

The Brightoneer

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

July 2023

**Please keep your
dog(s) on a leash.**

**Fireworks are
Illegal by
Kansas City, MO
city ordinance.**

Office Phone: 816.454.2500
Security Number: 816.802.8020

Maintenance Emergency: 913.894.3456
Non-Emergency Police: 816.234.5111

Website: www.northbrighton.com

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July's Good Neighbor Winner

Brittany McCurley

Nominated by Deborah Wiegand

Deborah wrote: "I put in a vacation hold at the post office. Luckily for me, Brittany looks out for her neighbors. She picked up my mail when it failed to be held!"

"Thanks Brittany!"

The Board of Directors will recognize Brittany at the board meeting on the 11th of July at 7:00 pm. As a recipient of the Good Neighbor Award, Brittany will receive a \$25 gift card.

Good Neighbor Nomination forms are available in the office.

June's Good Neighbor
Erin Kern



Nominated by
Deborah McCurley



Thank you all
for the donations!
My troop earned
our Bronze Award.

Girl Scout, Kaylee

Senior Luncheon July 20, 2023

3rd Thursday 11:30 am -?



Please call by July 17th for a head count. Thank you!

816-454-2500



North Brighton Townhouses, Inc

June 13, 2023

Board Meeting

NEWSLETTER MINUTES

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

Staff present: Elizabeth Tharp, on-site manager, and Les Dudrey, maintenance superintendent

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

The board convened at 5:30 p.m

Open Session

Ten members signed in. Willia welcomed all and called the session to order at 7 p.m.

Minutes

The board approved the minutes of the May board meeting.

Treasurer's report

Heather reported that she had 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 41 exterminations in the last 30 days and two move-ins.

A three-bedroom membership is for sale.

Maintenance update

Les gave the maintenance report.

Five rehabs are underway.

A new type of storm door is being installed. It is easier to get and to install, better built and cheaper.

R22 for air conditioners now costs \$1,300 for a 30-pound jug.

Managing agent summary

Mike reported for Tailor Made Property Services.

Three applications have been approved.

One final statement was completed.

Processed in accounts payable for May was \$196,957.42.

Financial reports were delivered to the board.

Good Neighbor

Erin Kern was recognized as the Good Neighbor for June.

Door prize

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

Board Meeting

July 11th, 2023

Doors open at 7:00 pm



Office News

**Office & Maintenance will be closed
Tuesday, July 4th, 2023
in observance of Independence Day.**

- Please help us detour any acts of theft by keeping your porch lights on at night.
- All dogs should be on a leash when outside. A short/retractable leash with a harness is best.
- Foxes have been seen rooming the property, so keep an eye on your small animals when outside.



“Rules We Live By”

Section 4.4 Combustibles

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

Section 4.6 Improvements to Unit

- A. 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.



North Brighton Townhouses, Inc.

Installation / Alteration Permit

Please Note: Alteration permits expire after ninety days. If work has not been completed, a new alteration permit must be submitted.

Application:

I hereby apply for permission to institute the following change and/or addition in or around my townhouse:

Work to be performed by: _____

Actual cost and true value of the work: _____

I understand that North Brighton Townhouses, Inc. is not responsible for care, upkeep or replacement of my improvement due to any acts of God, sewer back up, roof leak, foundation seepage, fire, etc.

Signature

Name	Unit Address	Date

Permit

This permit requested above is hereby (granted) (denied), subject to inspection and installation.

This permit is subject to all requirements of the By-Laws, Occupancy Agreement and other applicable regulations.

Date

Cooperative Representative

***Please call the office when work has been completed for Maintenance to check.

Inspected and approved by _____ on (date) _____



Maintenance Reminders

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Place all trash, boxes & bags inside the dumpster.

No one (adults or children) should ever be inside a dumpster.

Dispose of cigarette butts in a proper container, not in the yard or parking lot.

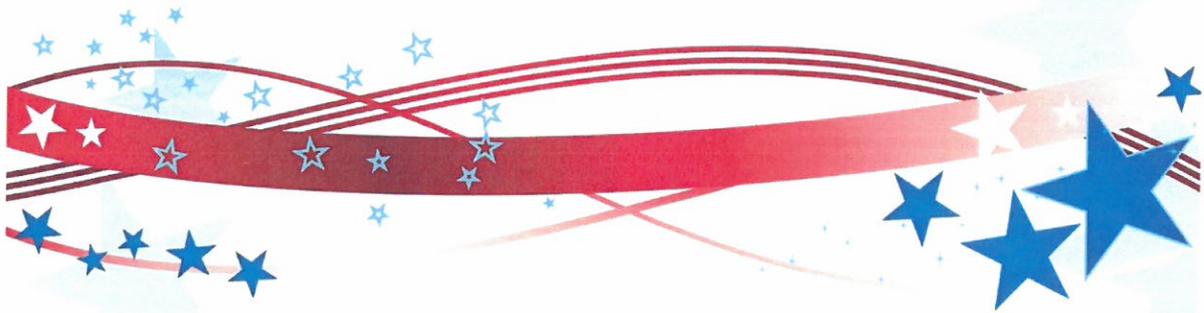
Air Conditioners — After you call it in & if it has ice on the outside unit turn it off. This will help shorten the time to get it up & running.

Wasps & Moles are our #1 pests this summer.

You can call in a work order and we can try to treat.

For wasps, please look for a nest or where they are going into and we will spray.

For moles, we have some poisonous peanut. We would drop them down a hole. (Not safe for pets).



We have had several buildings experience sewer back-ups.
Please inform your household and visitors that
only toilet paper should go down the toilet.

Please Do Not

FLUSH

GIRLY THINGS

(Sanitary Napkins, Tampons, Plastic Applicators)

PAPER TOWELS

USED DIAPERS

FACIAL TISSUES & Q-TIPS

DISPOSABLE WIPES

(even if it says ("Flushable"))

GREASE

HOPES & DREAMS

Classifieds

Lawn Mower 2023

Tonilynn 816-819-7623

Call or Text

Will respond after
5pm on weekdays.



HOUSE CLEANING

Need some extra help with cleaning
and organizing? Reasonable prices!
References upon request.

Call Debra at 816-299-9797



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

Matching Hutch & Table with 4 Chairs

Good Condition.

Come see to appreciate.

Asking \$500

Text: 816-437-4117 if interested





2023 July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<i>Happy Fourth of July!</i>					1 Carrying Charges Due
2	3	4 	5 SOS Pest	6	7	8
9	10	11 BOD MTG 7pm Late Fees	12	13	14	15
16	17	18	19 SOS Pest	20 Senior Lunch 11:30	21 Attorney Referrals	22
23	24	25	26	27	28	29
30	31	<div style="border: 1px solid black; padding: 5px; background-color: #e0f0ff;"> <p>Maintenance & Office will be closed July 4th in observance of Independence Day.</p> </div>				

Grilling Safety

There's nothing like outdoor grilling. It's one of the most popular ways to cook food. But, a grill placed too close to anything that can burn is a fire hazard. They can be very hot, causing burn injuries. Follow these simple tips and you will be on the way to safe grilling.

SAFETY TIPS

- » Propane and charcoal BBQ grills should only be used outdoors.
- » The grill should be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- » Keep children and pets at least three feet away from the grill area.
- » Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- » Never leave your grill unattended.
- » Always make sure your gas grill lid is open before lighting it.

CHARCOAL GRILLS

- » There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- » If you use a starter fluid, use only charcoal starter fluid. Never add charcoal fluid or any other flammable liquids to the fire.
- » Keep charcoal fluid out of the reach of children and away from heat sources.
- » There are also electric charcoal starters, which do not use fire. Be sure to use an extension cord for outdoor use.
- » When you are finished grilling, let the coals completely cool before disposing in a metal container.

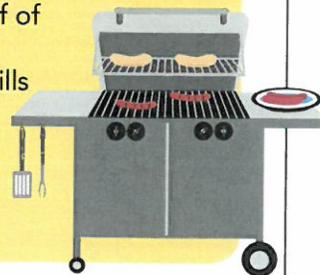
PROPANE Grills

Check the gas tank hose for leaks before using it for the first time each year. Apply a light soap and water solution to the hose. A propane leak will release bubbles. If your grill has a gas leak, by smell or the soapy bubble test, and there is no flame, turn off both the gas tank and the grill. If the leak stops, get the grill serviced by a professional before using it again. If the leak does not stop, call the fire department. **If you smell gas while cooking, immediately get away from the grill and call the fire department.** Do not move the grill.

If the flame **goes out**, turn the grill and gas off and wait at least **5 minutes** before re-lighting it.

FACTS

- ❗ July is the peak month for grill fires.
- ❗ Roughly half of the injuries involving grills are thermal burns.



**NATIONAL FIRE
PROTECTION ASSOCIATION**
The leading information and knowledge resource
on fire, electrical and related hazards

Your Logo

GRILLING STATISTICS

from **NFPA**



10,600 home fires are started by grills each year, on average

July is the peak month for grill fires, followed by June, May, and August



19,700

patients went to the ER per year because of injuries involving grills, including

9,500 thermal burns



64% of U.S. households own at least one outdoor BBQ, grill or smoker

Gas grills contribute to a higher numbers of fires than charcoal grills.



of households own a gas grill

