

DECEMBER 2025

The Brightoneer



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

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North Brighton Security
816-809-9600

Maintenance Emergency
913-894-3456

Non-Emergency Police
816-234-5111



Jennifer Wiegers

December's Good Neighbor Winner

Nominated by Betty Carleton

Betty wrote: "I was at the local Target and was having a hard time walking. Jennifer saw me and helped me into a accessible cart. She also, assisted me to the pharmacy and back into my car. I was so grateful that she was there in my time of need.

She is a Good Neighbor!!

The Board of Directors will recognize at the board meeting on January 13, 2026, at 7:00 pm.

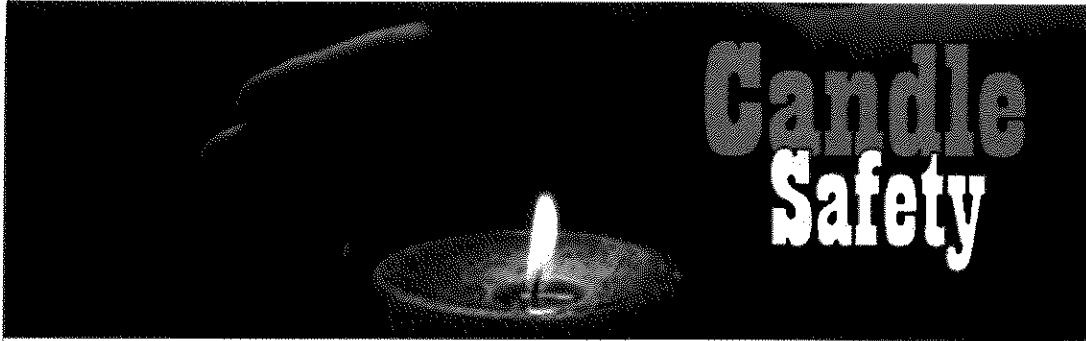
Senior Tea

Senior Tea & Cookies

Thursday, December 18th, 2025

1:30pm to 3:00pm

Come Join the Fun & Fellowship



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”

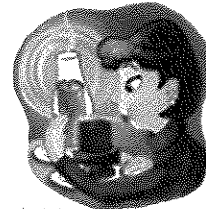
- Blow out all candles when you leave the room or go to bed. Avoid the use of candles in the bedroom and other areas where people may fall asleep.
- Keep candles at least 1 foot (30 centimeters) away from anything that can burn.

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, und cluttered 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.

North Brighton Townhouses, Inc.
November 11, 2025
Board Meeting

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

Board member absent: Sheila Johnson, president

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

Seven members and one guest signed in. Willia welcomed them and called the session to order at 7:05 p.m.

Minutes

The board approved the minutes of the October board and budget meeting.

Installation permits

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

Treasurer's report

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

Office report

Elizabeth presented the office report.

There have been four move-ins.

There have been 51 exterminations in the last 60 days.

No memberships are available.

Maintenance update

Chris reported that two rehabs are done and all rehab work is almost completed.
Furnace filter and smoke alarm checks will be starting.
Parker's Electric replaced a meter box at 5172-74 NE 37th at a cost of \$3,115.

Managing agent summary

Mike reported for Tailor Made Property Services.
Processed in accounts payable for October was \$380,685.81.
Five applications were approved.
Five final statements were completed.
Financial reports were delivered to the board.

Good Neighbor

Sherry Martin was recognized as the Good Neighbor for November.

Door prize

Bob Saucedo won the door prize drawing. He received a \$25 gift card.

Open ends

The open session ended at 7:30 p.m. The board met in closed session and the meeting was adjourned at 8:50p.m.



No Board Meeting in December.

Next Meeting on

Tuesday, January 13, 2026

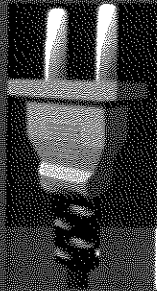
Doors will open at 7:00pm

Carrying Charges will increase <u>\$45.00</u> 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 <u>\$45.00</u> 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		

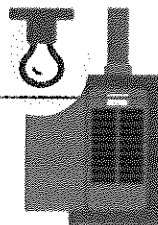


Be fire smart

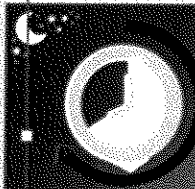
with electricity in your home.

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.



They will be at each stop for 30 minutes

You are invited to
North Kansas City Schools
HOLIDAY BOOK BUS

Thursday, December 4th

LOOK FOR THE DECORATED SCHOOL BUS



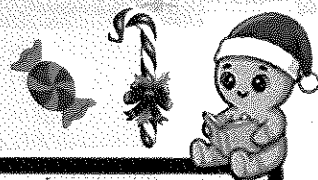
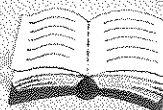
FOR STUDENTS

5:15pm

at the NBT Office (Topping)

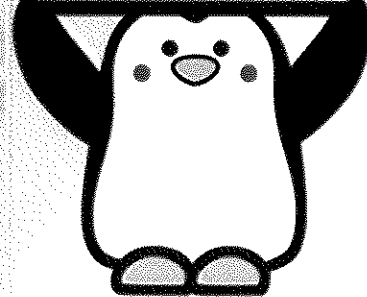
Then at **5:45pm**

will move to the Playground on
the Westside (Chouteau)



Every student will get to
walk through our decorated
school bus, select a brand
new book, and enjoy hot
cocoa and a sweet treat!

BROUGHT TO YOU BY
THE NKC SCHOOLS
TRANSPORTATION DEPARTMENT,
THE LEWIS LEARNING FOUNDATION, AND
THE MID-CONTINENT PUBLIC LIBRARY



FROM
Santa Claus

HOW HO HO!

SPECIAL DELIVERY

**NORTH POLE
DEC 25
EXPRESS DELIVERY**

Santa's Coming to NBT!

Where: NBT Clubhouse
When: Saturday,
December 13th, 2025
Time: NOON - 2:00 pm

DO NOT OPEN
UNTIL 25TH
DECEMBER

SANTA CLAUS
#2025

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

Classifieds

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

SANTA'S Coming Saturday, December 13th at NOON-2pm

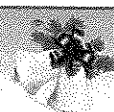


If you are set up on auto pay through the portal or office, please set up the new auto pay amount for 2026 before January 1st.

- ❑ To help prevent theft: Lock your doors when you exit your vehicle. Do not leave any personal belongings in your vehicle. Leave your front porch light on at night. Check and double check your vehicle doors are locked, as well as your front door.
- ❑ We have had a few packages taken off porches. Keep a look out for your neighbor because porch pirates are quick and heartless.
- ❑ Be mindful when warming up your vehicle. Do not leave your vehicle unattended. If it has anti-theft protection, leaving it idling is fine.



Please Note:
The office & maintenance will be closed
Wednesday, December 24th
Thursday, December 25th
and on Thursday, January 1, 2026.
We wish you the Happiest Of Holidays



Maintenance Reminders



Visitor parking spaces are on a first come basis.
Any visitor of any unit can park in any visitor space.
Numbered spaces are the only reserved spaces.
Each unit has 1 reserved (numbered) space.



The winter weather will be here sooner then you think.
If you would like to help a neighbor remove snow on
or around their car let the office know.

**Please advertise here in the newsletter.
Stop by or call the office, 816-454-2500**

Snow Removal Section 1.9 Vehicles, J

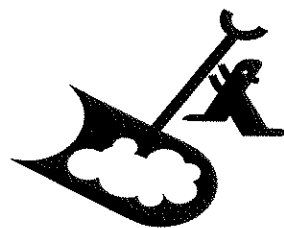
With the winter season approaching, make sure you are
not parking over the curb.

Parking over the curb could impede snow
removal.

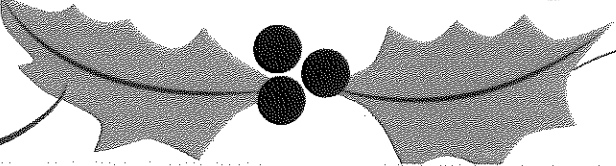
Please remember that any person of the member's
household, a guest or any person under the member's
control are required to park so that their vehicles
DO NOT extend over the sidewalks.

**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



2025

SUN	MON	TUE	WED	THU	FRI	SAT
	1 Carrying Charges Due	2	3	4 Book Bus 5:15pm- 5:45pm	5	6
7	8	9 No Board Meeting	10	11 Late Fees Applied	12	13  Santa Visit NOON-2pm
14	15	16	17	18 Senior Tea & Cookies 1:30 pm to 3:00 pm	19	20
21 Attorney Referrals	22	23	24 Office & Maintenance will be Closed in Observance of Christmas Eve	25 Christmas Day	26	27
28	29	30	31 New Year's Eve	1 Office & Maintenance Closed New Year's Day	HAPPY NEW YEAR 2026	