

The Brightoneer 2023

November



North Brighton Townhouses, Inc.
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Office Phone: 816.454.2500
Maintenance Emergency: 913.894.3456
Security Number: 816.802.8020
Non-Emergency Police: 816.234.5111
Website: www.northbrighton.com





November's Good Neighbor Winner Hanny Boza

Nominated by Maelynn Shelton

Maelynn wrote: "I am grateful & thankful for my neighbor, Hanny Boza. I was unable to drive for a week & he took me to work everyday. It was a blessing."

The Board of Directors will recognize Hanny at the board meeting on November 14th at 7:00 pm.

As a recipient of the Good Neighbor Award, They will receive a \$25 gift card.

grateful
THANKFUL
blessed

Good Neighbor Nomination forms are available in the office.

October's Good Neighbor Winner

LOUIS OELKLAUS

**NOMINATED BY
LUANA MCGINNIS**



Remember when hanging decorations or lights outside:

No drilling holes in the siding or flashing.

Join us for
Fellowship

Live
Entertainment



Senior Luncheon

November 16, 2023

3rd Thursday 11:30 am - ?

Please call 816-454-2500
by November 13th
for a head count.



Visit with
Santa!
At the Clubhouse

North Brighton Townhouses, Inc
October 10, 2023
Board Meeting

NEWSLETTER MINUTES

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

Board member absent: Selma Irey, secretary

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

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

Minutes

The board approved the minutes of the September closed board meeting.

Treasurer's report

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

Installation permits

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

Office report

Elizabeth presented the office report.

There have been 41 exterminations in the last 30 days. One three-bedroom membership is for sale.

Maintenance update

Les gave the maintenance report.
Four rehabs are underway.
The electric line to two streetlights had to be replaced.
Seven roofs are being replaced.
Smoke alarms will be checked and furnace filters changed starting this month.
The new maintenance truck has been delivered.

Managing agent summary

Mike reported for Tailor Made Property Services.
Two applications have been approved.
There were three move-ins.
Processed in accounts payable for September was \$219,814.02.
Financial reports were delivered to the board.

Good Neighbor

Louis Oelklaus was recognized as the Good Neighbor for October.

Door prize

Karen Mitchell won the door prize drawing. She received a \$25 gift card.

Adjournment

The open session ended at 7:45 p.m. and the meeting was adjourned.

Board Meeting

November 14, 2023

Doors open at 7:00 pm

No Board meeting in December



OfficeNews

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



A Member is asking for HELP!



What kind of Toys:
New
Unwrapped

Donate toys at Nextran
through 11/28/23.



IN PARTNERSHIP WITH THE LOCAL MARINE CORP

RESERVE, NEXTRAN IS EXCITED TO HOST AN

OFFICIAL TOYS FOR TOTS EVENT ON
TUESDAY, NOVEMBER 28

7:00 AM - 4:00 PM

3915 RANDOLPH ROAD · KANSAS CITY, MO 64161

Maintenance Reminders

Winter Reminders:

*Outside faucets should be turned off at the first frost.
If you need help please call the office for a work ticket.*

The proper procedure is as follows (Section 5.8 Outside Faucets):
Shut water off underneath your kitchen sink (or some are located in the utility closet). Disconnect the water hose, open the faucet outside. Allow the faucet to drain then leave the faucet on. If this is not done, it can freeze and burst the pipe inside the wall. The member will be responsible for the repair.

Classified



HOUSE CLEANING

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

Call Debra at 816-299-9797

For Sale: Cash Only

Karla Massey—(816)666-0549

1. Samsung Flat Screen 32" TV - \$60 OBO
2. Pfalz Graff White Dishes (80's/90's) multiple pieces - Make an offer.
3. Small floor bike peddler - \$10.
4. Pet Carrier - \$30 OBO
5. Hoover Carpet Shampooer. (machine, accessories & cleaning liquid) - \$125 OBO
6. Hallmark Christmas Ornaments with boxes - \$75 for all OBO

***Call or Text for questions & pictures. OBO = "Or Best Offer."



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Villageautosaleskc.com

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villageautosaleskc2@gmail.com

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November 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
To all of our military past and present Thank You For Keeping Us Safe			1 Carrying Charges Due SOS Pest	2	3	4
5 	6	7	8	9	10	11  Late Fees Applied
12	13	14 BOD MTG 7pm	15 SOS Pest	16 Senior Lunch 11:30	17	18
19	20	21 Attorney Referrals	22	23 HAPPY Thanksgiving Office & Maintenance will be Closed	24	25
26	27	28	29	30 		