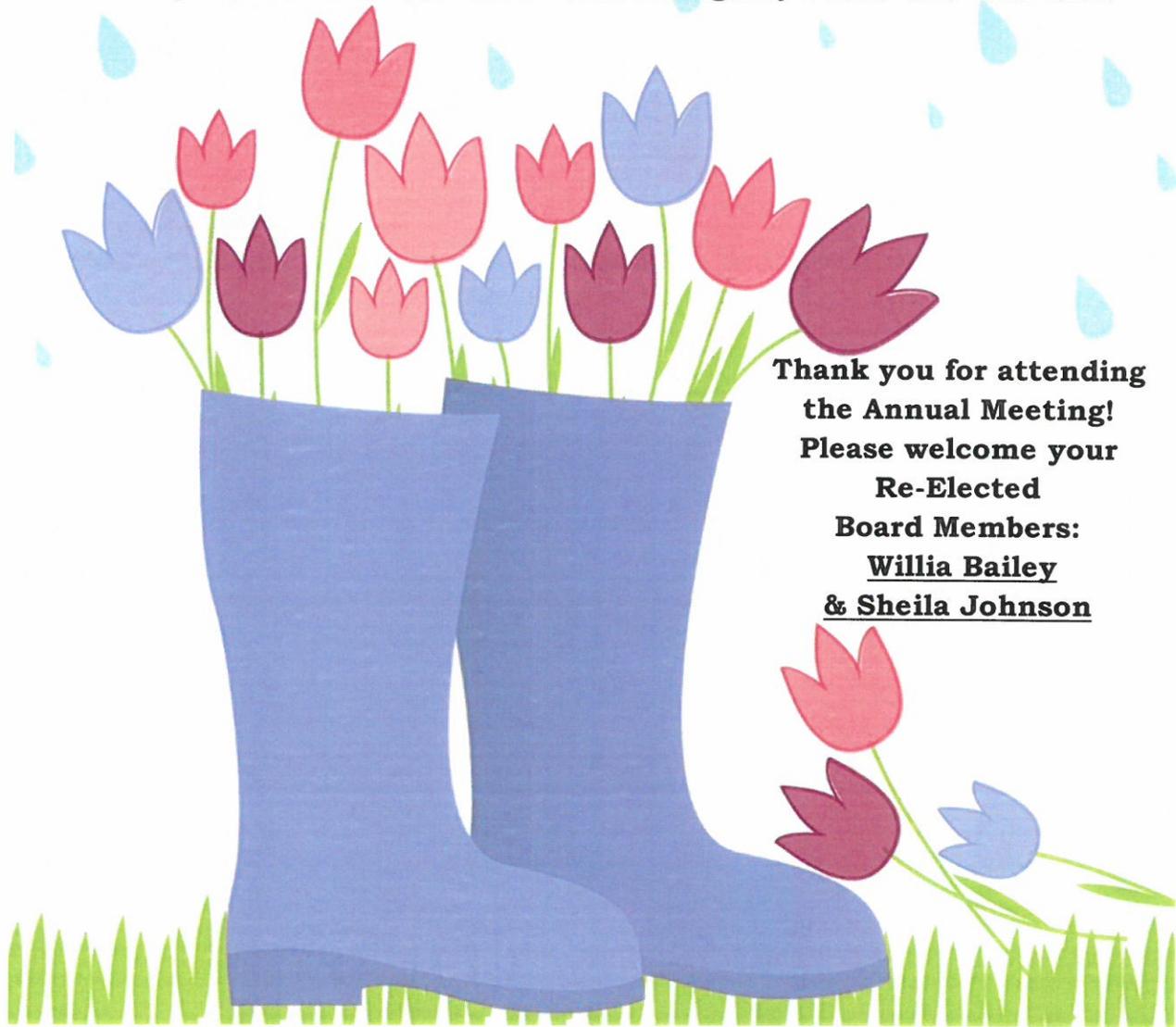


The ⁷ BrightoneeR

April 2023

North Brighton Townhouses, Inc. 5057 N.E. 37th Street, KCMO 64117
Office Phone: 816-454-2500 Maintenance Emergency: 913-894-3456
Security Number: 816-802-8020 Non-Emergency Police: 816-413-3400



**Thank you for attending
the Annual Meeting!
Please welcome your
Re-Elected
Board Members:
Willia Bailey
& Sheila Johnson**

Good Neighbor Award

Damian Villa

Nominated by Maelynn Shelton

She wrote: "I had a package delivered, Damian knocked on my door to let me know that I had a packaged delivered.

He wanted to make sure that it didn't get stolen.

Thank you very much for looking out for me!"

The Board of Directors will recognize Damian at the Board Meeting on the 11th of April. 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.

Forms available in the office.



Good Neighbor Winner

March's Good Neighbor Winners

Paul & Julie Sanchez

Pictured: Julie Sanchez with Scott Tingey



Senior Luncheon

3rd Thursday

April 20, 2023

11:30 am to ?

*R.S.V.P.
Today!*

**Call the office:
816-454-2500**



Annual Meeting 2023



Congrats to our winners!



Anne Marie Jones

Free Month of
Carrying Charges!



Erin Kern

\$50.00 Cash!



Denise Miller

\$50.00 Cash!



Stephen Stotts

\$25.00 QuikTrip
Gift Card!



**We had such a great
turn out for our 2023**



Thank you for attending!

Your 2023 Board Members:

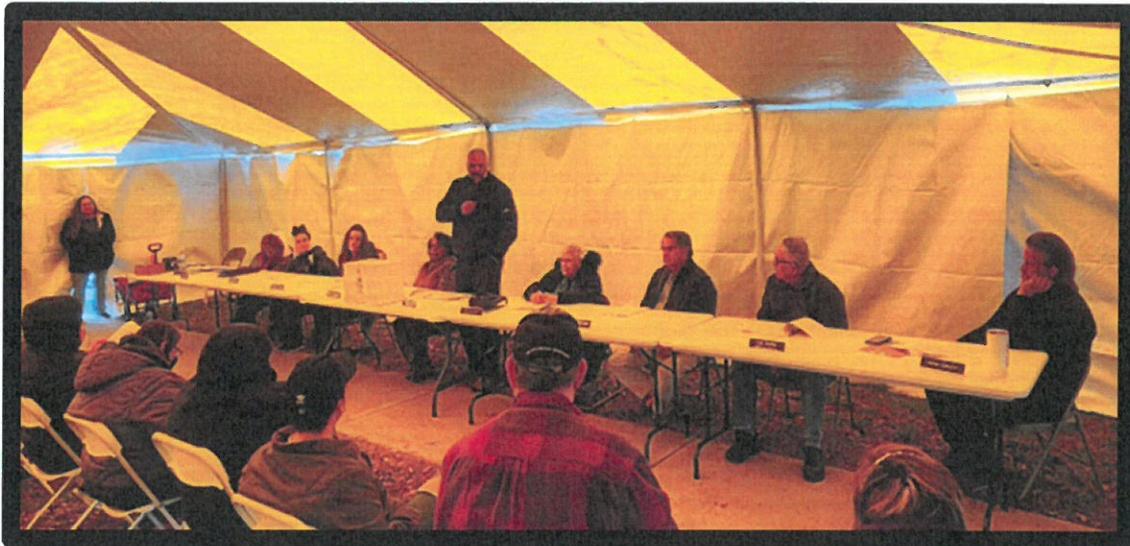
Willia Bailey, President

Sheila Johnson, First Vice President

Maelynn Shelton, Second Vice President

Heather Tharp, Treasurer

Selma Irely, Secretary



North Brighton Townhouses, Inc.
March 12, 2023
Annual Meeting

NEWSLETTER MINUTES

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

Board member absent: Sheila Johnson, first vice president

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

Also attending: Mike Lauer, regional manager for Tailor Made Property Services; and Brad Constance, cooperative attorney

Willia Bailey, president, welcomed members and confirmed with Elizabeth Tharp that a quorum had been met. Sixty-one members were present in person and 17 by proxy.

Willia called the meeting to order at 2:14 p.m.

Willia referred to the February 24, 2023, letter about the annual meeting and election mailed to all member households as proof of notice.

Minutes of the March 13, 2022, annual meeting were approved.

Elizabeth gave the office report. In 2022, there were 10 move-outs, nine move-ins and six transfers. Five move-ins were member referrals.

Currently, no memberships are for sale.

Les gave the maintenance report. In 2022, 10 rehabs and 1,800 work orders were completed. Costs of supplies are still going up.

Firewalls will be repaired and painted this year. Grounds will be cleaned up soon.

A winter without much snow has left North Brighton with four pallets of ice melt and rock salt to store.

Mike gave the managing agent's report. He reviewed handouts distributed earlier that show the breakdown of how carrying charges are spent. North Brighton reserves are \$3,604,640.

Jack Coons, Judy James and Denise Miller volunteered to serve as election inspectors.

Willia announced that there were two three-year positions open on the board. The candidates are Sheila Johnson and Willia Bailey.

Willia asked for nominations from the floor. There were none. Members voted to close the nominations and to vote by acclamation for Sheila Johnson and Willia Bailey. Sheila and Willia were elected.

Paul and Julie Sanchez were recognized as the Good Neighbor of the Month for March.

Door prizes were drawn. Anne Marie Jones won a month's free carrying charges. Denise Miller and Erin Kern won \$50 cash prizes each. Steve Stotts won a \$25 gift card.

The annual meeting ended at 2:41 p.m.

The board met in closed session. The meeting was adjourned at 3:25 p.m.

April's Board Meeting - 04/11/2023 - 7pm

Office News

Please make sure you are locking your car. Recently there has been people going through the property, checking cars.



LOCK ME UP!



This is the thieves car.

* 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



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

**Let's take pride in the appearance of our shared space
by picking up your trash.**

As a responsible member of our community, it is important that we take initiative to keep our surroundings clean & beautiful. One of the easiest ways to do this is by picking up your trash.

By taking the time to clean up after ourselves, and others, we not only contribute to a more aesthetically pleasing environment, but we also set an example for others to follow.

Spring Clean Up on Pg 10.

Inspection Date for Bed Bugs

Below is a list of the inspection dates per building group:

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

Inspection date: Tuesday, April 18, 2023

**If you do not get a reminder notice,
your unit is not being inspected.**

Mower's Wanted!

If you are interested in being a mower and would like your name listed in the Brightoneer, you will need to submit a written request to the office. Please include your name and phone number.



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 place a substantial border around any flowers or plants that you do not want mowed down.
(A substantial 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.

For a FREE program designed to:

- 1.** Teach parents about Missouri's Graduated Driver License (GDL) law
- 2.** Provide them with the tools they need to monitor, coach and support their new teen driver.



preparing new drivers for the road ahead

GDL Coaches: KCPD Officers
Allyn Workman, First Impact Health Educator
Questions: (314) 302-4542

Date	Time	Location	Registration
March 31	6 p.m.-7:30 p.m.	KCPD SPD Annex Community Room 9701 Marion Park Drive Kansas City, MO 64137	
April 1	9 a.m. - 10:30 a.m.	KCPD EPD Community Room 2640 Prospect Avenue Kansas City, MO 64127	
April 1	1 p.m. - 2:30 p.m.	KC Regional Police Academy 6885 NE Pleasant Valley Road Kansas City, MO 64119	

Did you know....?

The following statistics are in the slide presentation. They are from 2020 which is the most current that we have from MSHP.

- **597** teens were **killed or seriously injured** in crashes.
- **49%** of teen fatalities (15-19) involved a speeding driver or a teen driving too fast for conditions.
- Cellphone users and/or distracted drivers contributed to **12%** of crashes (this number is vastly underreported).
- Between 2011-2020, **643** teen drivers and passengers (15-19) were killed with **75%** of these teens being unbuckled.
- Drivers aged 16-19 make up **5.3%** of all licensed drivers. However, they were involved in nearly **15%** of all crashes.



April

2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>"SPRING IS APRIL'S WAY OF SAYING, LET'S BLOOM."</p>						<p>1 Carrying Charges Due</p> <p>April Fool's day</p>
2	3	4	5	6	7	8
			SOS Pest			
9	10	11	12	13	14	15
<p>HAPPY EASTER</p>		<p>Late Fee's Applied</p> <p>BOD MTG 7 p.m.</p>				
16	17	18	19	20	21	22
		<p>TAX DAY</p> <p>Bed Bug Inspection</p>	SOS Pest	<p>Senior Luncheon 11:30-?</p>	Attorney Referrals	
23	24	25	26	27	28	29
30						