused \$1,850 worth of damage. Materials to repair the damage will not be in for six to eight weeks.

### **Managing agent summary**

Mike Lauer presented the managing agent's report.

Seven applications have been approved and seven final statements have been completed.

In November, Tailor Made processed \$225,479.91 in accounts payable and in December, \$248,459.74. Financial reports were delivered to the board.

### **Good Neighbor Awards**

The December recipient is Dianna Hunt and the January recipient, Greg Osiek.

### **Adjournment**

The meeting was adjourned at 7:45 p.m.

### **Note from Board:**

Our renovation loan has been refinanced at a lower rate.

All requirements were fulfilled.

We also accepted a new 4 year contract with our managing agent, Tailor Made Property Services, Inc.

Selma Irey  
5179 NE 37th Street  
Kansas City, MO 64117



**Personal:** I was born and raised in Nebraska and moved to Missouri in 1985. I have 6 children, 12 grandchildren and 7 great grandchildren. I am an active member and volunteer of KC Baptist Temple, in addition to, a member of the Salvation Army. I have been a teacher, waitress and a factory worker. I also had an emergency foster care home for 10 years and ran my own child care center for 16 years. With this experience, I believe I understand the importance of maintaining good standards and livable rules at North Brighton Townhouses.

**Education:** I graduated from Garden Co. High School in 1953. Then I went on to get my teachers certificate at Kearney State. While an employee at Ford, I was sent to Detroit for training to help managers and employees understand each other's concerns. I also took several mini courses from Maple Woods while working at Wilcox Electric and Ford. I also became a Certified Cooperative Specialist in 2019, a two-day course put on by the Midwest Association of Housing Cooperative.

**Reasons for Running:** In a complex this size there is so much to learn and keep up with, it is important to know the difference between a need and a want and keep a healthy balance. I have lived at NBT for 31 years and am now retired. I feel that I have the time, open mind and a willing heart to make this complex a better and appealing place for new members, in addition to, an affordable and comfortable home for the rest of us. I have been a member of the board for several years and active with the Senior and Santa committees. I plan to live here for many years so this is very important to me and be a voice for the members. I would like to stay on the board to help plan the next stages of our growth.

Please come and vote for me on March 13, 2022.

Thank you,  
Selma Irey

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Maelynn Shelton

5110 NE 36th Street

Kansas City, MO 64117



My name is Maelynn Shelton. I love my community that we live in here at North Brighton Townhomes.

My home has been a true blessing for me and my family, along with feeling safe in our neighborhood. I am thankful for our maintenance crew whom are always there to fix things when problems arise.

I have lived here for 21 years, being a single parent, and raised my children here. I walk around our neighborhood a lot with my four-legged child, Skyy.

I have been on my job for 19 years at North Kansas City School District. I want to learn more about our neighborhood by serving on the board and continue to make and build our community to be a safe and beautiful place to live.

Thank you for your consideration.

Thank you,

Maelynn Shelton

Betty Maltbia  
5229 NE 37th Street  
Kansas City, MO 64117



I have been a resident of North Brighton over 30 years and raised my three children here. Maintaining this community for families is important to me. I believe in the Co-Op directive of quality living at affordable prices; that's why I need your vote.

I first served as a member of the Board of Directors of the North Brighton Townhouses Cooperative beginning in 1997 and continued for over 15 years. Now I am retired and can serve the needs of our community more; and keep North Brighton Townhouses a wonderful place to call "home."

As a team player while serving on our board, many improvement projects were accomplished without creating loans and with minimal carrying charge increases. For example, the steel framed windows, bathtubs, stoves, porch and walkway handrails to name a few. Before the renovation, it was important to hear from individual members to determine what changes and improvements they wanted for the future, and to ensure full occupancy to continue the financial stability of our Co-Op.

Since community encompasses more than just our property lines, I sent a proposal to the City of Kansas City in 2002 requesting the street of North Brighton be widened to three lanes and add sidewalks (North from Parvin Road, and South to 210 Highway). By communicating with the Engineering Division of the City of Kansas City, our maintenance staff and Linville Management, the project got started in 2013 and was completed in 2014.

I am a life-long resident of Kansas City, Missouri, graduating from Central High School. I enrolled in Maple Woods and other community colleges taking courses to advance my employment and personal business careers. Before retiring in 2016, I was the Program Administrator for the Mid-America Arts Alliance's Performing Arts Department, overseeing grants for six states that granted millions to non-profit organizations. In the 16 years, as head of this department, all the program's federal audits were clean. My other past employment history includes the State of Missouri; Bayer Agriculture Chemicals Corporation, Kansas City, Missouri; Bayer Animal Health Division in Shawnee, Kansas; Housing Development Corporation and Information Center, Kansas City, Missouri; and Gateway Computers.

Vote for BETTY MALTBLIA to ensure North Brighton Townhouse's future remains a quality housing Co-Op while keeping it affordable in the future.



# Classifieds

**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. Pfaltzgraff White Dishes - 13 plates, 11 bowls, cups, saucers, gravy bowl, platter, salt & pepper set - \$50.00  
 2. Brand new plastic pet carrier—\$30.00  
 3. Assorted Xmas tree Hallmark ornaments ('80s-2000s) with boxes. \$100



**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

## it's COOKIE TIME



### 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 and I will deliver them to you.

Thank You for supporting my troop!





# February

# 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Carrying Charges Due	2  SOS Pest	3	4	5
6	7	8 BOD MTG 7pm	9	10	11 Late Fee's Applied	12
13	14 Happy Valentines Day 	15	16 SOS Pest	17 Senior Lunch 11:30 - ??	18	19
20	21 Presidents Day Attorney Referral Office/Maint Closed	22	23	24	25	26
27	28					