

The Brightoneer



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

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

Good Neighbor Award

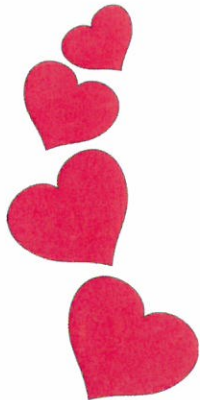
Carol Williams

Nominated by Betty Carleton

Betty wrote: "As I was leaving my unit to go to church, I fell going down the front steps. Carol came over to assist Nafisa in helping me up and back into my chair. Carol came inside and got a washcloth for my face and they sat with me until my granddaughter got there. I'm so lucky to have such wonderful neighbors! Thank you for being a good neighbor!."

The Board of Directors will recognize Carol at the board meeting on the 11th of February. As a recipient of the Good Neighbor Award, she will receive a \$25 gift card.

Good Neighbor form are available in the office.



January's
Good Neighbor
Winner
Debbie McCurley
nominated by
Erin Kern.



Senior Luncheon

3rd Thursday
February 20th

11:30 am to ?
Lunch Provided
Open To All Seniors of NBT

RSVP: Office 816-454-2500



Carrying Charge Increase Effective January 1, 2025		
	OLD PAYMENT	NEW PAYMENT
1 BEDROOM RENTALS*	586.00	601.00
1 BEDROOM RENTALS	611.00	626.00
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	569.00	584.00

North Brighton Townhouses, Inc

January 14, 2025

Board Meeting

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

Staff present: Elizabeth Tharp, on-site manager, and Chris Curlett, 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

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

Minutes

The board approved the minutes of the November 12, 2024, board meeting.

Treasurer's report

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

Installation permits

Selma reported that three alteration/installation requests have been submitted and approved. One request is being considered.

Office report

Elizabeth presented the office report.

There have been three move-ins.

There have been 22 exterminations in the last 30 days.

No memberships are for sale.

Maintenance update

Chris gave the maintenance report.

Three rehabs are currently underway.

From January 4 to 10, the maintenance crew has been working to remove snow and ice.

A new lawn company has been hired.

Chris purchased \$5,000 of refrigerant while the price was down.

Les Dudrey retired in December and Chris has been promoted to maintenance superintendent.

Managing agent summary

Mike reported for Tailor Made Property Services.

Processed in accounts payable for November was \$234,116.14 and for December, \$258,602.68.

Two applications were approved. One was denied.

Three final statements were completed. Three are pending.

Financial reports were delivered to the board.

Good Neighbor

Debbie McCurley was recognized as the Good Neighbor for January.

Door prize

Catherine Swinney won the door prize drawing. She received a \$25 gift card.

Open ends

The open session ended at 7:15 p.m.

Elections are coming Sunday, March 9, 2025

If you are interested in running for the board,
Please submit your resume to the office
by the 15th of this month to have it
in next month's newsletter!

There is currently 1 position available.

Office NEWS

Next Board Meeting
Tuesday, February 11, 2025
Doors will open at 7:00pm

The annual meeting will be Sunday, March 9, 2025.
There will be no meeting on Tuesday, March 11, 2025.

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 18, 2025

Bldgs: 11, 12, 13, 14, 15, 17, 18, 19, & 20 (not 16):
April 15, 2025

Bldgs: 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39:
May 20, 2025

Bldgs: 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, & 41, (not 39):
June 17, 2025

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

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.



**It's was great to see our community come together
helping each other.**

This last Blizzard was a tough one.

**The Maintenance staff wished they could have done more
but between the long hours shoveling snow and cold winds
it took alot out of them.**



**But to see the NBT families come out
and help each other, warmed their hearts!**

**Maintenance wanted to say
"THANK YOU"
and for all the warm lunches too.**

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 9th, 2025

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!

*Please note: Due to allergies, we will be asking you to leave your pets at home and
step away from the tent when taking a smoke break.

Thank you, your BOD

Dear Community/Residents,

I am reaching out to ask for your vote to continue serving on the Board of North Brighton. It has been a privilege to represent our community since January 2022, and I'm deeply committed to ensuring that our neighborhood remains a safe, affordable, and beautiful place for all of us.

Over the past few years, I've dedicated myself to learning more about cooperatives and how we can continue to evolve and thrive. I've attended the MACH and National Housing Cooperative Conferences and taken various classes to better understand what it takes to foster growth and success within a cooperative. This knowledge helps me serve you and our community more effectively.

I believe in the future of North Brighton Townhomes and look forward to continuing our work together to build a place where everyone can live and thrive. I am deeply grateful for the sense of community this neighborhood has given me, and I am committed to making it even better for all of us.

Thank you for your support. I look forward to the opportunity to continue serving you.

Sincerely,

Maelynn Shelton



Shirley Guidry

May 10, 1945 - January 23, 2025

Shirley lived at North Brighton since June 1996, almost 30 years. She attended our senior luncheon regularly, loved playing bingo and her cat, Sylvia. Sylvia went home with Chris. But most of all she was a Chief Fan. She will be truly missed.



Classifieds

TENEMOS LOS MEJORES PRECIOS

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arlinauto.com arlinsauto2@gmail.com

House Cleaning



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

Call Debra
(816) 299-9797



Snow Shovelers needed! During this last snow storm we had a lot of calls for people needing help shoveling out their cars. If you would like to help shovel snow for your neighbor, call the office at 816-454-2500 to leave your name and number.

Happy Valentines Day



GIRL SCOUT COOKIES!

My name is Kara. If you are craving some Girl Scout Cookies, please call 816-698-9634 and leave a message and I will deliver them to you, \$6.00 per box.

Thank You for supporting my troop!

February 2025



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 Carrying Charges Due
2	3	4	5 SOS Pest	6	7	8
9	10	11 Late Fees Applied Board Meeting Doors Open at 7pm	12	13	14 HAPPY VALENTINES DAY	15
16	17 PRESIDENT'S DAY Office & Maintenance Closed	18	19 SOS Pest	20 Senior Luncheon 11:30	21 Attorney Referrals	22
23	24	25	26	27	28	