



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

The Brightoneer

April 2025

**Thank you for attending the
Annual Meeting!**

**Please welcome your
Re-Elected Board Member:**

Maelynn Shelton

**Maintenance Emergency
913-894-3456
North Brighton Security
816-809-9600
Non-Emergency Police
816-234-5111**



Good Neighbor Award April's Winners

Debbie & Brittany McCurley

Nominated by Phillip Shafer

He wrote: "Both Debbie & Brittney are always so considerate and kind. Always willing to help others and never involved in any issues. Very kind people! I wanted to suggest that Brighton would have a Neighbor of the Year. I would nominate these two hands down!

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

The Board of Directors will recognize Debbie & Brittney at our next board meeting on April 8, 2025.

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

Good Neighbor forms are available in the office.

CONGRATS!

**Re-Elected
Maelynn Shelton**



We want to say,
"Thank You"
to everyone
who attend the
Annual Meeting.
Maelynn Shelton
was re-elected
and we met the
new assistant manager,
Susan Sitton.
Who is a notary.
(If you should need one)

WELCOME!

**Susan Sitton
New Assistant Manager**



Senior Luncheon

Join us for a Ham Dinner

& Play

BINGO!

**3rd Thursday
April 17, 2025
11:30am—?**

RSVP: Office 816-454-2500

March's Luncheon
We celebrated
Jo Jett's 94th Birthday!!



North Brighton Townhouses, Inc.
March 9, 2025
Annual Meeting

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

Staff members present: Elizabeth Tharp, on-site manager; Susan Sitton, assistant manager; Chris Curlett, 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. Ninety members were present: 78 in person and 12 by proxy.

Willia called the meeting to order at 2:12 p.m.

Willia referred to the February 25, 2025, letter about the annual meeting and election mailed to all member households as proof of notice.

Minutes of the March 10, 2024, annual meeting were approved.

Elizabeth gave the office report. In 2024, there were 13 move-outs, 11 move-ins and five transfers. Three move-ins were member referrals.

Currently, no memberships are for sale and 130 are on the wait list.

Chris gave the maintenance report. In 2024, 13 rehabs and 2,022 work orders were completed. Two rehabs are currently underway.

A new lawn company, Kansas Lawn and Garden, will be mowing this year.

Furnace filter and smoke alarm checks will be starting soon.

Chris has found a new maintenance vehicle, a Kubota RTV utility side-by-side, to replace the Kubota tractor the maintenance staff has been using for 45 years.

Mike gave the managing agent's report. He reviewed handouts distributed earlier that show the breakdown of how carrying charges are spent.

For capital improvements: \$37,006.02; for office, administrative, \$198,228.36; for professional services, \$157,136.98; for utilities, \$472,646.27; for maintenance, \$739,949.39; for taxes, \$167,005.07; for insurance, \$500,597.22; for debt services, \$214,451.64; and into reserves, \$100,032.

The largest carrying charge increase in the last 10 years was \$20 in 2018.

North Brighton reserves are \$4,101,821.31.

Willia announced that there was one three-year position open on the board. The candidate is Maelynn Shelton.

Willia asked for nominations from the floor. There were none. Members voted to close the nominations and to vote by acclamation for Maelynn Shelton.

Nafisa Noor was recognized as the Good Neighbor of the Month for March.

Door prizes were drawn. Bob Saucedo won a month's free carrying charges. Karin Rogers and Stephen Stotts won \$50 cash prizes each. Rosemary Gilmore won a \$25 gas gift card.

The annual meeting ended at 2:35 p.m.

The board met in closed session and elected officers: Sheila, president; Willia, first vice president; Maelynn, second vice president; Heather, treasurer; and Selma, secretary.



Annual Meeting 2025

Your 2025 Board Members:

Sheila Johnson, President

Willia Bailey, 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:

Bob Saucedo

\$50.00 Cash:

Karin Rogers & Stephen Stotts

\$25.00 Quiktrip Gift Card:

Rosemarie Gilmore

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.



Join us for
EASTER SUNDAY



At Hope Thru Grace Fellowship

Sunday April 20th, Located on 4907 N Brighton Ave Kansas City MO 64119



- Sunrise Service 6:30 AM
- Breakfast After Service Approximately 8 AM
- Church Service 10 AM



NORTH
KANSAS CITY
Virtually Urban. Supremely Suburban.

UN-DUMPSTER DAY

DONATION DRIVE &
COMMUNITY SHRED

April 12, 2025 9:00M-NOON

North Kansas City YMCA

Overflow Lot: 1999 Iron St., NKC, MO 64116

De-clutter and do good by bringing your still-good clothing, furniture and other household items to donate to our charity partners who will be on hand to put it to good use.

Document Shredding—Tire Disposal—Old Electronics

Shredding-Limited to 3 copy paper sized boxes per vehicle.

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Office News

Lawn Mowers Needed



If you would like to be a mower, please contact the office for more information at 816-454-2500.

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 15, 2025

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

classifieds

HOUSE CLEANING

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

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



TENEMOS LOS MEJORES PRECIOS

We Have the Best Prices

Arlin's Auto
★ Sales ★

6631 Nieman Rd., Shawnee, KS 66203
Espanol 816.359.1714 English 913.258.2295
arlinauto.com arlinsauto2@gmail.com

Maintenance Reminders



Grounds Inspections Have Begun

Rules We Live By: Pets—Section 6.4 Regulations

- A. When outside a fenced yard, all animals must be leashed, restrained and under the control or supervision of the member.

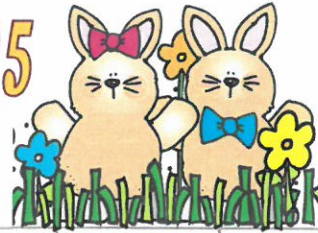
Animals cannot threaten others by attempting to bite, jump upon, charge toward or otherwise cause others to fear immediate personal injury to themselves, to other people or to their own animals.

Removal and disposal of animal waste is the responsibility of the animal owner. Animal waste must be removed daily from the grounds and placed in a sealed or tied container before being properly disposed of in a trash receptacle.

- B. If a North Brighton employee meets with an animal control officer to correct a violation of North Brighton's rules or city ordinance, a fee will be charged to the animal owner's account.
- C. No person may keep or harbor any animal on the premises of North Brighton without a current Animal Permit. No visiting animals are allowed.
- D. The owner of an animal will be held financially responsible for any actions of such animal. In addition, the owner agrees to totally accept all liability animal ownership may create.

APRIL

2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Carrying Charges Due	2 SOS Pest	3	4	5
6	7	8 Board Meeting Doors Open at 7pm	9	10	11 Late Fees Applied	12
13	14	15 BED BUG INSPECTIONS	16 SOS Pest	17 Senior Luncheon 11:30	18	19
20	21	22	23	24	25	26
27 HAPPY EASTER	28 Attorney Referrals	29	30			