

THE BRIGHTONEER

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

October 2022

HAPPY
Halloween



October's Board Meeting is closed.

Office Phone.....816-454-2500

Maintenance Emergency.....913-894-3456

Security Number.....816-802-8020

Non-Emergency Police.....816-413-3400

Website: www.northbrighton.com

GOOD NEIGHBOR AWARD

Ben Kern

Pressy Tadayo nominated Ben Kern.

She wrote: "Ben is very nice and a kind neighbor. He has been very helpful to me and my family since we have moved to NBT. Last month, I came home from Sun fresh at 9:00pm, my car was so loud, I didn't know what was wrong with it. Ben came out of his house when he heard the noise. He checked my car and found that the converter had been stolen. Ben & his wife took me back to Sun Fresh to report the crime and check the cameras. I was so touched by their act and love. It takes a heart to give up a time and help someone. May God Bless Ben & his family, they are the best neighbors! Thank you for being such a good neighbor."

The Board of Directors wants to recognize Ben for being a good neighbor. 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.

GOOD NEIGHBOR WINNER!



Pictured:

September's Good Neighbor Winner Alfredo Arencibia, with member Michelle Holman who nominated him.

Senior Lunch



North Brighton Clubhouse

Thursday, October 20, 2022

11:30am - ??

Mark your calendar and
come join the fun!

If you plan to attend, RSVP by calling the office: 816-454-2500



Fall Festival 2022

**Food Fun
Fellowship and Games**

HOPE THRU GRACE FELLOWSHIP

hopetgf.com

MOONWALKS
GAMES
FOOD

HAYRIDES

Every Hour
starting at 4:30PM

(kids age 12 &
under must be
with an adult)



Date: 10/29/2022

Time: 4:00 p.m. - 7:00 p.m.

Place: 4907 N Brighton Ave
Kansas City, MO

**Come join us for this
FREE family event
FUN FOR ALL AGES!**

**Campfire
Smores
&
Hot Chocolate**



**Invite your family, friends & neighbors!
Everyone is welcome!**

TRICK OR TREAT



We have had multiple issues with vehicles and parking, please review the rules for vehicles on the property:

Vehicles that are not registered with the office can be towed for parking violations without warning

Section 1.9 Vehicles

- A. One car per licensed driver per household. This does not apply to motorcycles. In the case of a complaint or controversy, you may be asked to provide the office with a copy of each person's driver's license.
- B. Every unit has one (1) numbered parking space assigned exclusively for the use of that unit. All other members and guest vehicles shall park in available un-numbered spaces. Members must park in their assigned spaces first when the numbered spot is available.
- C. Entire vehicles must be parked between the yellow lines provided. Motorcycles and motor scooters must be parked parallel to sidewalk in member's numbered space along with member's other vehicle.
- D. Parking in numbered spaces assigned to another unit may result in the vehicle being tagged.
- E. Inoperable and/or unlicensed vehicles on property will be tagged.
- F. All vehicles in violation of parking rules will be tagged and given ten (10) days to correct the violation. If the member does not comply within ten (10) days, their vehicle will be tagged again and referred to the cooperative attorney.
- H. All members and guests shall recognize and comply with universally accepted rules of the road and the ten (10) MPH speed limit while on property.
- I. Operation of vehicles on property shall at all times be restricted to the streets and parking areas. Parking or driving is not permitted on the grass, sidewalks, or in any manner that will interfere with the proper flow of traffic or snow removal. Vehicles in violation may be tagged. In addition, violation of this rule will result in a charge against member responsible.

North Brighton Townhouses, Inc.
September 13, 2022
Board Meeting

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

Board member absent: None

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 6:05 p.m.

Member has a vehicle with expired tags and asked for a 90 day extension. Board denied the request.

Legal action

Brad reviewed the attorney status report.

One complaint filed. Court hearings for 4 members on Sept 19th.

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 August board meeting.

Treasurer's report

Heather reviewed the financials for August and found all to be in order.

Installation permits

Selma reported that 4 alteration/installation requests had been submitted and approved.

Office report

Elizabeth presented the office report.

There have been 48 exterminations and zero move-in. There is 1 membership for sale, 3 bedroom. Currently working off the waitlist.

Maintenance update

Les gave the maintenance report.

1 rehab underway.

Working on annual inspection work orders.

Caulking around back doors

Painted yellow poles

Trimmed trees away from the buildings

Managing agent summary

Mike Lauer presented the managing agent's report.

Zero application has been approved.

Zero final statement was completed.

In June, Tailor Made processed \$216,652.02 in accounts payable. Financial reports were delivered to the board.

Good Neighbor

Alfredo Arencibia was recognized as the Good Neighbor of the Month for September.

Homeland Security

Kevin Estrada and Brian Deaver were present to answer questions.

Homeland Security began patrolling the property on July 1.

The telephone number for dispatch is 816.802.8020.

Door prize

Sam Arnold won the drawing for a \$25 gift card.

Willia opened the floor to member comments

Several members had concerns about a single unit disturbing the entire neighborhood. The attorney is working on it.

The open session ended at 7:35 p.m.

Respectfully submitted,

Mike Lauer

Tailor Made Property Services Inc.

October's Board Meeting will be closed.

Maintenance Emergencies

- * We have had quite a few members calling the emergency maintenance number during business hours. The maintenance department is available for repairs for all members. Please call the office between 8:00 a.m. and 5:00 p.m. to request a maintenance call. Please only call the emergency maintenance if you cannot get ahold of the office during business hours.
- * It is okay to call the after hours maintenance line for the following:
 1. Office phones are down, and after multiple tries, you cannot get through.
 2. Office is closed for lunch and you are locked out.
 3. Office is closed and you have a plumbing emergency (Ex: major water leak, flooding, etc.)
- * Listed below the guidelines for After hours Maintenance Emergencies:

Section 3.1 Emergencies

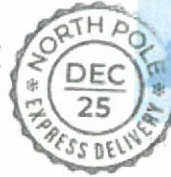
After-hours emergency number to contact maintenance is (913) 894-3456 and is to be called for conditions defined as follows:

- A. Furnace not working in winter.
- B. Air conditioner not working, when it creates a health menace to member or the household, or outside temperature exceeds 90 degrees F.
- C. Commodes in one-bedroom units inoperable.
- D. Hot water tank inoperable.
- E. Electrical or plumbing problems that cannot wait until next business day.
- F. Sewer back-up.
- G. Lock-outs (see Section 3.2).
- H. Broken windows (not merely cracked), under severe weather conditions or extreme circumstances.
- I. Refrigerator stops working.
- J. Garbage disposals stopped up after 5 p.m. on Friday or before 5 p.m. on Sunday (if after 5 p.m. on Sunday, please wait and call the office on Monday).

FROM

Santa Claus

SPECIAL
DELIVERY



Save The Date!



Santa's Coming to NBT!

Where: NBT Clubhouse

When: Saturday,
December 10th, 2022

Time: 2pm - 4pm

Senior Tea

Annual Senior Tea

Thursday, December 15th, 2022

2:00 pm to ?

Open to All North Brighton Seniors

Bring One Dozen Cookies to Share

OFFICE NEWS

Things to know:

- ✘ **Work orders:** If you have a work order request, emergency or not, Call the office for maintenance. Do not call the Emergency Maintenance line during business hours!
- ✘ **To help prevent theft:** Lock your doors when you exit your vehicle. Do not leave any personal belongings in your vehicle. Leave your front porch light on at night. Check and double check your vehicle doors are locked, as well as your front door.



PLEASE WATCH OUT FOR
CHILDREN
TRICK-OR-TREATING ON
HALLOWEEN NIGHT.



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

Classifieds

Missouri Licensed Notary

\$10.00

Call Shejana: (816) 277-4380

MOWER

Sarah Mitchell — 816-694-0010

please leave a message if no answer

Maintenance Reminders

- ◆ As it gets cooler outside, the outside faucet should be turned off at first frost.
Procedure: Shut off water underneath your kitchen sink (some are located in utility closet). Disconnect the water hose, open the faucet valve outside. Allow faucet to drain then leave the faucet on. If this is not done, it can freeze and burst the pipe inside the wall. The member will be responsible for repair!

If you need assistance with the water shut off procedure, please call the office for a work order and maintenance will come out.

- ◆ Make sure to call in work orders as soon as possible to prevent any sort of damage.
- ◆ **Toys:** When not in use, all toys, bikes, etc, are to be put in your fenced in backyard, or up as close to the back of the building as possible. Do not leave them laying out in the front yard.

With the winter season approaching, make sure you are not parking over the curb. Parking over the curb could impede snow removal.

Section 1.9 Vehicles

- J. Members, any person of the member's household, a guest or any person under the member's control are required to park so that their vehicles do not extend over the sidewalks. Should a vehicle extend over the sidewalk during snow removal, the member will be charged. Vehicles parked in No Parking zones that impede snow removal will be towed at the owner's expense without warning.



October 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 <u>Carrying Charges Due</u>
2	3	4	5 SOS Pest	6	7	8
9	10	11 Closed BOD MTG <u>Late Fee's Applied</u>	12	13	14	15
16	17	18 Bed Bug Inspections	19 SOS Pest	20 Senior Lunch 11:30 - ??	21 <u>Attorney Referral</u>	22
23	24	25	26	27	28	29
30	31 	<p>Trick or Treat! Give me something best to eat! Give me candy, give me cake! Give me something sweet to take!</p>				