

# The Brightoneer



2026

North Brighton Townhouses  
5057 NE 37th Street, Kansas City, MO 64117  
816.454.2500 [www.northbrighton.com](http://www.northbrighton.com)

Maintenance Emergency  
913-894-3456

North Brighton Security  
816-809-9600

Non-Emergency Police  
816-234-5111



# April's



## Good Neighbor Award

**Paco & Brandi Marley**

Nominated by Kevin & Sheila Johnson

They wrote: "When we went to Minnesota this past January during the snow storm, we discovered that some mail was being delivered early. So, I texted Brandi and asked her to grab it and with no hesitation she said, yes (This wasn't the first time either). When we got home they had cleared the snow off our car and several other cars. They shoveled behind all the cars, too!

We are very grateful for neighbors like Paco & Brandi!"

The Board of Directors will recognize Paco & Brandi Marley at the next Board Meeting on the 14th of April. As a recipient of the Good Neighbor Award, they will receive a \$25 gift card.

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## March's Good Neighbor Winner!



Good Neighbor Winners Ben & Erin Kern,

# Thank You

## for attending the Annual Meeting

Please Give a Warm Welcome to your re-elected board member, Sheila Johnson and newly elected board member Michelle McCollough.



## Senior Luncheon

*You're  
Invited!*

**& BINGO**

*April 16, 2026 11:30 a.m.*

*3rd Thursday*

*RSVP: Office 816-454-2500*

*Lunch provided by North Brighton Townhouses*

# North Brighton Townhouses, Inc.

March 8, 2026

## Annual Meeting

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

**Staff members present:** Elizabeth Tharp, on-site manager; Susan Sitton, assistant manager; and Chris Curlett, maintenance superintendent

**Also attending:** Mike Lauer, regional manager for Tailor Made Property Services; and Jessica Foxx, cooperative attorney

### *Quorum*

Sheila Johnson, president, welcomed members and confirmed with Elizabeth Tharp that a quorum had been met. Eighty members were present: 67 in person and 13 by proxy.

### *Call to order*

Sheila called the meeting to order at 2:09 p.m. and turned the proceedings over to Maelynn.

### *Proof of notice*

Maelynn referred to the February 27, 2026, letter about the annual meeting and election mailed to all member households as proof of notice.

### *2025 annual meeting minutes*

Minutes of the March 9, 2025, annual meeting were approved as presented.

### *Office report*

Elizabeth gave the office report. In 2025, there were 12 move-outs, 14 move-ins and three transfers. Nine move-ins were due to member referrals.

Currently, no memberships are for sale and 130 are on the wait list.

### *Maintenance report*

Chris gave the maintenance report.

All gutters and stairwells have been cleaned.

Annual inspections start soon.

Upcoming projects:

- Replacing several roofs

- Repairing and painting several firewalls

- Repainting one-bedroom fire escapes

### ***Managing agent's report***

Mike gave the managing agent's report. He reviewed handouts distributed earlier that show the breakdown of how carrying charges are spent.

For capital improvements: \$86,855.33; for office, administrative, \$237,282.57; for professional services, \$164,628.11; for utilities, \$401,910.68; for maintenance, \$803,821.36; for taxes, \$181,588.76; for insurance, \$644,560.67; for debt services, \$214,451.64; and into reserves, \$105,404.40.

North Brighton reserves are \$3,424,825.88.

### ***Inspectors***

Volunteers for election inspectors: Kelley Best, Sarah Mitchell and Bob Saucedo.

### ***Candidates***

Maelynn announced that there were two three-year positions open on the board. The candidates are James Franklin, Sheila Johnson and Michelle McCollough. Maelynn asked for nominations from the floor. There were none and the nominations were closed.

### ***Speeches***

The candidates addressed the members.

### ***Vote***

Roll was called and ballots and proxy votes were distributed.

### ***Ballot distribution***

The distributing of the ballots and the proxies was interrupted by several members who had joined the meeting after it had begun. The proceedings were paused while those members signed in.

Ballot and proxy distribution then resumed.

### ***Voting***

Members voted.

### ***Ballot collection***

Ballots were collected. Election inspectors and Jessica Foxx left to count ballots.

~continued~

*~ Annual meeting minutes continued ~*

***Good Neighbor Award***

Erin and Ben Kern were recognized as the Good Neighbors of the Month for March. They were nominated by Brittany McCurley.

***Recess***

Recess was called at 3:02 p.m.

***Results of election***

Jessica and the inspectors returned at 3:15 p.m. Maelynn read the results: James Franklin, 27 votes; Sheila Johnson, 65 votes; and Michelle McCollough, 64 votes. Sheila and Michelle will fill the two positions.

***Door prizes***

Door prizes were drawn. Kyle Thompson won a month's free carrying charges. Willia Bailey and Bob Saucedo won \$50 cash prizes each. Samantha Runyon won a \$25 gas gift card.

***Adjournment***

The annual meeting ended at 3:20 p.m.



**Next Board Meeting will be Tuesday, April 14, 2026**

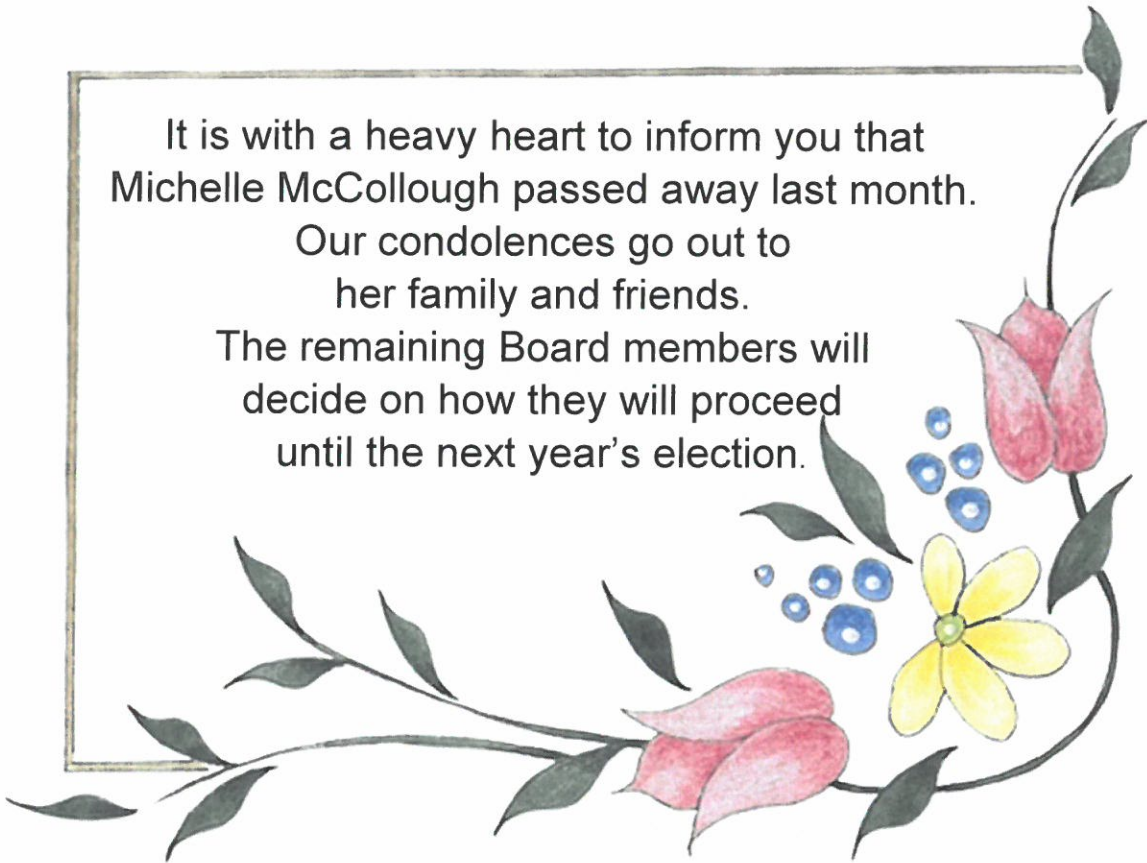
**Doors open at 7:00pm**



It is with a heavy heart to inform you that  
Michelle McCollough passed away last month.

Our condolences go out to  
her family and friends.

The remaining Board members will  
decide on how they will proceed  
until the next year's election.



**Here is what the  
“By Laws” of North Brighton Townhouses, Inc. says:**

ARTICLE V—DIRECTORS Section 4. Vacancies

Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the membership shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a Director until a successor is elected by the members at the next annual meeting to serve out the unexpired portion of the term.

# Hope Through Grace

**Saturday, April 4, 2026 at 11:00 am**

*in the North Brighton Clubhouse.*

*Bring friends and have fun.*

*We will have a Bible Study for Easter*

*and games plus other*

**FUN Stuff!**



# CLASSIFIEDS



## HOUSE CLEANING

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



**Call Debra at  
816-777-6612**

## 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.



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**If you want to be on the Mowers List this  
summer turn your written information  
in to the office by the 15th for the  
May's issue of the Brightoneer.**

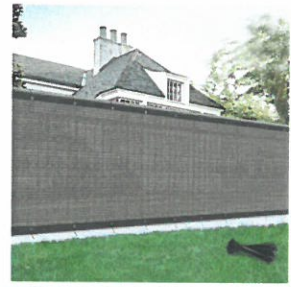
# Office NEWS

- ◆ Please remember when walking your dog to pickup your dog's waste.
- ◆ Leave your porch lights on at night.
- ◆ Please make sure to review the grounds rules in "Rules We Live By."
- ◆ Check and make sure your holiday lights are down and stored away for the summer.

**Privacy screen** were approved by the BOD last April on four-foot-high fences.

The screens must be grey or green, see-through, anchored to the fence and no higher than the fence to which they're anchored.

An Installation/Alteration permit is required.



## Inspection Date for Bed Bugs

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

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

Inspection date: Tuesday, April 21, 2026

**If you do not get a reminder notice,  
your unit is not being inspected.**

# Maintenance Reminders

*Annual Unit Inspections have begun.*

We will be looking for: Major Structural Damage, Housekeeping Condition, Fire, Safety & Health Hazards of the unit.

Inspections will begin in the morning and last 3-4 hours per day.

Weather permitting.

We will need to have access to all rooms.

A notice will be posted on your door a week before your inspection.



**Thank You,  
NBT Maintenance**

## **Mower's Wanted!**

If you are interested in being a mower and would like your name listed in the Brightoneer, you will need to submit a written request to the office.

Please include your name and phone number.



Outside water faucets must be shared by members that are on either side (front & back). If you refuse to allow your neighbor proper use of a faucet, the member can request that maintenance go into your unit and turn on the faucet.



# April 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Carrying Charges Due SOS Pest	2	3	4
5 	6	7	8	9	10	11 Late Fee's Applied
12	13	14 BOD MTG Doors open 7pm	15 SOS Pest	16 SENIOR LUNCHEON 11:30 - ?	17	18
19	20	21 Bed Bug Inspection Attorney Referral	22	23	24	25
26	27	28	29	30		