

# The Brightoneer

Maintenance Emergency  
913-894-3456  
North Brighton Security  
816-802-8020  
Non-Emergency Police  
816-234-5111

North Brighton Townhouses, Inc.  
5057 NE 37th Street, Kansas City, MO 64117  
816-454-2500 [www.northbrighton.com](http://www.northbrighton.com)



# Good Neighbor Award

## Natosha McKatherine

Nominated by Mona Jarman

She wrote: "Natosha has given my grandson many of her son's clothes and shoes. Which he had out grown and are still new. She has helped with my son and my budget with her kindness and good will."

The Board of Directors will recognize Natosha at the annual meeting on the 10th of March. As a recipient of the Good Neighbor Award, she will receive a \$25 gift card.



Good Neighbor form are available in the office.



March 21, 2024  
3rd Thursday  
Senior LUNCHEON  
11:30 am to ?  
RSVP: Please call the office, 816-454-2500

# 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 10th, 2024

**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!

**North Brighton Townhouses, Inc**  
**February 13, 2024**  
**Board Meeting**

**NEWSLETTER MINUTES**

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

**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**

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

**Minutes**

The board approved the minutes of the November board meeting.

**Treasurer's report**

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

**Installation permits**

Selma reported that 10 alteration/installation requests have been submitted and approved.

**Office report**

Elizabeth presented the office report.

There were three move-ins in January and one move-in in February.

There have been 48 exterminations in the last 60 days. No memberships are for sale.

### **Maintenance update**

Les gave the maintenance report.

No rehabs are underway.

The clubroom and both bathrooms have been painted.

Gutters and back stairwells have been cleaned.

Maintenance completed spring cleaning and painting in the shop.

### **Managing agent summary**

Mike reported for Tailor Made Property Services.

One application was approved.

Two final statements were completed.

Processed in accounts payable for January was \$206,295.28.

Financial reports were delivered to the board.

### **Good Neighbor**

Sherri McGee was recognized as the Good Neighbor for February.

### **Door prize**

Debbie McCurley won the door prize drawing. She received a \$25 gift card.

### **Adjournment**

The open session ended at 7:25 p.m. The board met in closed session and the meeting was adjourned at 7:50 p.m.

**Elections are Sunday, March 10, 2024  
Vote for your Board of Directors  
at the Annual Meeting.**

There are 2 positions available.



# Selma Irey

I have lived here over 30 years and now am retired. I have been involved in church, the Salvation Army, hospice, Red Hatters, Santa Visits and lead coordinator for the Senior Luncheons here at North Brighton Townhouses. I feel I have the time, open mind and willing heart to make this complex a better and appealing place for new members.

I am currently Secretary of the Board. Previously I had the privilege to serve as your President. I have attended Midwest Association of Cooperative Housing classes and national conferences to keep abreast of new and ever changing local and state laws. I am also a Certified Cooperative Specialist. Every year I have learned something new. So, I believe experience is an asset.

I want to continue to serve on the board so we can keep this property a safe and affordable home for all residents.

I would appreciate your vote on March 10, 2024.

Thank you-Selma Irey

# Heather Tharp



I was born and raised in Kansas City. Go Chiefs! I have lived at North Brighton Townhouses for seven years and I love what the community provides for my two daughters. I have been involved with Girls Scouts for years as a Co-leader. I work full time, but I do have the time to dedicate to North Brighton to continue being part of the Board making this the best thriving cooperative to live at!

This was my first term in office. I have attended the National Cooperative Conference. Having learned a lot about the business side of Cooperatives, I am motivated and ready to embark on future endeavors with the Cooperative.

I feel that being a younger parent of the community, I could bring something useful to the Board and the community. I have loved being part of the Board these last three years and would love to continue to make North Brighton a great place to live at, raise children and eventually retire.

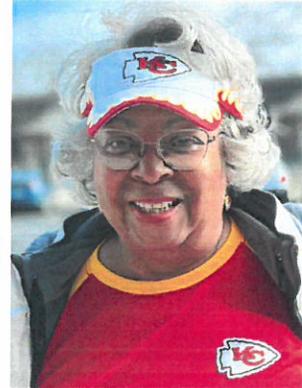
I hope that I can count on your vote for a seat on the Board of Directors. So I can continue to contribute to the growth of our community and help protect our investment.

Looking forward to your vote on March 10, 2024.

Sincerely,

Heather Tharp

# Betty Maltbia



I have lived in North Brighton Townhouse (NBT) since July of 1988; and was first voted in as a member of the Board of Directors in 1997; and continued for over 15 years until 2013 when I broke my ankle (my 1<sup>st</sup> try at a Zumba workout) a few days before the next election, which prevented my participation at that time.

During my tenure on the board, I passed the Certified Board of Director's course through the Midwest Association of Cooperative Housing, and passed the refresher courses. I participated in many complex wide improvement projects that were accomplished successfully without having to borrow money. Minimal carrying charge increases and time gave us steel framed windows, new bath tubs, outside porch and walkway hand rails, and hall ceiling fans were just a few. After the initial mortgage payoff, I initiated a survey of the membership to determine what improvements the members wanted in the future.

During the renovation process, many steps had to be in place before a loan could be secured. One of the main steps was updating and amending North Brighton's By-Laws and Occupancy Agreement, plus getting them approved by the voting membership. Once all the legal steps were in place the renovation began.

In 2012, I sent a proposal to the City of Kansas City requesting the street of North Brighton be widened to three lanes and add sidewalks (North from Parvin Road, and South to 210 Highway). Communicating with the City of Kansas Engineering Division, the project started in 2013 and was completed in 2014.

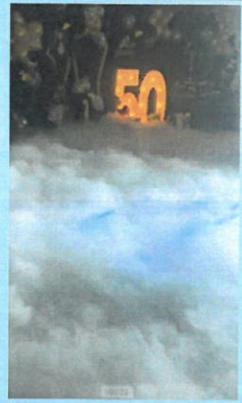
I am a life-long resident of Kansas City, Missouri, graduating from Central High School in 1967 and took business courses at Maple Woods and other community colleges to advance my employment careers. For six years I ran a successful Mary Kay business. My three children were raised in North Brighton. Creating a safe community for children and seniors is important to me.

I joined Mid-America Arts Alliance (M-AAA) in 2001. I began my career as a Program Assistant and ended as Program Administrator. The six-state grant programs awarded a half a million dollars each year to projects in those states. During my 16 years of overseeing this grant program at MAAA, all my department's audits were clean. I retired in 2016. Currently I have a part-time job as an Administrative Assistant for Love & Care Home Health Services in Zona Rosa. My main job duties are in the area of personnel management.

Your VOTE for Betty Maltbia will ensure a safe place to raise your family and quality housing while still keeping it affordable. I look forward to working for the benefit of all NBT's members.

# CLASSIFIEDS

**Fog Machine rental available  
for any type of event!  
If you rent NBT clubhouse and  
would like to elevate your event  
with a fog machine  
Mention this ad and receive a \$50 discount.  
Call/Text 816-785-7341  
#dancinginthecLOUDS**



## Lawn Mower

**Tonilynn  
816-819-7623  
Call or Text  
Lawn mowing &  
fence removal.**



## Lawn Mower

**Call or Text Terry  
816-787-6044**



## House Cleaning

Need some extra help cleaning  
and organizing? Reasonable prices!  
References upon request.  
**Call Debra at (816) 777-6612**

**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



# Office NEWS

The annual meeting will be Sunday, March 10.  
There will be no meeting on Tuesday, March 12.



## Spring forward

Don't forget to set  
clocks ahead  
one hour  
at 2 a.m.  
Sunday.



3/10/2024

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 19, 2024

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.

# Maintenance Reminders

**Annual Inspections are coming soon.**

**Have you checked off on your honey-do list?**

**Do you have something that needs to be repaired?**

**Light bulb out, door not latching, outlet not working, bathroom exhaust noisy, tub need caulked or a drafty entry door that needs some weatherstripping?**



Call the office: 816-454-2500

## Please Remember:



Do not flush anything but waste & toilet paper down the toilet. There has been an increase of back-up due to wipes being flushed.



Hopefully winter is coming to an end but just in case it's not, please do not park over the curb/sidewalk to impede snow removal.



All trash needs to be placed inside the dumpster with all doors closed. Any large item can be put in the dumpster behind the office.



2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>DON'T FORGET! ANNUAL MEETING</b> <b>Sunday, March 10, 2024 2:00pm</b>					1 Carrying Charges Due	2
3	4	5	6 SOS Pest	7	8	9
10  SPRING AHEAD <b>Annual Meeting 2pm</b>	11 Late Fees Applied	12 No Board Meeting	13	14	15	16
17  Happy St. Patrick's Day!	18	19 BED BUG INSPECTIONS	20 SOS Pest	21 Senior Luncheon 11:30 Attorney Referrals	22	23
24	25	 Spring Break			29	30
FOR NORTH KANSAS CITY SCHOOLS						
31  HAPPY EASTER						