

The Brightoneer

FEBRUARY 2026



Office and Maintenance closed on
February 16, 2026, President's Day

North Brighton Resident:

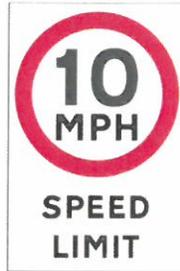
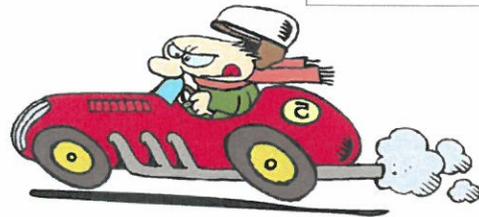
Please slow down when driving on NBT's property, The office has received several complaints on vehicles speeding and running through the stop signs.

Speed limit on the property is 10 mph. We all need to be mindful of people walking, children playing, pets and other vehicles.

We don't want anyone to be harmed.

Please give a friendly reminder to your household and visiting family & friends.

THANK YOU!



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

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



February's Good Neighbor Award

Margaret Morgan

They wrote: "Margaret carries out trash and delivers groceries, flowers, medicine or whatever a neighbor needs. It doesn't matter what time of day. She always has a cheerful smile and a visit to share. She is the type we all wish for as a neighbor.

The Board of Directors will recognize Margaret at the board meeting on the 8th of February. As a recipient of the Good Neighbor Award, they will receive a \$25 gift card.

The Good Neighbor of the Month Award recognizes members of North Brighton Townhouses who exemplify the special spirit of cooperation that makes our community a better place for all of us.



Girl Scout Cookie Season Again!

My name is Kara and 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!



Senior Luncheon

3rd Thursday

February 19th

11:30 am to ?

Lunch Provided

Open To All Seniors of NBT

RSVP: Office 816-454-2500

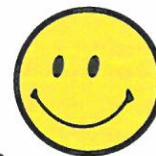


Annual Inspections are coming this Spring.

Are you ready?

Do you have something that needs to be repaired?

Light bulb out, door not latching, outlet not working, bathroom exhaust noisy, tub need caulked or a drafty entry door that needs some weatherstripping?



Maintenance is here for you!

No job is too small or too big!

CALL TODAY!

816-454-2500

North Brighton Townhouses, Inc.

January 14, 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

Guest: Jessica Foxx, attorney

The board convened at 5:30 p.m.

Open Session

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

Minutes

The board approved the minutes of the November board meeting.

Installation permits

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

Treasurer's report

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

Office report

Elizabeth presented the office report.

There has been one move-in.

There have been 19 exterminations in the last 60 days.

No memberships are available.

Maintenance update

Chris reported that one rehab is about 60 percent completed.

A new machine for snow removal, a Snowrator, has been purchased.

Managing agent summary

Mike reported for Tailor Made Property Services.

Processed in accounts payable for November was \$217,966.82; and for December, \$257,860.30.

One application was approved.

Three final statements were completed.

Financial reports were delivered to the board.

Good Neighbors

Recognized as the Good Neighbor for December was Jennifer Nichols; for January, Debbie McCurley.

Door prize

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

Open ends

The open session ended at 7:20 p.m.

Adjournment

The meeting was adjourned at 7:30 p.m.



Next Board Meeting, February 10, 2026

Doors open at 7pm.

The Annual Meeting will be Sunday, March 8.

There will be no meeting on Tuesday, March 10.

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 8th, 2026

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!

Candidate Running for 2026 Board

James Franklin

Hello fellow North Brighton residents! I hope this finds you and yours safe and warm. It has been a long 2025 and time for a new experience as we enter 2026!

As I reflect on the time available for making new memories and reviewing old I would like the opportunity to help my fellow neighbors. I have a varied background in education as a teacher and administrator. Also as a social worker I provided social services to all ages from children to adults by assisting in helping them with needs such as accessing library usage, simple guidance on applying for needed services such as food assistance or housing resources or just being able to listen. In my role as social worker I also provided mental health services for families as possible by listening and help problem solve by exploring possible solutions with those I worked with.

As a member of the North Brighton Board of Directors I hope to use these skills to help facilitate a peaceful living situation. I am active in the Senior Group and enjoy interacting with my fellow members in the group by taking part in our monthly luncheon. I assist by reaching out and try to be a friend and problem solve problems unique to older adults. I have done the same with others I have served. Life experience is key to living daily lives in a healthy and productive manner. It is my intention to use my life experience to help as a member of the Board.

Happy and healthy 2026 to all!

I love animals and am proud owner of two dogs!

2026 Inspection Dates for Bed Bugs

Letters were sent to each unit giving the dates of the one bed bug inspection. The letters gave the date of the inspections and the unit number and building number.

Below is a list of the inspection dates per building group:

- | | |
|---|----------------|
| <u>Buildings:</u> 2, 3, 4, 5, 6, 7, 8, 9, 10, & 16: | March 17, 2026 |
| <u>Buildings:</u> 11, 12, 13, 14, 15, 17, 18, 19, & 20 (not 16): | April 21, 2026 |
| <u>Buildings:</u> 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39: | May 19, 2026 |
| <u>Buildings:</u> 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, & 41, (not 39): | June 16, 2026 |

Notices will be posted one week before and again on the day before.

Carrying Charges will increase \$45.00 in 2026

New Rate Effective January 1, 2026	NEW AMOUNT
1 Bedroom Rental	\$646.00
1 Bedroom Rental With Pet Fee	\$671.00
1 Bedroom - Lower Middle	\$593.00
1 Bedroom - Lower End	\$596.00
1 Bedroom - Upper Middle	\$597.00
1 Bedroom - Upper End	\$600.00
2 Bedroom - Middle	\$609.00
2 Bedroom - End	\$612.00
3 Bedroom - Middle	\$619.00
3 Bedroom - End	\$622.00
4 Bedroom - All Middle	\$629.00
Increase Effective January 1, 2026	



HOPE THRU GRACE
Fellowship

○ JOIN US ON FEBRUARY 7TH

FELLOWSHIP
KIDS

11:00 AM AT THE CLUBHOUSE

For a fun-filled morning! Enjoy food, games,
prizes, and engaging Bible stories.

Office NEWS

- ☒ **Meeting:** Second Tuesday, February 10, 2026. Doors open at 7:00pm.
- ☒ **Recurring Payments:** If you use auto pay through the portal or office, please check for the new 2026 rate and verify it's set-up.
- ☒ **Licenses:** When renewing your vehicle or animals licenses don't forget to notify the office.

Office & Maintenance closed on Monday, February 16, 2026
in honor of President's Day.

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

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.

Maintenance Reminders

Message from Chris; During the last winter storm the maintenance department unhooked dozens of water hoses still attach to the outside faucet. When the water freezes inside the hose it will then expand and go into the faucet. That's when the your pipes will break and water damage will happen.



The cost is on the member.

Please remove the hose or call the office for a work ticket and we will be happy to do it for you.



The winter weather has arrived.
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.



FEBRUARY 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Carrying Charges Due	2 <i>Happy Groundhog Day !!</i> 	3	4 SOS Pest	5	6	7
8	9	10 Board Meeting Doors Open at 7pm	11 Late Fees Applied	12	13	14 <i>Happy Valentine's Day</i>
15	16 Office & Maintenance Closed <i>PRESIDENTS DAY</i>	17	18 SOS Pest	19 Senior Lunch 11:30 - ?	20	21 Attorney Referrals
22	23	24	25	26	28	28