

The Brightoneer

North Brighton Townhouses, Inc.

5057 N.E. 37th St, KCMO 64117 816-454-2500

*January
2025*



Maintenance Emergency

913-894-3456

North Brighton Security

816-809-9600

Non-Emergency Police

816-234-5111

Good Neighbor Award

Debbie McCurley

Nominated by Erin Kern

Erin wrote: "Debbie is the kind of neighbor everyone would want. She is constantly thinking of others and doing things to help. Whether it is picking up sale items at the grocery store, sharing flowers with me or grabbing packages off the steps until we get home. She is always exemplifying what a good friend and neighbor is. Thank you, Debbie. We appreciate you!"

The Board of Directors will recognize Debbie at the board meeting on January 14, 2025. She will receive a \$25 gift card.

Carrying Charges will increase \$15.00 in 2025	
New Rate Effective January 1, 2025	NEW AMOUNT
1 Bedroom Rental	\$601.00
1 Bedroom Rental With Pet Fee	\$626.00
1 Bedroom - Lower Middle	\$548.00
1 Bedroom - Lower End	\$551.00
1 Bedroom - Upper Middle	\$552.00
1 Bedroom - Upper End	\$555.00
2 Bedroom - Middle	\$564.00
2 Bedroom - End	\$567.00
3 Bedroom - Middle	\$574.00
3 Bedroom - End	\$577.00
4 Bedroom - All Middle	\$584.00
Increase Effective January 1, 2025	

If you are set up on auto pay through the office, please make an appointment to update your autopay with 2025 rates

****If you have signed a financial agreement to pay off a service request, you need to add this increase to your monthly payment.***

Senior Luncheon

*Break into the New Year by
joining us for Senior Lunch!*

When: January 16, 2025

Time: 11:00am - ??

**RSVP: Call the office at (816) 454-2500
to RSVP your spot today!**

Thank You!

Office & Maintenance would like to Thank You
for all the treats, goodies and Christmas Cards
we received during the Holiday Season!

The Board of Directors want you!



Board of Directors Election!

Date: March 9th, 2025

Time: 2:00pm

Here is your opportunity to make
a difference in your NBT Community

There is currently 1 position for a 3 year term available.

If you are interested in running for the board,
please submit your resume to the office by the 15th of the month.
to be posted in the Brightoneer.

SAMPLE RESUME

Your Name

1234 NE 5th St.
North Brighton Townhouses
Phone Number– 555-0000

Personal Data: born in 1950. Lived in Florida, Married 3 kids, I
have lived at NBT for....

Education: Winnetonka High School

Qualifications: Served as a board member for 2 years. Supervisor
at my job...

Reason for Candidacy: Represent North Brighton, help with
everyone's interest.

Important news from your Board of Directors!

We would like to formally announce that our long time Maintenance Supervisor, Les Dudrey has retired. Les had given 38 long and dedicated years to North Brighton. He will be greatly missed.

We are planning to give Les a proper retirement send-off. Per Les's request, the send-off will be set for April 2025, official date and time to be determined.

We would like to give a warm welcome to our new Maintenance Supervisor, Chris Curlett. While Chris has been with North Brighton for many years, we are confident he will do a fantastic job in his new role. Be sure to congratulate him, if you see him out and about on the property.

See you at the next Board Meeting on January 14th!



We appreciate all that you do.
-Your Board of Directors.

Office News

- ★ 2025 Rate Increase: Please make sure you update your autopay to reflect the new rate starting January 2025. Rate increase is on page 2.
- ★ Office & Maintenance will be **closed** January 1, 2025 for New Years Day & on January 20, 2025 for Martin Luther King Jr. Day!
- ★ 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.
- ★ All animals need to be registered with the office prior to bringing them on the property. Members are responsible to keep their animals rabies vaccination and KC license up to day.
- ★ For maintenance emergencies, when the office is closed for Holiday, please contact the Emergency Maintenance line at **913-894-3456**.

Classifieds

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Maintenance Reminders

Things to know:

Snow Removal Section 1.9 Vehicles

J. Members, 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. Should a vehicle extend over the sidewalk during snow removal, the member will be charged.

Vehicles parked in No Parking zones that impede snow removal will be towed at the owner's expense without warning.

(Also, please remove all items from the porch and stoop for easier snow removal. Maintenance is not responsible for any items left out and damaged during snow removal)

Outside Decorations Section 5.8 Grounds

C. Outside Holiday Light Specifications:

4. Christmas lights must be removed by February 1st or maintenance will remove lights at member's expense and with no responsibility for condition of the lights after removal.

Please do not
park over the
curb!



January 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Office & Maint. closed on New Years Day & Martin Luther King Jr. Day			1.  Carrying Charges Due Office & Maint. closed	2. SOS Pest	3.	4.
5.	6.	7.	8.	9.	10.	11. Late fee's applied
12.	13.	14. BOD MTG 7:00 pm	15. SOS Pest	16. Senior Lunch 11:00 - ??	17.	18.
19.	20. Office & Maint. Closed <u>MLK JR Day</u>	21. Attorney Referral	22.	23.	24.	25.
26.	27.	28.	29.	30.	31.	