

# The Brightoneer March 2022



## ANNUAL MEETING

&

Board of Director's Election!

**Date:** March 13, 2022

**Time:** 2:00pm

**Location:** Tent on property



Please spread the word to attend or complete your proxy's and give them to your neighbor!

**North Brighton Townhouses, Inc. 5057 N.E 37th St KCMO 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 April Bodine

April Bodine was nominated by Betty Maltbia.

She wrote: "April prepared delicious meals for me when I came home after having knee surgery. Thank you for being a good neighbor!"

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

Good Neighbor Nomination forms are available in

## February's Winner for Good Neighbor

**Pictured:**

Betty Maltbia handing Good Neighbor winner Travis Miller-Schmidt his gift card.



# Senior Lunch!



Come enjoy the company and some lunch!

**When:** March 17, 2022

**Where:** NBT Clubhouse

**Time:** 11:30 am — ??



## 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	\$535.00
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.*

# ANNUAL MEETING

We had such a great turn out last year.  
Our Annual Meeting this year will be outside again.  
We will have a large tent with sides to block the wind.  
Audio sound system and speakers will be provided.

## **Board of Directors Election!**

**Date:** March 13th, 2022

**Time:** 2:00pm

**Location:** Across from the office  
between end units 5187 & 5189



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

## 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!

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

# Proxy General Information

1. A member may appoint a proxy to vote by signing an appointment form. A member may appoint any other member in good standing as his/her proxy.
2. The legal age of a household member proxy holder is 18 years of age at the time of the meeting.
3. In no case may a member cast more than one vote by proxy in addition to their own vote.
4. Proxy forms are available in the office.



**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

C  
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G  
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S

Missouri Licensed Notary \$10.00

Call Shejana: (816) 277-4380

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

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

## Cookie Season is ending!

We still have Girl Scout Cookies available. If you would like some, please call Kara at 816-698-9634.

Thank You for supporting my Troop!



**North Brighton Townhouses,  
February 8, 2022  
Board Meeting**

**NEWSLETTER MINUTES**

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

**Staff present:** Elizabeth Tharp, on-site manager; Tonilynn Shoff, assistant manager; Les Dudrey, maintenance superintendent; and 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**

Six members signed in for the open session. Selma welcomed them and called the meeting to order at 7:10 p.m.

**Minutes**

The board approved the minutes of the January 11 board meeting.

**Treasurer's report**

Heather reported that she has reviewed the financials for November, December and January and found all to be in order.

**Installation permits**

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

**Office report**

Elizabeth presented the office report.

There have been 22 exterminations and three move-ins. There are two memberships for sale, a two-bedroom unit and a three-bedroom unit.

**Maintenance update**

Les gave the maintenance report.

Three rehabs are underway.

Maintenance will be working on ceilings and other issues in occupied units.

**Managing agent summary**

Mike Lauer presented the managing agent's report.

Three applications have been approved.

In January, Tailor Made processed \$205,658.19 in accounts payable. Financial reports were delivered to the board.

**Good Neighbor Awards**

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

**Door prize**

Debbie McCurley won the drawing for a \$25 gift card.

**Adjournment**

The meeting was adjourned at 7:20 p.m.

**Annual Meeting**  
**March 13, 2022 @ 2:00 pm**

**Selma Irely**

**5179 NE 37th Street**

**Kansas City, MO 64117**



I have lived in North Brighton for 31 years. I raised my younger children here as a single mother, so I really understand the importance of a safe and affordable home.

I graduated from High School and got my teachers certificate at Kearney State. I took many courses at Maple Woods. While working at Ford's, I was sent to Detroit to learn to be a Liaison between managers and employees. I also took a course here to become a Certified Cooperative Specialist to better understand coop business & living.

I have been on the board for several years and in 2019, Linville Management and our Cooperative Attorney retired. We have hired a new managing agent, Tailor Made Property Services, Inc. and a new Attorney, whom we know are excellent. We work closely with them in all legal and financial decisions before they are approved by the board. We refinanced our loan at a lower rate, and we make it our goal to keep enough money in reserves to be prepared for any emergency and keep our carrying charges increases to a minimum.

We are so fortunate to be at 100% capacity largely due to affordability, safety, a great staff, maintenance, and satisfied members. To make this a desirable home I believe in people. More than a third of our membership is over 65 years old. I am active with our senior committee. We have monthly luncheons with special activities. We send cards, deliver flowers, make phone calls and visits. The senior committee also helps to organize the Santa visit. We have assisted with the collection of items to fill stockings for N.K.C. Hospice and have sewn plain therapy dolls for Children Mercy Hospital. Busy hands are happy hands!

I need your vote to be able to continue to help when needed while making sure North Brighton is a safe, clean, and affordable home to live in.

Thank you for your consideration.

Sincerely, Selma Irely

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

# Office News

## 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.**

# Maintenance Reminders

- ♣ Please remember to always lock your vehicle, and leave your front porch light on at night. These are simple ways to help prevent theft.
- ♣ With the warmer weather approaching, it is time to start cleaning your front and back yards.
- ♣ If you did not turn your water off during the winter season,  
**please call maintenance to come check it before you use it again during the warmer season.**

# well hello, march 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 <u>Carrying Charges Due</u>	2 SOS Pest	3	4	5
6	7	8	9	10	11 <u>Late Fee's Applied</u>	12
13 <u>Annual Meeting 2pm!</u> Set Clocks forward 1 hr.	14	15 Bed Bug Inspection	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	31	<u>Day light Savings</u> 	