

NOVEMBER 2025

The Brightneer



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



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

2026 Increase \$45.00

We have taken into consideration all day-to-day expenses of the property, water/sewer service and due to a changing insurance climate, which works out to \$45.00 a month of the increase to each member. Just these two (2) accounts make the increase start at \$39.44 per unit. All other accounts totaled another \$5.66 per unit.

Summary of Major increases effecting the budget this year:

	<u>Last Year</u>	<u>This Year</u>	<u>Increase difference for 2026</u>
Property Insurance	\$330, 508.00	\$422,578.00	\$92,070.00
Water Bill	\$446,870.00	\$535,600.00	\$88,730.00
2026 Increase Total:			\$180,800.00


COST

Below we have the last six (6) years of North Brighton's Annual Increases and a Market Rent Comparison

History of Carrying Charge Increases:			
2025	\$15.00	2022	\$10.00
2024	\$15.00	2021	\$7.00
2023	\$12.00	2020	\$12.00

Monthly Rent Comparison with Apartments Near NBT

Apartment Name	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Parvin Estates 4033 N Bellaire Ave., 64117	\$699	\$849-\$1,1091	\$912-\$1,318	\$1,025-\$1,476
Knollwood Apartments 4700 N Highland Ave., 64116	\$785-\$885	\$1,100-\$1,495	\$1,450-\$1,500	N/A
Northbrook Gardens 1917 NE 49th Street, 64118	\$895	\$1,255	\$1,445-\$1,455	N/A
Forest Park Apartments 4623 Winn Road, 64117	\$930-\$955	\$1,050-\$1,060	\$1,400-\$1,450	N/A

Carrying Charges will increase **\$45.00** in 2026

New Rate Effective January 1, 2026	OLD AMOUNT	NEW AMOUNT
1 Bedroom - Lower Middle	\$548.00	\$593.00
1 Bedroom - Lower End	\$551.00	\$596.00
1 Bedroom - Upper Middle	\$552.00	\$597.00
1 Bedroom - Upper End	\$555.00	\$600.00
2 Bedroom - Middle	\$564.00	\$609.00
2 Bedroom - End	\$567.00	\$612.00
3 Bedroom - Middle	\$574.00	\$619.00
3 Bedroom - End	\$577.00	\$622.00
4 Bedroom - All Middle	\$584.00	\$629.00
Increase Effective January 1, 2026		

*If you are set up on auto pay through the portal or office,
please set up the new auto pay amount for 2026.*

**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 **\$45.00** in 2026

New Rate Effective January 1, 2026	OLD AMOUNT	NEW AMOUNT
1 Bedroom Rental	\$601.00	\$646.00
1 Bedroom Rental With Pet Fee	\$626.00	\$671.00
Increase Effective January 1, 2026		

North Brighton Townhouses, Inc.
October 14, 2025
Board Meeting

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

The board convened at 4 p.m.

Minutes

The board approved the minutes of the September 9 board meeting.

Installation permits

Selma reported that two alteration/installation requests have been submitted and approved.

Treasurer's report

Heather reported that she has reviewed receipts for September and all are in order.

Office report

Elizabeth presented the office report.

There have been two move-ins.

There have been 51 exterminations in the last 60 days.

No memberships are available.

Maintenance update

Chris reported that four rehabs are in various stages of completion.

Parker's Electric will be replacing a meter box at 5172 and 5174 NE 37th at a cost of \$3,115.

Furnace filters and smoke alarm checks will soon be underway.

Managing agent summary

Mike reported for Tailor Made Property Services.

Processed in accounts payable for September was \$226,894.69.

Two applications were approved.

Financial reports were delivered to the board.

Board meeting ends

The board meeting ended at 5:30 p.m. and the board convened to review the 2026 budget.





November's Good Neighbor Winner *Sherry Martin*

Nominated by Ayleen Mahurin

Ayleen wrote: "She has been a good neighbor. Always bringing baked goods. Sherry checks on me to see if I need a ride to the doctors, store or anything. She is very kind and helpful. Thank You for being my neighbor!"

The Board of Directors will recognize her at the board meeting on November 11, 2025, at 7:00 pm.

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

Good Neighbor Nomination forms are available in the office.

A festive graphic featuring a large, unrolled scroll. On the left, Santa Claus, wearing his traditional red suit and hat, is peeking out from behind the scroll. On the right, a cartoon reindeer with large antlers and a red nose is also peeking out. The scroll contains the following text:

Santa Visit next month!
December 13, 2025
Noon-2pm
***Talk to Santa**
***Bring your camera**
***Goody bags will be handed out**



Remember when hanging decorations or lights outside:

No drilling holes in the siding or flashing.

Cooking Safety

Cooking brings family and friends together, provides an outlet for creativity and can be relaxing. But did you know that cooking fires are the number one cause of home fires and home injuries? By following a few safety tips you can prevent those fires.

“Cook with Caution”

- *Be on alert! If you are sleepy or have consumed alcohol don't use the stove or stovetop.
- *Stay in the kitchen while you are frying, boiling, grilling, or broiling food. If you leave the kitchen for even a short period of time, turn off the stove.
- *If you are simmering, baking, or roasting food, check it regularly, remain in the home while food is cooking, and use a timer to remind you that you are cooking.
- *Keep anything that can catch fire — oven mitts, wooden utensils, food packaging, towels or curtains — away from your stovetop.

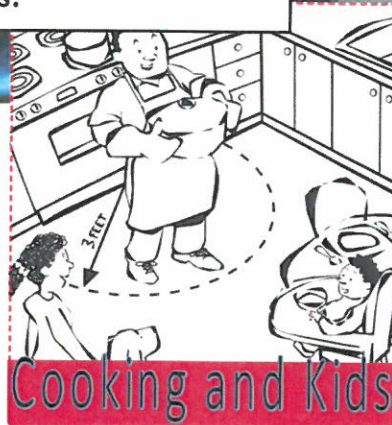
If you have a small (grease) cooking fire and decide to fight the fire...

- *On the stovetop, smother the flames by sliding a lid over the pan and turning off the burner. Leave the pan covered until it is completely cooled.
- *For an oven fire, turn off the heat and keep the door closed.

If you have any doubt about fighting a small fire...

- *Just get out! When you leave, close the door behind you to help contain the fire.

Call 9-1-1 or the local emergency number from outside the home.



Have a “kid-free zone” of at least 3 feet around the stove and areas where hot food or drink is prepared or carried.

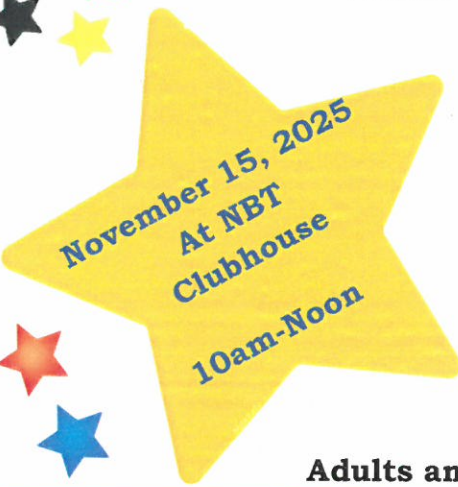
FACTS

- The leading cause of fires in the kitchen is unattended cooking.
- Most cooking fires in the home involve the kitchen stove.



Besides the safety factor, Fires are the biggest and fastest way to increase carrying charges by getting an increase in your insurance rates.

**HOPE THRU GRACE
FELLOWSHIP**



**November 15, 2025
At NBT
Clubhouse
10am-Noon**

HOSTING:



**Fun
Games
Bible Stories
And prizes**

Adults and Children Welcome

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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We Have the Best Prices

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HOUSE CLEANING

My niece & I are offering reliable
and thorough house cleaning
services. I grew up in North
Brighton & have raised my own
family here... this is home.

**We'd love to help
make your home shine!**

\$25 a hour

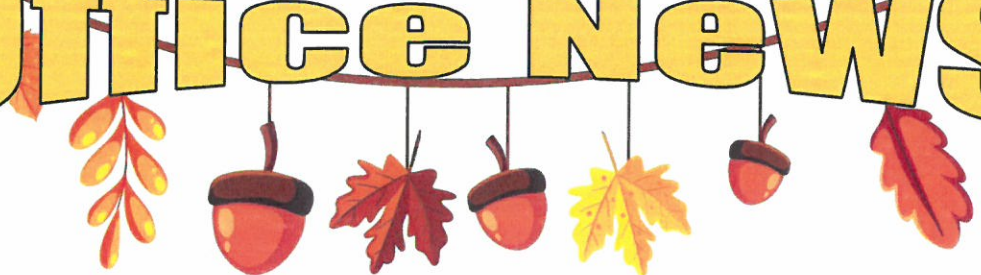
References upon request

**Call Michelle Holman at
816-200-6797 to schedule.**

**Please leave a message or
text message
if I'm not available to answer.**



Office News



Rent/Carrying Charge Increase for January 1, 2026 on pages 2-3.



Remember to turn your clocks back on Sunday, November 2, 2025 for Daylight Savings.



Board Meeting on Tuesday, November 11, 2025.



In December there are no pest exterminations. They will resume in January.



Office and Maintenance will be closed on Thanksgiving Day and the Friday after Thanksgiving.



Senior Tea

Senior Tea & Cookies
Thursday, December 18th, 2025
1:30pm to 3:00pm
Come Join the Fun & Fellowship

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.**

Please remove all items from front stoops and steps.
This makes snow removal much easier.

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- ◆ If you need assistance with the water shut off procedure, please call the office for a work order and maintenance will come out.
 - ◆ Please make sure you are putting your trash in the dumpsters.
 - ◆ Remember, all big trash items go IN the dumpster behind the office.
 - ◆ Please pick up any trash you may drop to keep the area looking nice.
 - ◆ Make sure to call in work orders as soon as possible to prevent any sort of damage.

