

# The April 2024 BrightoneeR



**Thank you for attending the  
Annual Meeting!  
Please welcome your  
Re-Elected Board Members:**

**Selma Irey  
&  
Heather Tharp**

aPRIL  
SHOWERS

BRING

MaY

FLOWERS



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

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



# April's Good Neighbor Award

**Doris Creson**  
Nominated by Mona Jarman

She wrote: "Doris gifted my grandson a new razor scooter (a value of \$100) last September. Doris has been a very supportive friend over the last 4 years. I would also like to thank her two grandchildren, Teagen & Stella for all of their good baking treats they shared.

All are such great examples of being a Good Neighbor."



The Board of Directors will recognize Doris at our next board meeting on April 9, 2024.



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

Good Neighbor form are available in the office.

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## Spring is here

Spring, spring is coming soon,  
Grass is green and flowers bloom,  
Birds returning from the south,  
Bees are buzzing all about,  
Leaves are budding everywhere,  
Spring, spring is finally here!





**3rd Thursday**

# **SENIORS' LUNCH**

**April 18, 2024**

*11:30 am — ?*

*RSVP: Office 816-454-2500*



**North Brighton Townhouses, Inc.**  
**March 10, 2024**  
**Annual Meeting**

**Board members present:** Willia Bailey, president; Maelynn Shelton, second vice president; Selma Irey, 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. Eighty members were present in person or by proxy.

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

Willia referred to the February 26, 2024, letter about the annual meeting and election mailed to all member households as proof of notice.

Minutes of the March 12, 2023, annual meeting were approved.

Elizabeth gave the office report. In 2023, there were 19 move-outs, 20 move-ins and five transfers. Thirteen move-ins were member referrals.

Currently, no memberships are for sale.

Les gave the maintenance report. In 2023, 19 rehabs and 1,903 work orders were completed. The mild winter allowed the maintenance crew to complete a lot of groundwork and concrete repairs and to have enough ice melt and salt left over for next winter. A new lawn company will be mowing this year.

Mike gave the managing agent's report. He reviewed handouts distributed earlier that show the breakdown of how carrying charges are spent. In 2023, Tailor Made processed \$3,800,243.65 in accounts payable. The largest carrying charge increase in the last 10 years was \$20 in 2018. North Brighton reserves are \$3,730,626.97.



Jack Coons, Tim Forbes and Bob Saucedo volunteered to serve as election inspectors.

Willia announced that there were two three-year positions open on the board. The candidates are Selma Irely, Heather Tharp and Betty Maltbia. Willia asked for nominations from the floor. There were none. Members voted to close the nominations.

The three candidates addressed the members.

Roll was called and ballots distributed. Eighty ballots were distributed to members in person or by proxy.

Natosha McKatherine was recognized as the Good Neighbor of the Month for March.

Brad and the election inspectors left to count ballots.

Brad and the election inspectors returned at 2:40 p.m. Selma Irely won 61 votes; Heather Tharp, 58; and Betty Maltbia, 35.

Selma and Heather will fill the three-year terms.

Door prizes were drawn. Jack Coons won a month's free carrying charges. Judy James and Linda Scott won \$50 cash prizes each. Connie Kanatzar won a \$25 gift card.

The annual meeting ended at 2:55 p.m.

The board met in closed session. The meeting was adjourned at 3:40 p.m.



**Next Board Meeting**  
**Tuesday, April 9, 2024**  
**Doors will open at 7:00pm**

# *Annual Meeting 2024*

## Your 2024 Board Members:

Willia Bailey, President

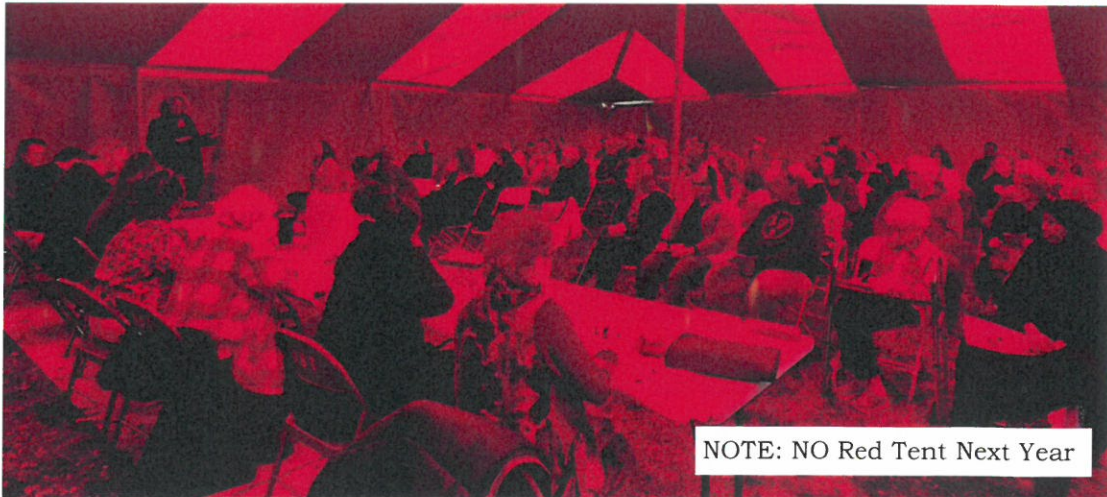
Sheila Johnson, First Vice President

Maelynn Shelton, Second Vice President

Heather Tharp, Treasurer

Selma Irey, Secretary

*Thank you for attending!*







## **Congrats to our door prize winners!**

Free Month of Carrying Charges:

Jack Coons

\$50.00 Cash:

Judy James & Linda Scott

\$25.00 Quiktrip Gift Card:

Connie Kanatzar

# 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.**





# NBT'S Classifieds

## Lawn Mower

Keri

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

## In search of "Odd" Jobs:

Basic home cleaning-bathroom, kitchen, etc.

Spring cleans/organizing

Yard cleanup (no mowing or heavy lifting)

Pet sitting in your unit

**Call for more Information & Pricing**

**Cash only, pay at the time service  
is completed. No refunds.**

I have lived at NBT for several years,  
clean record & trustworthy.

Call/Text Karla at 816-666-0549

**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



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

## FOR SALE:

Carpet Shampooer w/cleaner - \$100

Pfaltz Graph White Dishes (all) - \$75

Hallmark X-mas Ornaments - \$75

"Old" Oil Lamp w/2 globes - \$50

32" Flat TV "not smart", works great - \$60

**All Sales Final. Cash Only. No Holds.**

Call/Text Karla at 816-666-0549

# Office News

We had a great turn out for our annual meeting.

Just wanted to give a big

**THANK YOU**

for taking the time out of your day to attend!

We also wanted to Thank everyone who has updated their household, pet, and/or vehicle information.

It is truly appreciated.

## 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 16, 2024

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

## YARD SALES

Members are allowed to have their own sales from May through September only. ***The following rules apply:***

- 1) Signs must be removed from the property the morning after the sale is over.
- 2) All merchandise must be brought inside the unit each night if member is having a multiple day sale.
- 3) Multiple day sales are limited to three (3) days.



# Maintenance Reminders

*Annual Unit Inspections have begun.*

We will be looking for: Major Structural Damage, Housekeeping Condition, Fire, Safety & Health Hazards of the unit.

Inspections will begin in the morning and last 3-4 hours per day.

Weather permitting.

We will need to have access to all rooms.

A notice will be posted on your door a week before your inspection.



Thank You,  
*NBT Maintenance*



## MOWERS 2024



**Keri —(816) 819-7623**

**Terry—(816) 787-6044**

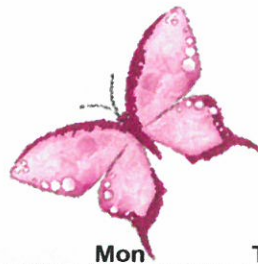
**Call Or Text**

**Grass over 8" tall, has an extra charge.**

**Pet waste must be picked up.**

**Call today before you get tagged.**

**NBT Maintenance charges \$50 or more if tagged.**



# April 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1	2	3	4	5	6
	Carrying Charges Due Happy April Fools Day!		SOS Pest			
7	8	9	10	11	12	13
		Board Meeting Doors Open at 7pm		Late Fees Applied		
14	15	16	17	18	19	20
		BED BUG INSPECTIONS	SOS Pest	Senior Luncheon 11:30		
21	22	23	24	25	26	27
Attorney Referrals						
28	29	30	1	2	3	4

