

The Brightoneer

North Brighton Townhouses, Inc.
5057 NE 37th Street
Kansas City, MO 64117
816-454-2500
www.northbrighton.com

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

MAY
2024



Good Neighbor Award Tim Forbes

Nominated by Mona Jarman.

She wrote: "Tim has helped my car out of my parking space over the years when the snow plow has plowed a mound of snow behind it.

My car sits low and there is no way for it to drive over.

He is such a Good Neighbor to all who live here."

The Board of Directors will recognize Tim at the board meeting on May 14, 2024. As a recipient of the Good Neighbor Award, he 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.

To All of our Graduates!!

Congratulations!

YOU DID IT





Senior Luncheon

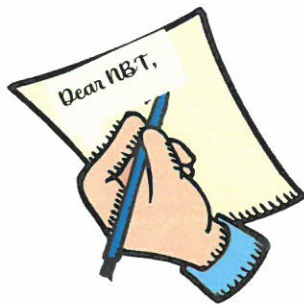
3rd Thursday

May 16, 2024

11:30am—?

RSVP

Please call 816-454-2500



Our Annual Inspections are over.
Over all it went great! We will be getting to
the work orders that were generated from
the inspection as time allows.

Just wanted to say,

“ Thank You all for your cooperation!”

Thank You!

Sincerely, *Les & Chris*

North Brighton Townhouses, Inc
April 9, 2024
Board Meeting

NEWSLETTER MINUTES

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

Board member absent: 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

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

Minutes

The board approved the minutes of the February board meeting.

Treasurer's report

Willia reported that Heather reviewed the financials for February and March and found them to be in order.

Office report

Elizabeth presented the office report.

There have been no move-ins. One three-bedroom unit is for sale.

There have been 44 exterminations in the last 60 days.

Maintenance update

Les gave the maintenance report.

Two rehabs are currently underway and one more is anticipated.

Concrete repairs have been completed.

Mowing started earlier this season. The new mowing company is doing a good job.

Managing agent summary

Mike reported for Tailor Made Property Services.

Processed in accounts payable for March was \$196,148.43.

Financial reports were delivered to the board.

Good Neighbor

Doris Creson was recognized as the Good Neighbor for April.

Door prize

Kevin Johnson won the door prize drawing. He received a \$25 gift card.

The open session ended at 7:15 p.m. The board met in closed session and the meeting was adjourned at 7:51 p.m.

**The Office and Maintenance will be closed
Monday, May 27, 2024 in observation of Memorial Day.**



Next Board Meeting
May 14, 2024

Doors open at 7:00pm.

Office & Maintenance News

Inspection Date for Bed Bugs

Below is a list of the inspection dates per building group:

Buildings: 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39

Inspection date: Tuesday, May 21, 2024

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



We Need Your Help!



We have had some complaints about children doing an “old” game called “Ding Dong Ditch”.

Unfortunately, the children are targeting ill/elderly member’s that is causing extra stress and risk of injury trying to get to the door. Please help us in telling the children to be kind and refrain from knocking on doors.

Definition: Ding dong ditch is a children’s prank involving ringing someone’s doorbell and running away before they answer.

Section 5.7 Grounds Violation

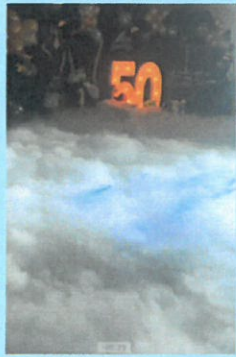
Three separate violations of grounds rules within a 12-month period will result in a grievance hearing.

What does that mean? Here are two examples:

- 1) **Dog waste removal**—Maintenance will tag first and the member will be given: 48 hours to cleanup the dog waste. If this doesn’t happen: a second notice will be given for another 48 hours to have the dog waste cleaned up. — If a third notice is necessary; A grievance will be called. A Grievance will be scheduled to consider revoking the pet permit.
- 2) **Mow & trim**—Maintenance will ask you to mow/trim your backyard within 7 days of inspection date. If the yard isn’t mowed by that 7th day, maintenance will mow your yard but you will be charged.

NBT's 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



Needing help with moderate landscape repair and planting six bushes.

Call Lynette at 816-877-6665
Leave a Message



House Cleaning



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



MOWERS 2024

Keri

816-819-7623

Call or Text

Lawn mowing & fence removal.

Terry

Call or Text

816-787-6044





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.

MAY 2024

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