

The Brightoneer

December 2022

Maintenance Emergency
913-894-3456
North Brighton Security
816-802-8020
Non-Emergency Police
816-413-3400

Santa Visit
12/10/22
NOON - 2pm

Senior Tea
12/15/22
11:30 - ?

2023
Rate Increase
Page 5



North Brighton Townhouses, Inc.
5057 N.E 37th Street Kansas City, MO 64117
816-454-2500 www.northbrighton.com

Good Neighbor Award

Scott Watkins

Nominated by Luana McGinnis

Luana wrote: I'm nominating Scott because he & David helped keep my backyard neat & comfortable by helping install an umbrella. They also provided the base for it. Scott was diligent in tackling the persistent weeds in my yard. They are really good neighbors & friends!

Recipients of the Good Neighbor Award 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.



November's Good Neighbor Winner

Pictured is
Good Neighbor winners
Kristopher & Felicia Jones

Annual Senior Tea & Sandwiches



Come Join the
Fun & Make
a Craft

Thursday
December 15th
11:30am—?

Don't Forget to bring a Dozen Cookies to Share

Santa is coming to the Clubhouse!

December 10th, 2022

Saturday

NOON—2:00pm



- * **Talk to Santa Claus**
- * **Bring Your Cameras**

* **Goody Bags will be Given Out**

☆ NBT will not be taking pictures this year.



Be fire smart

with electricity in your home.

45, 

There are approximately **45,000** home electrical fires each year.



Half of all home electrical fires involve home wiring or lighting equipment.



Home electrical fire deaths peak between midnight and 8 a.m.



Peak months for electrical fire deaths are

November through March.

Plug only 1 heat-producing appliance (like a coffee maker, space heater or microwave) directly into a wall outlet at a time.



Never use an extension cord with a heat-producing appliance.

Extension cords should only be used temporarily. Have an electrician install additional wall outlets where you need them.



Carrying Charges will increase \$12.00 in 2023

New Rate Effective January 1, 2023	OLD AMOUNT	NEW AMOUNT
1 Bedroom - Lower Middle	\$506.00	\$518.00
1 Bedroom - Lower End	\$509.00	\$521.00
1 Bedroom - Upper Middle	\$510.00	\$522.00
1 Bedroom - Upper End	\$513.00	\$525.00
2 Bedroom - Middle	\$522.00	\$534.00
2 Bedroom - End	\$525.00	\$537.00
3 Bedroom - Middle	\$532.00	\$544.00
3 Bedroom - End	\$535.00	\$547.00
4 Bedroom - All Middle	\$542.00	\$554.00
Increase Effective January 1, 2023		

If you are set up on auto pay through the portal or office, please set up the new auto pay amount for 2023.

**If you have signed a financial agreement to pay off a service request, you need to add this increase to your monthly payment.*

Rent will increase \$17.00 in 2023

New Rate Effective January 1, 2023	OLD AMOUNT	NEW AMOUNT
1 Bedroom Rental	\$554.00	\$571.00
1 Bedroom Rental With Pet Fee	\$579.00	\$596.00
Increase Effective January 1, 2023		

North Brighton Townhouses, Inc.
November 8, 2022
Board Meeting

NEWSLETTER MINUTES

Board members present: Willia Bailey, president; Sheila Johnson, first vice president; Maelynn Shelton, second vice president; and Selma Irely, secretary

Board member absent: Heather Tharp, treasurer

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

Staff absent: Elizabeth Tharp, on-site manager

Also attending: Mike Lauer, regional manager for Tailor Made Property Services

The board convened at 5 p.m.

Open Session

Kevin Estrada of Homeland Security joined the meeting at 7 p.m. Seven members signed in.

Willia welcomed all and called the session to order.

Minutes

The board approved the minutes of the October board meeting.

Treasurer's report

Willia reported that Heather Tharp had reviewed the financials for October and found all to be in order.

Installation permits

Selma reported that one alteration/installation request had been submitted and approved.

Office report

Tonilynn presented the office report.

There have been 41 exterminations and one membership is for sale, a two-bedroom unit.

Maintenance update

Les gave the maintenance report.

Rehabs are up to date and furnace filters have all been replaced.

A new snowplow is ready and maintenance has stocked 100 bags of ice melt and 50 bags of rock salt.

Tree work is scheduled for later this month.

Managing agent summary

Mike reported for Tailor Made Property Services.

Processed in accounts payable for October was \$187,411.71.

Financial reports were delivered to the board.

Good Neighbor

Kristopher and Felicia Jones were recognized as the Good Neighbor of the Month for November.

Door prize

Pauletta Clubine won the door prize drawing. She received a \$25 gift card.

Adjournment

The meeting was adjourned at 7:30 p.m.

No December Board Meeting.



The Board of Directors recognized the staff with an appreciation lunch for the excellent service they provide throughout the year to our members.

5005 2010-01-01 2010-01-01 2010-01-01

Nominate a Neighbor

Kindness counts.

Nominate a member who exemplifies the North Brighton Townhouses spirit of cooperation through his or her thoughtful acts to help others.

One Good Neighbor is recognized every month and receives a \$25.00 gift card.

Nominees must be members in good standing. A member can receive the Good Neighbor of the Month award only one time in a 12-month period.

All information will be verified.

The Good Neighbor recognition program will continue throughout the year. When you're touched by another's kindness, please nominate that person.

Good Neighbor Nomination

Your Name: _____

Your Address: _____

Your Phone Number: _____

I nominate _____
(Please give full name of neighbor you are nominating.)

Neighbor's Address: _____

Neighbor's phone number: _____

Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter. *Please be advised that both nominee & nominator's name will be posted in Newsletter to celebrate the spirit of the good neighbor.

Explain why you are nominating this person. What has she or he done to be a good neighbor?

Revised 11/11/2022



Office News



Elections Coming Soon!

If you are interested in running for the board please submit your resumes to the office. We currently have 2 position that will be open. Please call the office if you have any questions.

If you are set up on auto pay through the portal or office, please set up the new auto pay amount for 2023 before January 1st.

SANTA'S Coming Saturday, December 15th at NOON-2pm

Classifieds

Need a Missouri Notary?

\$10.00

Call Shejana: (816) 277-4380

LET'S WORK TOGETHER!

Buying or selling a home can be a stressful process if you don't have the right real estate agent. With my background in Healthcare Finance experience, you can rely on me to get you the best possible result. Let me help you get your credit and Finance together to get you ready to buy within a year!


NASRA ABDI
REAL ESTATE AGENT

CONTACT:

✉ NASRA@REECENICHOLS.COM
☎ 816-572-2463
📍 NASRA.REECENICHOLS.COM



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Villageautosaleskc.com

Arlin Garcia
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villageautosaleskc2@gmail.com

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6631 Nieman Rd. Shawnee, KS 66203



Maintenance Reminders



Water Faucet Reminder

It's about that time...the weather is getting colder and the outside hose valve should be turned off.

The proper procedure is as follows:

Shut water off underneath your kitchen sink (or some are located in the utility closet). Disconnect the water hose, open the faucet valve outside.

Allow the faucet to drain completely, then leave the faucet on.

If this is not done, it can freeze and burst the pipe inside the wall and member will be responsible for the repair.

★ *If you need assistance call the office.*

Snow Removal Section 1.9 Vehicles, J

With the winter season approaching, make sure you are **not parking over the curb.**

Parking over the curb could impede snow removal.

Please remember that 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.

Members could be charged. Vehicles parked in no parking zones could be towed at the owner's expense without warning.



Please remove all items from front stoops and steps.
This makes snow removal much easier.

December 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>Rate Increase, page 5. Please set up the new auto pay amount for 2023.</p> <p><u>NO Pest Exterminations</u> in the month of December. Will be back in January.</p>				1 Carrying Charges Due	2	3
4	5	6	7	8	9	10 Santa Visit NOON-2pm 
11 Late Fees Applied	12	13 No Board Meeting	14	15 Senior Tea 11:30-?	16	17
18	19	20	21 Attorney Referrals	22	23 Office & Maintenance Closed	24 Christmas Eve
25 Christmas Day	26 Office & Maintenance Closed	27	28	29	30	31  New Year's Eve