

The Brightoneer

North Brighton Townhouses, Inc. 5057 N.E 37th St KCMO 64117

Website: www.northbrighton.com



REMINDER:

It is illegal to use, possess, sell fireworks in Kansas City, MO.



**Our new security company is
Homeland Security Protective Services
& will officially start on July 1, 2022!**

<i>Office Phone:</i>	816-454-2500
<i>Maintenance Emergency</i>	913-894-3456
<i>Security Number (New):</i>	816-802-8020
<i>Non-Emergency Police:</i>	816-413-3400

July 2022

Good Neighbor Award

Luana McGinnis

Louis Oelklaus nominated Luana McGinnis.

He wrote: "I nominate Luana & Erik, as they are both just such wonderful neighbors. Always friendly and happy to smile. They check on you if they think they can be helpful, then are glad to follow through. Just normal good folks that deserve to be recognized as such. I'm blessed to have them in my life. Thank you for being such a good neighbor."

The Board of Directors will recognize Luana at the board meeting on the 12th of July. 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.

May's Good Neighbor Winner!



Pictured is Good Neighbor Winner Erin Kern, with Brittany McCurley, who nominated Erin as the Good Neighbor.

Senior Lunch!



Come enjoy the fun!

When: July 21, 2022

Where: NBT Clubhouse

Time: 11:30 am — ??

RSVP by calling the office 816-454-2500

This is your annual reminder that it is illegal to use, possess, or sell fireworks in Kansas City, Mo.

☒ **“Rules We Live By: — Section 4.4—Combustibles**

Fireworks are illegal by Kansas City, MO., city ordinance. The possession, storage or usage of fireworks on North Brighton property is **prohibited**.

Here is what the ordinance says:

Sec. 26-5608.16. Prohibition of Fireworks.

Sec. 26-5608.16.1. Sale, use and possessing; Definition.

- (A) Except as hereinafter provided, it shall be unlawful for any person to possess, keep, store, offer for sale, expose for sale, sell at retail, use or explode any fireworks in the city.
- (B) For the purposes of this section, the term fireworks shall mean and include any combustible or explosive composition, or any substances or combination of substances, or article prepared for the purposes of producing a visible or an audible effect by combustion or explosion, in which explosives are used, firecrackers, torpedoes, skyrockets, roman candles, sparklers or other fireworks of like construction, and any fireworks containing explosive or flammable compound, or any tablets or other devices regulated by the US Department of Transportation as a regulated firework.



Mud Daubers

Nests: Constructed with mud and dirt, tubular shape

Colony size: Solitary wasps

Prey: Almost exclusively spiders, occasionally pollen and nectar

Sting: Not aggressive, mild but painful sting



Paper wasp

Nest: Constructed from chewed wood fibers and saliva, umbrella shape with hexagonal structure

Colony Size: 20-40 wasps per nest

Prey: Mostly nectar and pollen

Sting: Territorial, can be aggressive, mild but painful sting

**North Brighton Townhouses,
June 14, 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

Ten members 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 May 10 board meeting.

Treasurer's report

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

Installation permits

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

Office report

Elizabeth presented the office report.

There have been 45 exterminations and three move-ins. There are no memberships for sale.

Maintenance update

Les gave the maintenance report.

Three rehabs are underway.

Annual inspections are completed and resulted in 234 work orders.

Maintenance will be inspecting back and front yards and doing groundwork.

The board approved a bid for \$26,020 out of reserves to replace five roofs.

Managing agent summary

Mike Lauer presented the managing agent's report.

Three applications have been approved and one is pending.

One final statement was completed.

In May, Tailor Made processed \$208,142.92 in accounts payable. Financial reports were delivered to the board.

Good Neighbor

Erin Kern was recognized as the Good Neighbor of the Month for June.

Door prize

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

Willia opened the floor to member comments and the open session ended at 7:30 p.m. The board met in closed session and the meeting was adjourned at 8:10 p.m.

July's Board Meeting

July 12th, 2022

Doors open at 7:00 pm

Office News

Section 2.8 — Yard Sales

Members are allowed to have yard sales from May through September only. The following rules shall apply:

- Signs must be removed from the property the morning after the sale is over.
- All merchandise must be brought inside the unit every night if member is having a multiple-day sale.
- Multiple-day sales are limited to three (3) days.

Section 4.6 — Improvements to Units

Improvements or physical changes to the exterior or interior of a townhouse must be pre-approved by the Board of Directors. An Installation/Alteration Permit must be completed, submitted and approved before any work begins.

Upon completion of approved alterations, work must be inspected by the maintenance superintendent. Permits not completed within 90 days from approval must be re-submitted for approval.



Board of Directors approved to have a new security company, starting July 1st, 2022!

**Homeland Security Protective Services
Dispatch number: 816-802-8020**

Classifieds

Minor Sewing

Call Jewlie: 816) 206-7364

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

Missouri Licensed Notary

\$10.00

**Call Shejana:
(816) 277-4380**

FOR SALE:

- Wood Plantation Rocker — \$20.00 OBO
- Vintage Suitcase End Table with 70's flower fabric — \$60.00
- Brand new dog kennel - medium size dog, still in the box — \$25.00

Call Linda Musacchio: 816-492-0897



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

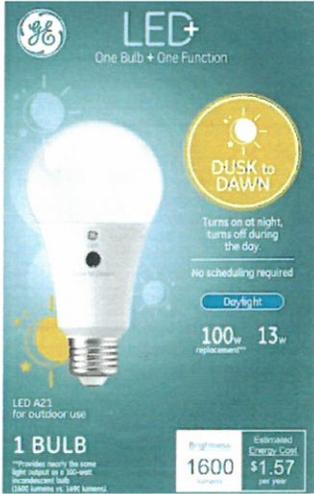
Maintenance Reminders

Section 5.7 — Grounds Violation

Backyards must be kept clean and free of cigarette or tobacco litter, clutter, debris, trash and pet waste. Members who violate yard-keeping standards will be notified of the violation and allowed ten (10) days to comply.

Three separate violations of grounds rules within a 12-month period will result in a grievance hearing.

Maintenance is extremely busy and shouldn't have to tell you when you need to mow your grass. If maintenance mows your grass, you will be charged \$50.00 or more.

 <p>GE LED+ One Bulb + One Function</p> <p>DUSK to DAWN</p> <p>Turns on at night, turns off during the day.</p> <p>No scheduling required</p> <p>Daylight</p> <p>100w 13w replacement**</p> <p>LED A21 for outdoor use</p> <p>1 BULB</p> <p>1600 lumens</p> <p>Estimated Energy Cost \$1.57 per year</p>	<p>Where to get: <u>Gladstone Lowe's</u></p> <p>Lowe's - Aisle 8 - Bay 5</p> <p>Cost: \$14.98</p> <ul style="list-style-type: none">• Outdoor Lights That Improve Security: These dusk to dawn light bulbs outdoor 100-Watt replacement bulbs will automatically turn on when it gets dark, giving the appearance that someone is always home.• These LED light bulbs automatically illuminate to brighten the night with cool, bluish white daylight.
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Lawn Mowers Needed!

July 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
 <p>Our new security company is Homeland Security Protective Services & will officially start on July 1, 2022! Dispatch number: 816-802-8020</p>					1 <u>Carrying Charges Due</u>	2
3	4  Office/Maint Closed	5	6 SOS Pest	7	8	9
10	11 <u>Late Fee's Applied</u>	12 BOD MTG Doors Open at 7pm!	13	14	15	16
17	18	19	20 SOS Pest	21 Senior Lunch 11:30 - ? Attorney Referral	22	23
24	25	26	27	28	29	30
31	<p>One flag, One land, One heart, One hand, One nation evermore. -Oliver Wendell Holmes</p>					