

The BrightoneR

December 2023



North Brighton Townhouses, Inc.
5057 N.E. 37th St., KCMO 64117
816-454-2500

Maintenance Emergency
913-894-3456

North Brighton Security
816-802-8020

Non-Emergency Police
816-234-5111

Good Neighbor Award

Joshua Nelson

Nominated by Donna Minter

Donna wrote: On May 26th, Joshua saw my car being stolen. This new neighbor, who I had not even met, called the police report the theft. He chose to be a "Good Neighbor" to someone he didn't know.

I really appreciate what Joshua did for me. Joshua and his wife are a great asset to our community!

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
"Hanny Boza"

NOMINATED BY
MALYNN SHELTON



No Senior Lunch or Tea in December
If you would like to visit on
Saturday, December 9, 2023 at 2:00-?
Please call the office if you can attend: 816-454-2500

Santa is coming to the Clubhouse!

December 9th, 2023
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.



committees

The Board would like to know if anyone is interested in starting a committee here at North Brighton Townhouses?

Committees are an integral part of successful organizations. Their purpose include: supplementing the work of the board and staff, engaging members and developing leaders.

Example of past committees are:

- Neighborhood Watch
- Event Activities
(Fall Festival, Easter Egg Hunt, etc.)
- Parking
- Garden
- Grounds



Save the date!

ANNUAL MEETING

March 10, 2024 2:00 p.m.

Two Positions Open

Attendees Are Entered Into A Drawing For:
One Month's Free Carrying Charge or Cash Prizes

—You Must Be Present To Win—

Carrying Charges will increase \$15.00 in 2024

New Rate Effective January 1, 2024	OLD AMOUNT	NEW AMOUNT
1 Bedroom - Lower Middle	\$518.00	\$533.00
1 Bedroom - Lower End	\$521.00	\$536.00
1 Bedroom - Upper Middle	\$522.00	\$537.00
1 Bedroom - Upper End	\$525.00	\$540.00
2 Bedroom - Middle	\$534.00	\$549.00
2 Bedroom - End	\$537.00	\$552.00
3 Bedroom - Middle	\$544.00	\$559.00
3 Bedroom - End	\$547.00	\$562.00
4 Bedroom - All Middle	\$554.00	\$569.00

Increase Effective January 1, 2024

*If you are set up on auto pay through the portal or office,
please set up the new auto pay amount for 2024.*

**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 \$15.00 in 2024

New Rate Effective January 1, 2024	OLD AMOUNT	NEW AMOUNT
1 Bedroom Rental	\$571.00	\$586.00
1 Bedroom Rental With Pet Fee	\$596.00	\$611.00

Increase Effective January 1, 2024

North Brighton Townhouses, Inc
November 14, 2023
Board Meeting

NEWSLETTER MINUTES

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

Board members absent: Selma Irely, secretary, and Sheila Johnson, first vice president

Staff present: Elizabeth Tharp, on-site 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

The board convened at 5:30 p.m

Open Session

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

Minutes

The board approved the minutes of the October board meeting.

Treasurer's report

Heather reported that she has reviewed the financials for October and found all to be in order.

Installation permits

Willia reported that three alteration/installation requests have been submitted and approved.

Office report

Elizabeth presented the office report.

There have been two move-ins and 39 exterminations in the last 30 days. One two-bedroom and two three-bedroom memberships are for sale.

A letter and a petition with 94 signatures were sent to the City Plan Commission about the Brighton Parking plan.

Maintenance update

Les gave the maintenance report.

Four rehabs are underway.

Groundwork underway includes general clean-up, bush trimming, concrete repair and leaf clean-up.

Les represented North Brighton Townhouses at the Kansas City planning commission meeting about the proposed plan for the land at the northeast corner of Missouri 210 and North Brighton Avenue. The use of the land for parking was approved by the city council.

Managing agent summary

Mike reported for Tailor Made Property Services.

One application was denied.

There were two move-ins.

Processed in accounts payable for October was \$458,828.77.

Financial reports were delivered to the board.

Good Neighbor

Hanny Boza was recognized as the Good Neighbor for October.

Door prize

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

Adjournment

The open session ended at 7:10 p.m. and the meeting was adjourned.



**No December Board Meeting.
Next Board Meeting January 9, 2024.**

5005 2nd St. #202
Northampton, MA 01060

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.)

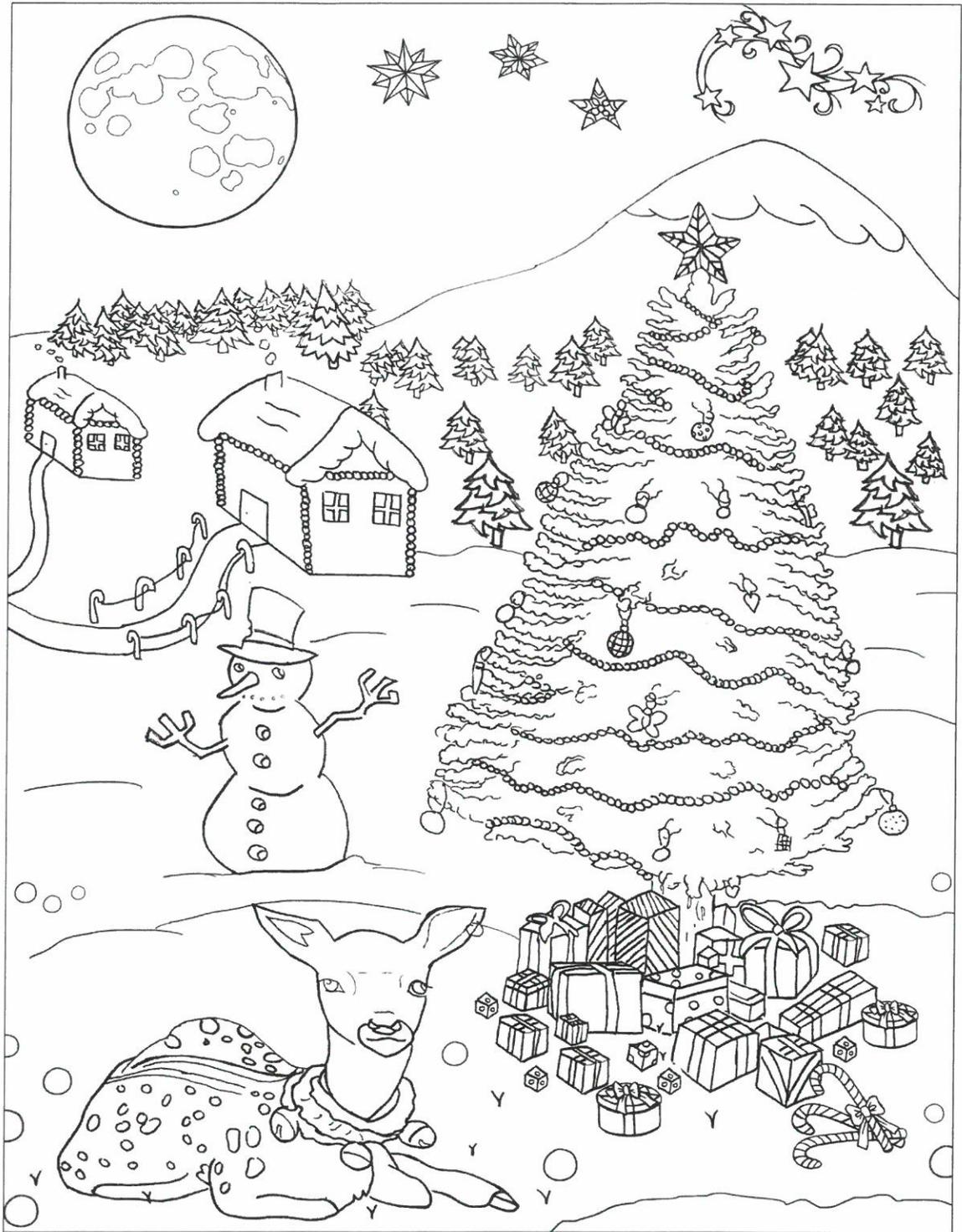
Neighbor's Address: _____

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 2024 before January 1st.

SANTA'S Coming Saturday, December 9th at NOON-2pm

Rate Increase, page 5. Please set up the new auto pay amount for 2024.

Classifieds



House Cleaning

Need some extra help 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

Happy Holidays



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.

NOVEMBER 2023

SU	MO	TU	WE	TH	FR	SA
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

2023 DECEMBER

JANUARY 2024

SU	MO	TU	WE	TH	FR	SA
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>NO Pest Exterminations in the month of December. Will be back in January.</i>					Carrying Charges Due	
					1	2
3	4	5	6	7	8	9 Santa Visit NOON-2pm Senior Visit 2pm-?
10	Late Fees Applied 11	No Board Meeting 12	13	14	15	16
17	18	19	20	Attorney Referral No Senior Lunch 21	Office & Maintenance Closed in observance of Christmas Eve 22	23
Christmas Eve 24	Christmas Day Office & Maintenance Closed 25	26	27	28	29	30
New Year's Eve 31	 Office & Maintenance Closed 1					