

The Brightoneer

December
2024



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

Maintenance Emergency
913-894-3456

North Brighton Security
816-809-9600

Non-Emergency Police
816-234-5111



Santa Visit
12/14/24
Noon-2pm
See you soon!

Good Neighbor Award

Deanna Stamper

Nominated by Betty Carleton

Betty wrote: "I had groceries delivered to my unit. As I was getting ready to go to the door to load them up on my walker, Deanna came over and brought all my groceries into the house for me. She even took the case of water to my granddaughter's unit at the end of the building for me.

Thank you Deanna for being a really good neighbor!"

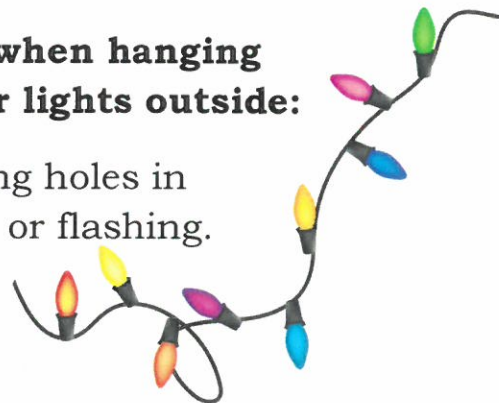
Recipients of the Good Neighbor Award
will receive a \$25 gift card.

Good Neighbor Nomination forms
are available in the office.



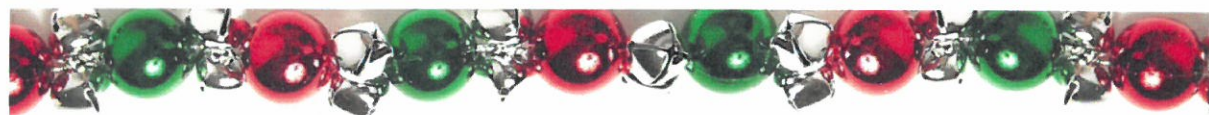
**Remember when hanging
decorations or lights outside:**

No drilling holes in
the siding or flashing.





☆ NBT will not be taking pictures this year.



What about the Brightoneer Delivery?

There were 63 members responding in favor of continuing the delivery of the newsletter and five in favor of a digital newsletter on the website.

The newsletter will continue to be delivered.





Candles may be pretty to look at but they are a cause of home fires — and home fire deaths. Remember, a candle is an open flame, which means that it can easily ignite anything that can burn.

“CANDLE WITH CARE”

- Blow out all candles when you leave the room or go to bed. Avoid the use of candles in the bedroom and other areas where people may fall asleep.
- Keep candles at least 1 foot (30 centimeters) away from anything that can burn.

Think about using flameless candles in your home. They look and smell like real candles.

- Use candle holders that are sturdy, and won't tip over easily.
- Put candle holders on a sturdy, uncluttered surface.
- Light candles carefully. Keep your hair and any loose clothing away from the flame.
- Don't burn a candle all the way down—put it out before it gets too close to the holder or container.
- Never use a candle if oxygen is used in the home.
- Have flashlights and battery-powered lighting ready to use during a power outage. Never use candles.

Candles and Kids

Never leave a child alone in a room with a burning candle. Keep matches and lighters up high and out of reach, in a locked cabinet.



- ! **December** is the peak month for home candle fires.
- ! More than **one-third** of home candle fires started in the bedroom.
- ! **Three of every five** candle fires start when things that can burn are too close to the candle.

Carrying Charges will increase \$15.00 in 2025

New Rate Effective January 1, 2025	OLD AMOUNT	NEW AMOUNT
1 Bedroom - Lower Middle	\$533.00	\$548.00
1 Bedroom - Lower End	\$536.00	\$551.00
1 Bedroom - Upper Middle	\$537.00	\$552.00
1 Bedroom - Upper End	\$540.00	\$555.00
2 Bedroom - Middle	\$549.00	\$564.00
2 Bedroom - End	\$552.00	\$567.00
3 Bedroom - Middle	\$559.00	\$574.00
3 Bedroom - End	\$562.00	\$577.00
4 Bedroom - All Middle	\$569.00	\$584.00
Increase Effective January 1, 2025		

*If you are set up on auto pay through the portal or office,
please set up the new auto pay amount for 2025.*

**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 2025

New Rate Effective January 1, 2025	OLD AMOUNT	NEW AMOUNT
1 Bedroom Rental	\$586.00	\$601.00
1 Bedroom Rental With Pet Fee	\$611.00	\$626.00
Increase Effective January 1, 2025		

North Brighton Townhouses, Inc
November 12, 2024
Board Meeting

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

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

Minutes

The board approved the minutes of the October 8 board meeting.

Treasurer's report

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

Installation permits

Selma reported that one alteration/installation request has been submitted and approved.

Office report

Elizabeth presented the office report.

There have been three move-ins.

There have been 47 exterminations in the last 30 days.

No memberships are for sale.

Maintenance update

Les gave the maintenance report.
Six rehabs are currently underway.
Vandals damaged handrails on the west playground.
Maintenance staff has finished changing furnace filters.
The city has been relining sewer mains on the property. A recent water main break was a mess.

Managing agent summary

Mike reported for Tailor Made Property Services.
Processed in accounts payable for October was \$318,267.07.
Two applications were approved.
Three final statements were completed.
Financial reports were delivered to the board.

Good Neighbor

Sharon Cross was recognized as the Good Neighbors for October.

Door prize

Connie Kanatzar won the door prize drawing. She received a \$25 gift card.

Open ends

The open session ended at 7:10 p.m. The board met in closed session and the meeting was adjourned at 7:45 p.m.



No December Board Meeting.
Next Board Meeting January 14, 2025.



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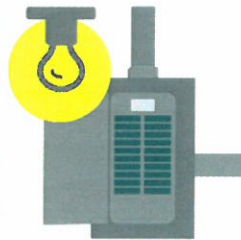


Be fire smart

with electricity in your home.

45, 

There are approximately **45,000** home electrical fires each year.



Half of all home electrical fires involve home wiring or lighting equipment.



Home electrical fire deaths peak between midnight and 8 a.m.



Peak months for electrical fire deaths are

November through March.

Plug only 1 heat-producing appliance (like a coffee maker, space heater or microwave) directly into a wall outlet at a time.



Never use an extension cord with a heat-producing appliance.



Extension cords should only be used temporarily. Have an electrician install additional wall outlets where you need them.



Office News



- ♦ **SANTA VISIT**—Coming Saturday, December 14, 2024 at Noon-2pm.
- ♦ **2025 Rate Increase:** If you have recurring payments through the portal or office, please see the rate increase on page 5 and set-up the new recurring payment for 2025 before January 1st.
- ♦ Office & Maintenance will be closed December 24th & 25th in observance of Christmas Eve & Christmas Day.
- ♦ No pest exterminations in the month of December.
- ♦ Save the date for NBT Annual Meeting on March 9, 2025 at 2pm.
If you are interested in running for the board please submit your resumes to the office. We currently have 1 position that will be open.

Classifieds

HOUSE CLEANING



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

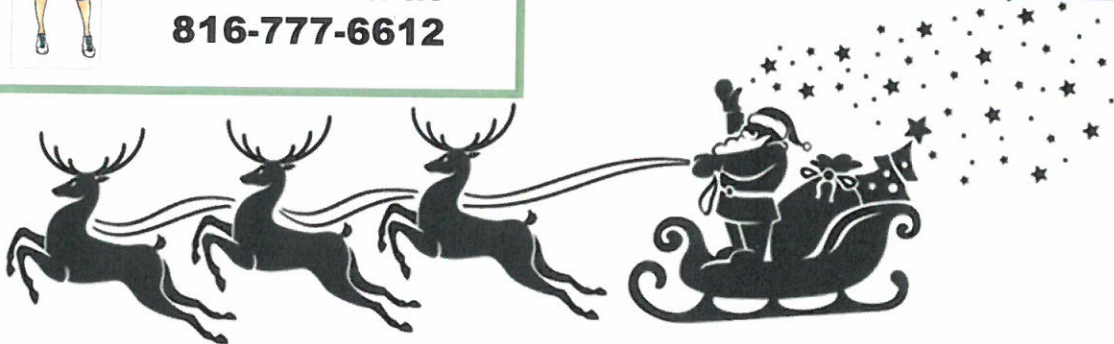
**Call Debra at
816-777-6612**

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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.

DECEMBER 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Carrying Charges Due	2	3	4	5	6	7
8	9	10 No Board Meeting	11 Late Fees Applied	12	13	14  Santa Visit NOON-2pm
15	16	17	18	19 No Senior Lunch	20	21 Attorney Referral
22	23	24 Office & Maintenance will be Closed in Observance of Christmas Eve & Day Christmas Eve	25 Christmas Day	26	27	28
29	30	31 New Year's Eve	1 Office & Maintenance Closed New Year's Day	 Happy Holidays!		