

The May 2022
Brightoneer



Office & Maintenance will be closed on Monday, May 30th, 2022
in Observance of the Memorial Day Holiday.

Spring Clean Up Pg 3.

North Brighton Townhouses, Inc.

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

Good Neighbor Award

Mindy Saucedo

Pat Medley nominated Mindy Saucedo.

He wrote: "A member had been walking and fell, Mindy got to her as soon as she seen the member, called for help and stayed with her until the ambulance came! Thank you for being such a good neighbor."

The Board of Directors will recognize Mindy at the board meeting on the 10th of May. 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.

Senior Lunch!


Let's do
Lunch!

Come enjoy the fun!

When: May 19th, 2022

Where: NBT Clubhouse

Time: 11:30 am — ??

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.

**North Brighton Townhouses,
April 12, 2022
Board Meeting**

NEWSLETTER MINUTES

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

Staff present: Elizabeth Tharp, on-site 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

Judith James and Pauletta Clubine signed in for the open session. Willia welcomed them and called the meeting to order at 7 p.m.

Minutes

The board approved the minutes of the February board meeting.

Treasurer's report

Heather reported that she has reviewed the financials for February and March and found all to be in order.

Installation permits

Selma reported that nine alteration/installation requests had been submitted and approved.

Office report

Elizabeth presented the office report.

There have been 42 exterminations and three move-ins. There are no memberships for sale.

Maintenance update

Les gave the maintenance report.

Two rehabs are underway.

Maintenance will be inspecting back and front yards.

Classic Roofing made 37 minor repairs and will be replacing four or five roofs this year.

Several minor concrete repairs have been completed.

Managing agent summary

Mike Lauer presented the managing agent's report.

Two applications have been approved and one is pending.

In March, Tailor Made processed \$198,622.55 in accounts payable. Financial reports were delivered to the board.

Mike presented a bid from Homeland Security to provide three to four nightly patrols from 9 p.m. to 5 a.m. every week for \$900 a month.

Door prize

Judith James won the drawing for a \$25 gift card.

The open session ended at 7:20 p.m. The board met in closed session and the meeting was adjourned at 7:40 p.m.



Office News

- ☒ If you see children playing outside, please do not record them, or make sure your children are not recording anyone else's children.
- ☒ If there is a vendor on the property, and they leave trash laying around, please contact the office immediately.



Lawn Mowers 2022

Dee Hunt - 816-808-5611

Will mow your lawn, just give me a call.
If I don't answer, please leave a message
and I will return your call!

Classifieds



For Sale: Sofa & Chair/Ottoman

I am selling my benchcraft sofa and chair/ottoman for \$200.00 together, or I can sell separately for \$100.00 each.

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

Missouri Licensed Notary \$10.00

Call Shejana: (816) 277-4380

Minor Sewing - Call Jewlie:816) 206-7364

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

Maintenance Reminders

- **Friendly Reminder:** The only thing that can go down the drain is tissue and waste. Do not flush the following: Sanitary supplies, feminine products, paper towels, baby wipes, disposable diapers, grease, flushable cat litter, or flushable bathroom wipes and toilet brush.
- Throwing your dog poop over your fence does not qualify as properly disposing of animal waste. Make sure you are properly disposing of your animal waste by bagging it up and putting it in the dumpster.



FYI **Annual Inspections** **Will Begin Soon**

Annual Inspections will begin on Monday, May 2nd, 2022.

We will be looking for: major structural damage, housekeeping condition, fire, safety & health hazards of the unit.

Inspections will begin in the morning, weather permitting.

We will need to have access to all rooms.

You will be notified prior to inspection date.

Thank You,
NBT Maintenance



2022

SUN	MON	TUE	WED	THU	FRI	SAT
1 <u>Carrying Charges Due</u>	2	3	4 SOS Pest	5	6	7
8 HAPPY Mother's DAY 	9	10 BOD MTG Doors Open at 7pm	11 <u>Late Fee's Applied</u>	12	13	14
15	16	17 Bed Bug Inspections	18 SOS Pest	19 Senior Lunch 11:30 - ??	20	21 <u>Attorney Referral Day</u>
22	23	24	25	26	27	28
29	30 MEMORIAL DAY  Thank you to all our soldiers who give all themselves for our freedom! <small>© Kalamazoo 10/15/20</small>	31	Office & Maintenance will be closed on Monday, May 30th, 2022 in Observance of the Memorial Day Holiday.			