

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

The Brightoneer

FEBRUARY

2023

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

PRESIDENT'S DAY
FEBRUARY 20, 2023
OFFICE &
MAINTENANCE
WILL BE CLOSED



Good Neighbor Award

Thomas Kern

Nominated by Jewlie Brown

She wrote: "Tom came to help me last November. I must have had low blood sugar and almost fainted. He got me a drink and something to eat. Thank you for being such a good neighbor."

The Board of Directors will recognize Thomas at the board meeting on the 14th of February. 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.

Board Meeting
February 14
7:00pm

Elections March 12, 2023

If you are interested in running for the board, Please submit your resume to the office by the 15th of this month to have it in next month's newsletter!

There is currently 2 positions available.

Senior Luncheon

3rd Thursday

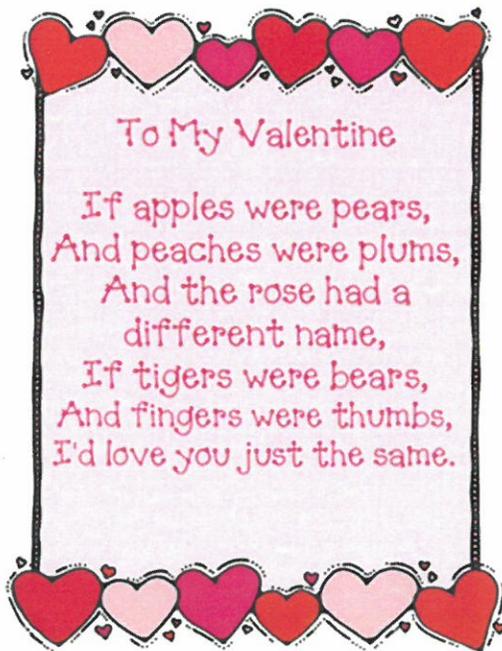
February 16th

11:30 am to ?

Lunch Provided

Open To All Seniors of NBT

RSVP: Office 816-454-2500



Office NEWS

Bed bug inspections will only be once this year. Letters were sent out last month with your unit number and building number: Below is a list of the inspection dates per each grouping of buildings:

Bldgs: 2, 3, 4, 5, 6, 7, 8, 9, 10, & 16:
March 21, 2023

Bldgs: 11, 12, 13, 14, 15, 17, 18, 19, & 20 (not 16):
April 18, 2023

Bldgs: 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39:
May 16, 2023

Bldgs: 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, & 41, (not 39):
June 20, 2023

Reminder notices will be posted one week before and the day before the inspection. If you do not get a reminder notice your unit is not being inspected.



Save The Date:
Annual Meeting
Sunday, March 12, 2023
2:00 pm

Maintenance Reminders

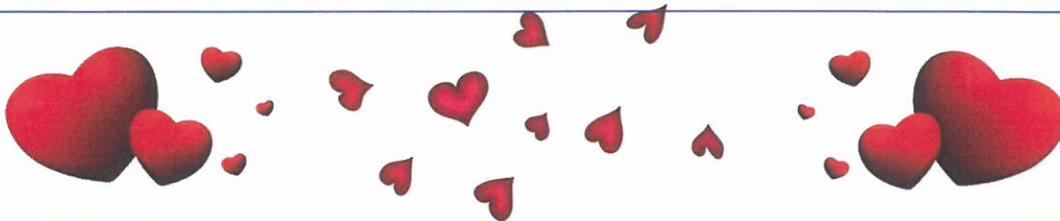
Snow Removal Section 1.9 Vehicles, J

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 your front stoop and steps. Items left on the stoops & steps interfere with snow removal.



Please make certain that all of your trash goes into the dumpster. If your children are too small to open the door please assist them. Help keep YOUR property Beautiful!!!

ANNUAL MEETING

Our Annual Meeting this year will be outside again. We will have a large tent with sides to block the wind. Audio sound system and speakers will be provided.

Board of Directors Election!

Date: March 12th, 2023

Time: 2:00pm

Location: Across from the office between end units 5187 & 5189



If you can't make it, please complete your proxy and give it to an attending neighbor!

DOOR PRIZES!

YOU could win a month of free Carrying Charges for just attending the Election!!

First Place: One month free Carrying Charge!

Second Place: \$50.00 cash!

Third Place: \$50.00 cash!

Sheila D. Johnson
4947 NE 37th Street
Kansas City, MO 64117



Personal Data: *I was born in 1959, So I'm old. My husband Kevin & I moved in to North Brighton a little over 42 years ago. We have 3 children, all grown now. All were raised here in the complex. We plan to live here as long as possible.*

Education: *North Kansas City High School—Class of 1977 (I told you I was old!) and a lot of life.*

Qualifications: *I have been on the board previously for 26 years. I learned a considerable amount of things during my time on the board. At this point, I've been with the State of Missouri for 16 years. Before the State, I worked for a group of doctors for 10 years, and before that, I stayed home and raised our kids. Which North Brighton allowed me to do.*

Reason for Candidacy: *I feel I can contribute something useful to the board and want to continue to do all I can to make North Brighton an affordable and great place to live.*

Thank you for your consideration.

Sheila Johnson
A handwritten signature in black ink that reads "Sheila Johnson". The signature is written in a cursive style with a large, prominent "S" and "J".

North Brighton Townhouses, Inc.
January 10, 2023
Board Meeting

N E W S L E T T E R M I N U T E S

Board members present: Willia Bailey, president; Maelynn Shelton, second vice president; Selma Irely, secretary; and Heather Tharp, treasurer

Board member absent: Sheila Johnson, first vice president

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

The board convened at 5 p.m.

Open Session

Kevin Estrada and another officer of Homeland Security joined the meeting at 7 p.m. Five members signed in.

Willia welcomed all and called the session to order.

Minutes

The board approved the minutes of the November board meeting.

Treasurer's report

Heather reported that she had reviewed the financials for November and December and found all to be in order.

Installation permits

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

Office report

Elizabeth presented the office report.

There have been 32 exterminations in the last 30 days and three move-ins. One membership is for sale, a three-bedroom unit.

Annual bed bug inspection notices have been sent to all members.

Maintenance update

Les gave the maintenance report.

Four rehabs are underway.

Two large ash trees were removed due to the emerald ash borer. Several other trees have been trimmed.

The vinyl flooring installed during the renovations has been discontinued. Other options are being explored.

Managing agent summary

Mike reported for Tailor Made Property Services.

Three applications were approved and two final statements are pending.

Processed in accounts payable for November was \$200,888.43 and for December, \$231,193.58.

Financial reports were delivered to the board.

Good Neighbors

Scott Watkins was recognized as the Good Neighbor for December and Phil Gravino, the Good Neighbor for January.

Door prize

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

The open session ended at 7:20 p.m. The board met in closed session and the meeting adjourned at 7:45 p.m.

Next Board Meeting
Tuesday, February 14, 2023
Doors will open at 7:00pm

The annual meeting will be Sunday, March 12.
There will be no meeting on Tuesday, March 14.

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		

Classifieds



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

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

Anyone interested in specialty yarns
(Sashay etc.) Cheap!
Call: 816-756-7325



it's COOKIE TIME

Girl Scout Cookie Season Again!

My name is Kara and if you are craving some Girl Scout Cookies, please call 816-698-9634 and leave a message and I will deliver them to you. \$6.00 per box.

Thank You for supporting my troop!

Throw kindness around like confetti!



FEBRUARY 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Carrying Charges Due SOS Pest	2 Groundhog Day	3	4
5	6	7	8	9	10	11 Late Fees Applied
12	13	14 Board Meeting Doors Open at 7pm SOS Pest	15	16 Senior Luncheon 11:30	17	18
19	20 Office & Maintenance Closed HAPPY PRESIDENTS DAY!	21 Attorney Referrals	22	23	24	25
26	27	28	1 - March	2	3	4