

The BrightoneeR



April 2022



Spring Clean Up Pg 10.

Thank you for attending the Annual Meeting!

Please Welcome your new Board Members:

Maelynn Shelton & Selma Irely

North Brighton Townhouses, Inc.

5057 N.E 37th St KCMO 64117

Office Phone:
816-454-2500

Security Number:
816-436-0401

Maintenance Emergency:
913-894-3456

Non-Emergency Police:
816-413-3400

Website: www.northbrighton.com

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Good Neighbor Award

Willia Bailey has nominated a member of North Brighton for the good neighbor award, but the nominated member would like to remain anonymous.

She wrote: "I would like to nominate this member for helping the Senior Committee by sharing her ideas for our Senior Lunches. She is a big help in planning the entertainment, picking out prizes, and handouts. We appreciate her being such a good neighbor!"

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

Good Neighbor Nomination forms are available in the office.

March's Winner for Good Neighbor



Pictured:

Betty Maltbia with Jared Bodine who is accepting the Good Neighbor on behalf of his wife, April Bodine.



Senior Lunch!



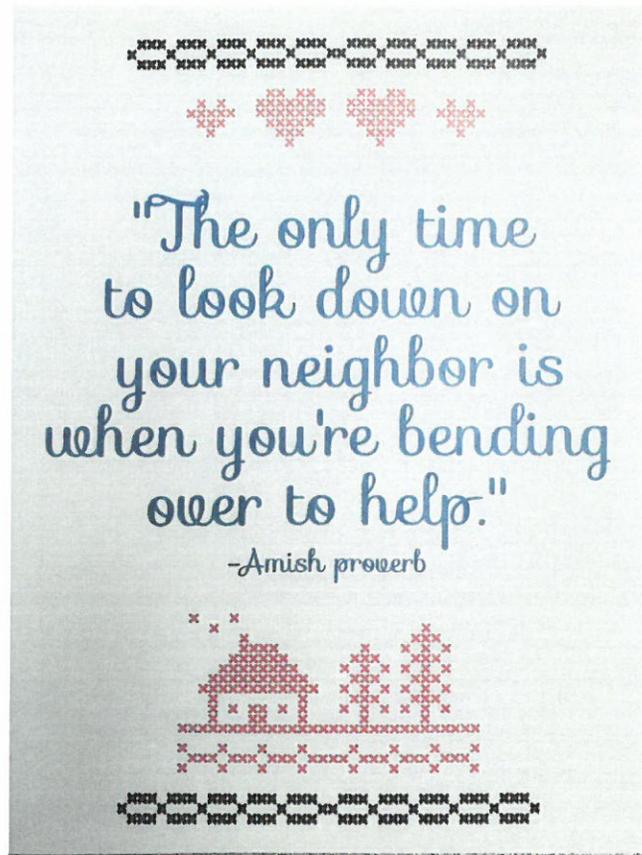
Come enjoy the fun!

When: April 21, 2022

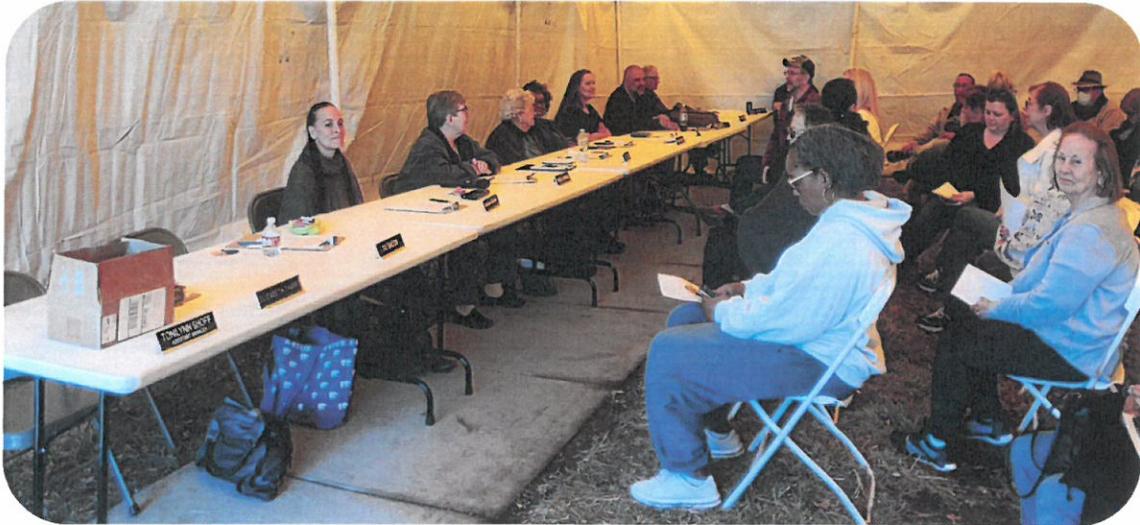
Where: NBT Clubhouse

Time: 11:30 am — ??

This month we're playing bingo!



Annual Meeting 2022



Congrats to our winners!



Tammy Gillispie
Free Month of
Carrying Charges!



Erin Kern
\$50.00 Cash!



Samantha Runyon
\$50.00 Cash!



Betty Maltbia
\$25.00 Quiktrip
Gift Card!



**We had such a great turn
out for our 2022 Annual**



Thank you for attending!

Your 2022 Board Members:

Willia Bailey, President

Sheila Johnson, First Vice President

Maelynn Shelton, Second Vice President

Heather Tharp, Treasurer

Selma Ireya, Secretary



North Brighton Townhouses, Inc.

March 13, 2022

Annual Meeting

NEWSLETTER MINUTES

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

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

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

Selma Irey, president, welcomed members and confirmed with Elizabeth Tharp that a quorum had been met. Sixty-five members were present in person and 24 by proxy.

Selma called the meeting to order at 2:20 p.m.

Selma referred to the February 24, 2022, letter about the annual meeting and election mailed to all member households as proof of notice.

Minutes of the March 14, 2021, annual meeting were approved.

Elizabeth gave the office report. In 2021, there were 25 move-outs, 25 move-ins and six transfers. Nine move-ins were member referrals.

Currently, no memberships are for sale.

The cooperative is again having senior lunches, open sessions, clubhouse rentals and Santa visits after such activities were cancelled due to Covid in 2021.

Les gave the maintenance report. In 2021, 25 rehabs and 1,400 work orders were completed. Costs of supplies are increasing and disruptions in the supply chain delay when supplies will be received.

Please be mindful of costs to the cooperative. When the trash is over the top of the dumpster, the trash company charges North Brighton an additional \$125.

Mike gave the managing agent's report. He reviewed handouts distributed earlier that show the breakdown of how carrying charges are spent. North Brighton reserves are \$3,108,891.

James Franklin, Kevin Johnson, Annmarie Jones and Denise Miller volunteered to serve as election inspectors.

Selma announced that there were two positions open on the board: a two-year and a three-year position. The candidates are Selma Irely, Betty Maltbia and Maelynn Shelton.

Selma asked for nominations from the floor. There were none. Members voted to close the nominations.

The candidates then addressed the members.

Roll was called and ballots distributed. Brad and the election inspectors left to count ballots.

April Bodine was recognized as the Good Neighbor of the Month for March. She was nominated by Betty Maltbia. April's husband, Jared, accepted the award on her behalf.

Brad and the inspectors returned at 3 p.m. Maelynn Shelton won 73 votes; Selma Irely, 68; and Betty Maltbia, 35. Maelynn will fill the three-year term and Selma, the two-year term.

Door prizes were drawn. Tammy Gillispie won a month's free carrying charges. Erin Kern and Samantha Runyon won \$50 cash prizes each. Betty Maltbia won a \$25 gift card.

The annual meeting ended at 3:11 p.m.

The board met in closed session. The meeting was adjourned at 4:10 p.m.

April's Board Meeting - 04/12/2022 - 7pm

Office News

- ☞ If have any sort of emergency, please call security, non emergency police or 911.
- ☞ Make sure you are parking in your numbered spot first. Please do not park in a visitor spot to reserve your number spot for friends or family. Visitor parking is limited and first come first serve.



Classifieds

Missouri Licensed Notary \$10.00

Call Shejana: (816) 277-4380

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

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



For Sale: Sofa & Chair/Ottoman

I am selling my benchcraft sofa and chair/ottoman for \$300.00 together, or I can sell separately for \$150.00 each. Will negotiate price.



Chair is available for pick up anytime.

Sofa can be picked up after May 8th.
(pending new couch delivery)

Call Denise Miller: (816) 896-8709



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

- Dumpsters & Trash

- Trash is to go into the dumpster, not on top of it or on the ground beside it. Overage charges are assessed when trash is not put in the dumpster, that charge is \$125 per dump, per dumpster. Please keep in mind that this cost effects your carrying charges each year.
- Please make sure you are bringing any big items, furniture, big boxes, etc to the dumpster behind the office. Dumpster by the buildings are used for everyday trash, not big items.

- Water usage:

- Water is shared between units, the outside water is for watering your plants, grass, etc. Please be cautious of letting water run, as this cost effects your carrying charges each year. — For example: washing your car off the property, at a car wash.
- 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.

- Fire hazards:

- Its been brought to our attention that there have been candles left burning while no one is home, as well as the stove has been left on. These are extreme fire hazards. If there is to be a fire, this will effect our carrying charges immensely, as well as not only effect you but the safety of your neighbors.

- 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 tag yards. Please help us keep our property looking good!



Mower's Wanted!

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.

Spring Clean Up!

It is time to start cleaning up our complex.

The following is a list of items to look for:

- 1) Area around the AC units should be kept clear.
- 2) All bikes and toys should be stored in the back yard when not in use.
- 3) There should be no tires, appliances, car parts, boxes, lumber, ladders or bags of trash in the front or back yards of the units.
- 4) Flower beds in the front and back of the unit should be cleaned up.
- 5) Please remove any flowers or plants that you do not want mowed down. Please make sure there is a visible border around those items.
(A border does not include sticks or rocks)
- 6) Please clear all dead plants off your fences and fences need to be in good repair.
- 7) All yards are to be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) The office has free grass seed.

Let's all contribute to do our part to clean up the Co-op and make it more attractive for everyone. If you have any questions please contact the office.

FYI EMERGENCY: 911

ANIMAL CONTROL -- 513-1313

MO DIV. OF FAMILY SERVICES - 889-2000

WE TIP CRIME: 800-78-CRIME 800-782-7463

WE TIP DRUGS: 800-47-DRUGS 800-473-7847

EMERGENCY ASSISTANCE: 800-525-5555

EMERGENCY ASSISTANCE ON YOUR CELL PHONE: *55

ROAD CONDITIONS: 800-222-6400

3-1-1 Action Center / KC,MO

The 3-1-1 Action Center is the central point of contact for City services. If you need information, need to request a City service or report a problem with City services, contact the Action Center.

- **Call:** 311 or 816-513-1313 between 7 a.m. and 7 p.m. on weekdays and follow the prompts. You may leave a recorded message after office hours.

Online: <http://www.kcmo.org/CKCMO/Depts/CityManagersOffice/The3-1-1ActionCenter/index.htm> **E-mail:** 3-1-1.Action.Center@kcmo.org

- **Walk in:** Visit the Action Center office on the first floor of City Hall, 414 E. 12th St., Kansas City, MO 64106, weekdays from 8 a.m. to 5 p.m.

- **Mail:** Action Center, City Hall, first floor, 414 E. 12th St., Kansas City, MO 64106

April 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 <u>Carrying Charges Due</u>	2
3	4	5	6 SOS Pest	7	8	9
10	11 <u>Late Fee's Applied</u>	12 BOD MTG 7:00 pm	13	14	15	16
17 	18	19 Bed Bug Inspection	20 SOS Pest	21 <u>Attorney Referral</u> Senior Lunch 11:30 - ??	22	23
24	25	26	27	28	29	30