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THE HOMES, INC DECEMBER, 2010

NEWSLETTER

THE HOMES, INC. ∙660 MANORCREST, KANSAS CITY, KS 66101 ∙913-321-2471∙www.thehomesinc.com

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**IMPORTANT TELEPHONE NUMBERS**

THE HOMES INC 913-321-2471

AFTER HOURS MAINTENANCE 913-948-2211

Q.H.F. CREDIT UNION 913-342-3421

KCK POLICE DEPARTMENT 913-596-3000

KCK ANIMAL CONTROL 913-321-1445

POTHOLES 913-573-8307

CITY QUESTIONS & COMPLAINTS 311

STREET LIGHTS/POWERLINES 913-573-9522

BPU 913-573-9000

KS GAS SERVICE 1-800-794-4780

**C:\Users\The Homes\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\892X1VRA\MC900329992[1].wmf THE HOMES COMMUNITY TELEPHONE ALERTS**

In the event an emergency occurs within the community, The Homes will notify you by phone with an automated alert. To sign up for this FREE service, please contact the office, 913-321-2471. This service will be available February 1, 2011.

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The Homes Office and Credit Union will be closed…

**FRIDAY, DECEMBER 24** TO OBSERVE CHRISTMAS

**FRIDAY, DECEMBER 31** TO OBSERVE NEW YEARS

Holiday Happenings at The Homes are on Pages 4&5.

FOLLOW US ON ...  AND 

THE HOMES

BOARD MEETING

DECEMBER 20, 6pm

IN THE CLUBROOM

**NEIGHBORHOOD WATCH NEWS**

**NEXT MEETING TUESDAY, JANUARY 4, 6:30 P.M.-Homes Clubroom**

* Crime loves darkness, hates light.  Keep your porch lights on at night.  The Neighborhood Watch can install a dawn-to-dusk attachment on to your porch light for $11.00 that will turn the light on at dusk and turn it off in the morning.  BPU estimates a 75 watt bulb in a dawn-to-dusk fixture costs about 15 cents a month in electricity.
* If you see anything out of the ordinary (strangers roaming the neighborhood, peering into car windows, etc.) call the police.  If a stranger knocks on your door with a sob story about their wife having the debit card, etc. politely refuse them, carefully note their description and call 911.  It is against the law to panhandle.  Report the description to the office so the maintenance men can be on the lookout as well.
* A new patroller class will be starting in the next 60 days.  Get an application from Bob Anver or ask the office for one.  It's an interesting class, takes 4 classes of 4 hours each and a ride with a KCK policemen on patrol.
* Refreshments will be served.

**WHY YOU SHOULD BE A PART OF NEIGHBORHOOD WATCH**

Being a part of this group, you will be better informed of what is going on in your

neighborhood and the first to know when crimes occur near you.

It has been statistically proven that watch programs are effective in crime prevention. The

investment of your time in such programs will yield huge returns by making your

neighborhood as well as your own home a safer and better place to live.

This program educate its group members about what security measures are effective and

ineffective.

This programs can be a good tool for dealing with issues such as barking dogs, loud parties,

abandoned vehicles, run down properties, and other issues that attract criminal activity.

Your neighbors can be a pillar in your home security program. Being an active member of a

Neighborhood Crime Watch Program guarantees that both law enforcement and your

neighbors will part take in maintaining your home security.

**Neighborhood Watch Tips: What to Watch For**- Suspicious persons or activities  
- Someone screaming or shouting for help  
- Anyone being forced into a vehicle  
- Property being taken out of houses or buildings where no one is home, or the business is closed  
- A stranger running through private yards or alleyways  
- Vehicles passing by numerous times, suspiciously parked or traveling alleyways with no lights or apparent

destination.

**Protect Yourself By**- Use good lighting.  
- Use good lock security.  
- Keeping shrubs trimmed.  
- Locking all doors and windows whenever your house is unoccupied.  
- Letting a trusted neighbor know when you are on vacation. Don't advertise!! Stop deliveries and have all mail picked up.

LTC Terry R. Zeigler, Assistant Chief with the Kansas City Kansas Police Department, Bureau of Operations will be the guest speaker at the **Neighborhood Watch on January 4**. The letter below introduces LTC Zeigler and his accomplishments as a police officer.

NOVEMBER 4, 2010

Quindaro Homes

Kansas City, KS 66101

The purpose of this letter is to introduce myself to you as the Kansas City, KS, Police Department’s new Director of the Operations Bureau. I have been serving the citizens of Kansas City, Kansas as a police officer for twenty years and I am excited about serving the community in my new role. Over the last twenty years I have served in a variety of assignments which include: Motorcycle Enforcement Unit, Internal Affairs Unit, Homicide Unit, FBI Joint Terrorism Task Force, Administrative Aide to the Chief of Police and the Bureau of Operations Executive Officer.

In 2009, the Kansas City, Kansas Police Department recorded a 23 year low in overall crime in the city and it was the second lowest year for violent crime. None of this was possible without the continued support and cooperation the Department has enjoyed with members of the community such as yourself. I believe the relationship we have with our community partners can yield even greater results and my commitment to you is that I will work very hard to strength our relationship and develop new ones in parts of the community where they are lacking.

In 2011, the Bureau of Operations is going to focus on quality of life issues throughout the community. With your cooperation and support we can create a community in which all citizens can enjoy a safe environment to live, work, and raise their families.

In closing, I look forward to meeting with your community group to discuss issues that may be negatively affecting your neighborhood.

Sincerely,

*Terry R Zeigler*

DATE: Tuesday, December 28

TIME: 6:00 – 8:00 p.m.

WHERE: The Homes Clubroom 2 Free Bingo Cards (per player)

Prizes: Baked items

(Cakes, cookies, pies, etc)

Blackout prize - $25 gift certificate

Refreshments will be served

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The Neighborhood Watch members invite you to join them on December 4 at 6:00 p.m. to go Christmas Caroling around The Homes. The Carolers will meet at the clubroom. Song sheets will be provided.

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**THE HOMES "ANGEL TREE"**

Angel requests must be submitted to the office by December 10

The Homes wants to help provide gifts to less fortunate children in our community. We have many sponsors that have agreed to financial donations to make these wishes come true. Stop by the office and fill out an Angel Request (give the child's name, age, and what their needs are). That Angel will be hung on our clubroom tree. We will have a "Breakfast with Santa Christmas Party", Saturday, December 18th, from 10:00 a.m. to 12:00 p.m. Jolly old Saint Nick will be there to help give these gifts to the children.

Help spread the gift of **GIVING**.

**BINGO**



Breakfast with Santa Christmas Party

DATE: December 18, 2010

TIME: 10:00 - Noon

WHERE: The Homes Clubroom

Bring your child to have breakfast with Santa and their picture taken. You will receive a Free picture of your child and Santa Claus. The children nominated as “Angels” will be notified by a letter from Santa.

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Drawing for a Turkey Dinner

DATE: December 20, 2010

TIME: 6:00 pm

WHERE: The Homes Clubroom

We will draw for a turkey dinner with all the trimmings at the December board meeting. **STOCKHOLDERS MUST BE PRESENT TO WIN**.

**Gas Energy Saving Tips**

It is important for you to remember that in addition to gas costs, weather dramatically affects natural gas bills. When temperatures drop, you use more fuel to heat your home and business, and energy conservation becomes very important. By following a few easy tips, you can save money on your gas bill:

* Adjust your gas usage. For example, if halfway into the month you are nearing your budget limit for gas, you can experiment with lower gas heating thermostat settings to see if comfort is adequate while reducing gas usage.
* Clean or replace air filters on heating or cooling systems.
* Set back your thermostat by 5 or 10 degrees when sleeping or when your house is empty for four hours or longer.
* Set the thermostat control setting for your furnace no higher than 68 degrees F during the heating season.
* Set your water heater temperature to 120 degrees F or to the “warm” setting.
* Set your water heater temperature control to the pilot position when your home is vacant for two days or longer.
* Place nonflammable insulation or nonflammable pliable materials in gaps around pipes, ducts, fans or other items that enter the attic or basement from a conditioned space.
* Add insulation to attic or basement doors or access panels.
* Caulk or tape any leak in ductwork of cooling or heating systems.
* Tighten or plug leaking joints in hot water or steam pipes.
* Raise shades to allow sunlight to enter your home during the day.
* Close shades on overcast days and at night when no warm sunlight is shining.

To report a natural gas leak or emergency, please call 1-888-482-4950.

**The Cold Weather Rule**

During these difficult economic times, managing your energy bills may become a bit stressful. The Cold Weather Rule allows for special payment and disconnection procedures for residential natural gas customers with unpaid accounts to continue or restore service throughout the cold weather period (November 1 through March 31). The Kansas Corporation Commission oversees the provisions of the Cold Weather Rule for all Kansas utility companies, which states: A utility shall not generally disconnect a customer’s service from November 1 through March 31 when the local National Weather Service forecasts that the temperature will be 35 degrees or colder within a 48-hour period. To prevent service interruptions when the temperature is 35 degrees or above, or to have service restored regardless of temperature, you must comply with the following conditions:

Inform the utility if you are unable to pay the bill in full;

* Provide the utility with sufficient information to enter into a monthly payment agreement;
* Pay 1/12th of the total account balance, including:  
   all disconnection or reconnection fees, plus any required deposit installment;   
  enter into an 11-month payment plan to pay the remainder of the   
  account balance, plus the current bill. You may select the Equal Payment Planfor current and future consumption.
* Apply for federal, state, and local energy assistance funds.
* Kansas Gas Service is required to give notice 10 days in advance of discontinuing service.  We will make every attempt to contact you by telephone, however, if you cannot be reached a disconnect notice will be placed on your door the day before your service is discontinued.

**C:\Users\LHibler\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\YRJXQWVE\MC900022846[1].wmf**The **Frisbee golf lesson** was cancelled due to weather. We will reschedule in the spring.

C:\Users\LHibler\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LWY4ML27\MC900140953[1].wmf**CHRISTMAS CAROLING** will be Saturday, December 4th from 6-8 p.m. The caroling group will meet at the clubroom. All residents are encouraged to participate and enjoy.

C:\Users\The Homes\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\Z67QXJQ4\MC900355259[1].wmf **SOCIAL CLUB** will play Bingo on Tuesday, December 28 from 6-8 p.m. in the clubroom. All adults are welcome to come to the social gathering and have a fun-filled night with your neighbors. Each player will receive 2 bingo cards at no cost and have a chance to win baked items (cakes, cookies, pies, etc) or a $25 gift certificate. Refreshments will be served.

C:\Users\The Homes\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\7WLZHBT5\MC900089214[1].wmf **KITCHEN NOOK** Do you have a favorite recipe to share? The Homes will feature your recipe in the newsletter. Recipes will be published on a first come first serve basis. Please include your name and telephone number. We will include your name (not your phone number) in the newsletter unless you ask us not to use your name. Recipes must be received in the office by the 20th of the month.

**11/20/2010 - 12/31/2010 - Olde World Christmas**Strawberry Hill Museum & Cultural Center. 720 N. 4th Street. Kansas City KS 66101. 913-371-3264. [www.strawberryhillmuseum.org](http://www.strawberryhillmuseum.org). Sat.-Sun. noon-5:00pm (Tea room open 1:00pm-4:00pm). $7 adults, $3 ages 6-12, under 5 free. The Victorian mansion is beautifully decorated for the holidays. Must-see house on your Christmas tour of homes.

11/20/2010 - 12/24/2010 - My Santa Experience   
Legends Outlets Kansas City, 1843 Village West Pkwy, Kansas City KS 66111. 913-788-3700  
www.legendsshopping.com . "My Santa Experience" is open Nov 20-Dec 24 at Legends Outlets. Write letters to Santa and put them in the North Pole's magic mailbox, make toys with Santa's elves, create reindeer mix with Mrs. Claus and play in the snow. And, of course, share quality time with Santa and have your photo taken. This year "My Santa Experience" is featuring an updated, lower-price digital photo package. Visitors can make a reservation online for a no-hassle experience at no additional charge. Visit www.LegendsShopping.com for more information.  
On Nov 20: FREE open house 4-6pm (visitors are encouraged to bring their cameras). Following the lighting ceremony from 7-9pm, standard packages will be available for purchase.  
Hours: 11/21– 12/10 Mon-Sat 11am-8pm, Sun 11am-6pm; 12/11 – 12/23 Mon-Sat 10am-9pm, Sun 11am-7pm; 12/24 9am-5pm (breaks Monday - Saturday 1:30-2:30pm and 5:15-6pm and Sunday 2:30- 3:00pm).

11/20/2010 - 12/24/2010 - Legends Outlets Holiday Display   
Legends Outlets Kansas City, 1843 Village West Parkway, Kansas City KS 66111. 913-788-3700. Free  
[www.legendsshopping.com](http://www.legendsshopping.com). Every 15 minutes, Legends Outlets will come alive with dancing lights

synchronized to concert-quality, holiday music, providing guests an experience unlike anything they have seen before. The majestic, 45-foot, holiday tree stands in the center courtyard fountain. A second holiday tree and light show is located near Helzberg Diamonds. In addition to this unique light display, larger-than-life wreaths, light poles wrapped in festive garland oversized holiday ornaments are found throughout the center.

**12/1/2010 – 1/31/10 - Crown Center Ice Terrace** rink hours are 10 a.m. to 9 p.m. Sunday through Thursday and 10 a.m. to 11 p.m. Friday and Saturday. After that, the terrace is open 10 a.m. to 9 p.m. through March 13. Admission $6, or free for adults over age 60 and children age 4 and under. Skate rental is $3, or skaters may bring their own.

12/2/2010 - Li'l Legends  
Legends Outlets Kansas City, 1843 Village West Parkway, Kansas City KS 66111. 913-788-3700  
[www.legendsshopping.com](http://www.legendsshopping.com). 10:00am. Free.  
Li’l Legends is a free kid’s club designed to provide fun, interactive programs featuring arts and crafts, music or theater and is targeted to children ages 2 to 6 and their families. Li’l Legends will be hosted by a different store or restaurant the first Thursday of every month.

12/10/2010 - 12/11/2010 - Celebration of the Choirs  
Imago Dei Arts Center, 1015 Minnesota Avenue, Kansas City KS 66101. 913-233-0266  
[www.imagodeiarts.org](http://www.imagodeiarts.org). 7pm  
  
**12/10/2010 - 12/11/2010 - Christmas Traditions at Grinter Place**Grinter Place State Historic Site, 1420 South 78th Street, Kansas City KS 66111. 913-299-0373  
[www.kshs.org](http://www.kshs.org). $3 adults, $1 students, under 5 free. Family fun activities.

12/10/2010 - KCK Second Friday Art Walk  
Downtown KCK (multiple venues), 625 Minnesota Avenue, Kansas City KS 66101. 913-371-0024  
[www.kckartsnetwork.com](http://www.kckartsnetwork.com). 5:00 pm- 8:00 pm. Free  
A celebration of art, art spaces and art lovers in downtown Kansas City, Kansas. Several galleries will be included in the artwalk.

12/11/2010 - Chili Run  
Wyandotte County Lake Park, 91st & Leavenworth Road, Kansas City KS 66109. 816-741-2314. 10am  
$5 entry fee. No entry fee for MARA members.

12/11/2010 - 12/12/2010 and 12/18/2010 - 12/19/2010- Santa's Express  
National Agricultural Center & Hall of Fame, 630 Hall of Fame Drive, Bonner Springs KS 66012. 913-721-1075. [www.aghalloffame.com/](http://www.aghalloffame.com/). 1-6pm. General admission applies.  
Take a hayride to "FarmTown USA", visit with costumed characters in decorated buildings, listen to stories in the one-room school house and warm up with cocoa and cookies. Most importantly visit with Santa in the 1880's train depot and catch a ride on the miniature train - Santa's Express!!!! December 11, 12, 18, & 19 from 1 to 6 pm each day.

**12/10/2010 - 12/11/2010 - Celebration of the Choirs,** Imago Dei Arts Center. 1015 Minnesota Avenue. 913-233-0266 or [www.imagodeiarts.org](http://www.imagodeiarts.org). 7pm. Imago Dei Arts Center features the Celebration of the Choirs.

**MINUTES OF THE BOARD OF DIRECTORS**

**THE HOMES, INC.**

**November 15, 2010**

President Rosetta Cantwell called the regular monthly meeting of the Board of Directors of The Homes, Inc. to order at 6:00 p.m. on November 15, 2010.

Present were: Rosetta Cantwell, Charles Sawyer, Harold Watson, Bob Anver, and Jena Garr, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, Attorney; and Karen Brokesh, Transcriber.

Ten stockholders attended the meeting.

President Cantwell welcomed the stockholders to the meeting and announced that, as provided by the By-Laws of the corporation, only stockholders of record are entitled to attend the board meeting. President Cantwell also asked all stockholders in attendance to hold their questions and comments until after the finish of regular business at which time anyone who wishes to speak will be allowed to make a statement.

President Cantwell reminded the stockholders to state their name and address so that the minutes can accurately reflect all comments made during the open session. Stockholders were asked to hold their comments until executive session or to speak with the manager one-on-one if they did not want their comments reflected in open session.

It was announced that the work order report for October, 2010 has been posted.

Minutes of the regular meeting of October 18, 2010 and the October 18, 2010 Executive Session had previously been distributed to all board members. Harold Watson moved to approve the minutes as written. Seconded by Bob Anver. Carried unanimously.

Treasurer Anver reported that the corporate books are in balance and the bank reconciliation is done through October 31, 2010. The depreciation schedule needs to be updated. Bob Anver moved to accept the financial report for October, 2010 as presented. Seconded by Harold Watson. Carried unanimously.

Stockholder change requests approved by the manager are as follows:

54 Viewcrest: Install cable – Oscar Osorio. Work will be done by Time Warner Cable.

840 Manorcrest: Install an 8 x 10 shed – Estanislao Hernandez. Work will be done by self and with help of Pascual Murguia.

Harold Watson moved to approve the stockholder change requests approved by the manager. Seconded by Bob Anver. Carried unanimously

The first stockholder change request for board consideration was that of Nuclada KingPoyom, 42 Viewcrest, to install an 18 ½’ x 12 ½’ concrete patio behind the unit. Work to be done by self. Maintenance has inspected the area and it will accommodate the patio. Harold Watson moved to approve this change request. Seconded by Charles Sawyer. Carried unanimously.

The second stockholder change request for board consideration was that of Maria Wright, 3124 N. 9th Street, to replace the tile around the wall and floor. After the walls are removed, maintenance will inspect the plumbing for any needed repairs. The office will also monitor the work. Harold Watson moved to approve this request. Seconded by Jena Garr. Carried unanimously.

The third stockholder change request for board consideration was that of Paul Eklund, 27 Viewcrest, to install new floors, sheetrock, sink, countertop and new cabinets. Work will be done mostly by self. Charles Sawyer moved to approve this request. Seconded by Jena Garr. Carried unanimously.

The final stockholder change request for board consideration was that of Carlos Villamar, 34 Viewcrest, to build a wall in the living room to hand a plasma television. Harold Watson moved to approve this change request as long as maintenance inspects the work after it is completed. Seconded by Charles Sawyer. Carried unanimously.

Secretary Watson read the stock transfer approvals as follows:

|  |  |  |
| --- | --- | --- |
| **ADDRESS** | **TRANSFER FROM** | **TRANSFER TO** |
| 4 Reidcrest | Shi-Jian Ye | Xin Ye |
| 54 Viewcrest | Oscar R. Osorio, Daniel G. & Martha P. Houtchens | Oscar R. Osorio and Martha P. Houtchens |
| 778 Manorcrest | Jay L. Beck and Gary L. Thomas | Heladio Lopez and Ernesto Zuniga Rios |
| 7 Craigcrest | Steve T. Montoya and Maria Montoya | Quindaro Homes Federal Credit Union |
| 3 Summitcrest | Jennifer A. Delong and Susan G. Delong | Irma Edelmira Gurrola and Armando Cuellar Otero |

After being informed that the stock transfers were in order, it was moved by Harold Watson and seconded by Jena Garr that the Corporation waive its option to purchase those shares of stock and approve transfer of same. Carried unanimously. The manager was reminded that all original signed stock certificates must be stored with the credit union if the stockholder has an outstanding loan.

Announcements:

The speed limit throughout The Homes is 20 miles per hour. Please be alert and careful as you drive through the neighborhood. Two traffic recording devices have been installed in the neighborhood that will count the number of cards and their speed. This data will be used to determine whether traffic calming is needed in the area.

With the cold weather approaching, all stockholders are reminded that it is time to install storm windows on all screen doors if you have them. If you do not have storm windows, please contact the office and they will provide them to you at cost.

The board discussed revising the policy regarding space heaters. Space heaters today are more economical and safe.

The Halloween Party and Chili Cook Off was a huge success with over 80 stockholders and guests attending. Plans are currently underway for a dinner on Thanksgiving night in the clubhouse for stockholders who do not have other plans. Please contact the office for additional information. Anyone interested in attending may bring side items of food and may contact Elaine Hines for further details.

There will also be a Christmas with Santa in the clubroom on December 18. Residents can nominate a child living in The Homes to be placed on the angel tree in the office. Donations are being made to buy gifts for these children. The Homes is also considering a Christmas gathering in the clubhouse on December 11 from 6:00 p.m. – 8:00 p.m. If you would like to help with either planning or set up for this event, please contact the office. The annual Christmas caroling will be December 4, 2010.

At the October 18, 2010 meeting, the board approved replacing the current small fire extinguishers in all units with a larger fire extinguisher that will cover all types of fires. The current extinguishers are not useable on electrical fires. The replacement will begin sometime in early 2011.

The fall inspections are going well. Most units have working smoke alarms and furnaces are in working order.

*Old Business to be Discussed:*

None.

*New Business to be Discussed:*

The Homes is going to implement an emergency ALERT system. Whenever an emergency occurs within the community, the office will contact you by telephone using an automated ALERT. Example ALERTS could be regarding freezing pipes or unwanted solicitors in the neighborhood. This is a free service offered by the Unified Government through the Neighborhood Watch. To sign up, please contact the office before January 3, 2011. It is important that the office have a current operational telephone number for each stockholder to participate. Please pass this important information onto your neighbors.

Comments from Directors and Attorney:

Harold Watson proposed that a committee of stockholders be formed to review and revise the current Rules and Regulations. Harold asked for volunteers to serve on this committee.

The Board announced that the next Senior Day Event will be held November 17, 2010 at 10:00 in the clubroom where full health screenings will be conducted.

The new deputy chief of police will be present at the February Neighborhood Watch meeting. Everyone is encouraged to attend to speak with him about any concerns they have about the neighborhood.

Comments from Stockholders:

Bill Bradford, 953 Manorcrest, commented that cleaning the ductwork should be the responsibility of individual stockholders and not the corporations. Mr. Bradford warned of recent scams in this industry on pricing. Mr. Bradford also commented that he was against allowing wooden privacy fences in The Homes. Finally, Mr. Bradford reported on the number of lawns this summer that were not maintained and mowed this summer.

The board discussed the mowing policy and the fines currently charged for violations of this policy. Currently, the corporation charges $30.00 to a stockholder for the first time their yard has to be mowed by maintenance. The second offense is $60.00 and the third offense is $90.00. Bob Anver moved to increase the fine for the first offense to $75.00 and the second offense will result in a charge of $75.00 and the stockholder will be called before the Board. Seconded by Jena Garr. Carried unanimously.

Jeannie Coffelt, 3109 N. Allis, reported of a loose dog in the neighborhood that has been getting into her trash.

Elaine Hines, 7 Viewcrest, asked all stockholders interested in participating in the Thanksgiving dinner to contact her. She also announced that group participating in the Christmas caroling will meet in the clubroom at 6:00 p.m. on December 4th.

Catherine Verderame, 788 Manorcrest, thanked the office on their great work on improving the newsletter.

No further business to come before the board the board adjourned into executive session.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

HAROLD WATSON

SECRETARY

APPROVED:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ROSETTA CANTWELL

PRESIDENT

Transcribed by Karen Brokesh

C:\Users\The Homes\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\DRN7Q8BA\MCj04420360000[1].wmf HELPFUL HINTS ABOUT LIVING IN THE HOMES

**KEEP FUNANCE AND WATER HEATER AREAS CLEAN.** Having too many clothes, boxes, or general clutter in your utility area can be a fire hazard. Please keep yourself and your neighbors safe and keep your utility areas clean.

**YARDS & PORCHES.** Please take the time to clean up/organize your yard and porch. The size of our porches do not allow for you to keep many items on them before they start to look cluttered and messy. If you do not have a shed, an affordable idea to store your items in are deck and patio boxes. They range in cost from $30 to $100 and can be purchased on-line or at your local discount store. Items that should not be on your porch...appliances, boxes, buckets, mops, paint containers or any other "non outdoor" items.

**ONLY FLUSH TOILET PAPER.** The pipes in our homes are over 60 years old. They do not have the capacity to wash away any other material. Do not flush baby wipes, feminine hygiene products, diapers, paper towels, Q tips, etc. If maintenance finds these items consistently causing a back up in your pipes you may be charged for the repair.

**CARBON MONOXIDE DETECTORS.** Carbon monoxide or CO is found in combustion fumes that are produced by gas stoves and heating systems. CO from these sources can build up in enclosed or semi-enclosed spaces. People and animals in these spaces can be poisoned by breathing it. The Homes offers carbon monoxide detectors for $25 installed.

**SPEEDING.** The speed limit in The Homes, Inc. is 20 mph. Children are on summer break so there will be a lot more activity in the neighborhood. In only takes a few seconds for a distracted child to dart out in the road. Please be aware and safe while driving.

**PARKING.** The Homes does not have assigned parking. Please be considerate of your neighbors and their parking needs. Try not to park in a spot that is normally used by your neighbor. If you have guest, have them park in the overflow lots.

**CABLE & SATELITE DISHES**. If you install cable or dish services YOU MUST complete a stockholder change request. It is a simple form that gives you the rules about the installation, such as, no drilling through siding, dishes cannot be attached to the unit or in a front yard.

**TRASH**. Do no put your trash to the curb until 4:00 p.m. the day before pickup.

**STICKS AND LIMBS.** Place sticks/limbs in 4 foot bundles to the curbside for pickup by maintenance.

**HOLIDAY DECORATIONS.** The Homes welcomes all your festive efforts for holiday decorating on the outside of your home. Remember not to attach anything to your siding and roof and to remove the decorations by February 1st.

**Helpful Information**

* **Replacement of Sidewalks, Curbs and Plumbing**. The office has a petition to request a benefit district feasibility study by the Unified Government. If we have enough residents sign the petition the Unified Government will investigate our neighborhood to see if we qualify for various community improvements that will be paid for over several years through our real estate taxes. Please sign the form on the back page and return it to the office. If you have questions call the office for more information.
* Want to know about what is **"Going On"** in The Homes. Check out www.facebook.com or www.twitter.com. Become a fan and post pictures or helpful information.
* **Have your pet spayed or nuetered**. The Humane Society (5445 Parallel Parkway, Kansas City, KS 66104 - 913-596-1000) offers the best rates for this service. For dogs to be spayed or nuetered, along with the required vaccinations it is $36. For cats to be spayed or nuetered, along with the required vaccinations it is $5. Shirley Elmore volunteers to pick up your dog or cat and take them to the Humane Society then bring them home after the procedure. Please call the office for Shirley's contact information.

By having your pet spayed or neutered, you are not only helping your pet to live a longer and healthier life but also saving the lives of other animals. Spayed or neutered pets lose their desire to roam the neighborhood in search of a mate so are less likely to be injured, lost or to get into fights. They are also less likely to bite and have other behavioral problems. Males are less likely to spray or mark territory. Plus, the reproductive organs removed during surgery are those that frequently cause medical problems in older animals, including many types of cancer.

Spaying and neutering is also necessary to stop the overpopulation of pets. Every year in this country, over 4 million dogs and cats are euthanized in shelters because there are not nearly enough people to adopt them. In the Kansas City area alone, over 20,000 animals are killed in shelters. The majority of these are young healthy animals, including puppies and kittens, who if given the chance would make wonderful pets. Thousands more die on the streets from starvation, disease and injury. So please do your part to help by having your pet spayed or neutered.

* You can **rent space** for a trailer, R.V. and boat (legally tagged and insured) at The Homes fenced in storage area. Call the office for more information.
* The Kansas City Kansas Public Library System offers free computer classes that many of our residents have taken advantage of. Call 551-3280 for more information.
* **Volunteerism.** Perhaps the first and biggest benefit people get from volunteering is the satisfaction of incorporating service into their lives and making a difference in their community and country. The intangible benefits alone—such as pride, satisfaction and accomplishment—are worthwhile reasons to serve. In addition, when we share our time and talents, we:

Solve problems

Strengthen communities

Improve lives

Connect to others

Transform our own lives

The Homes is in need of volunteers for many groups and committees. Please contact the office

for more information.

Adams & Beaubien

Dee Dee Johnson

Merle Goldston

Ed O’Malley Insurance

Oots Landscaping

Pyramid Plumbing

Borland Construction

MVP

Jena Garr

Zephyr Awning

Schuler’s

Jay’s Plumbing

Jerry DeMeyer

All the volunteers

 Deanna Schwartz lost her dog, Kasey, after 13 years of a wonderful life.

TO MAKE AN ANNOUNCEMENT SUCH AS A BIRTHDAY, WEDDING OR DEATH, PLEASE CALL THE OFFICE



Happy Birthday to those residents that celebrate their birthdays in December!

*Our Thoughts…*

To David Foran on the passing of his mother

C:\Users\The Homes\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\GYUOIGGE\MC900411244[1].wmf**AFTER HOURS SERVICE CALLS**

When you call for after hours maintenance service, please make sure you are home. The maintenance men do not have access to the keys to your unit. If you are not home when a maintenance man is called, you will be charged a minimum of $30 per hour.

Diana Fragoso

The Homes would like to thank everyone for their generous donations to the Angel Tree Fund and for making a child’s Christmas a little brighter.

**KITCHEN NOOK**

**Puppy Chow**

Ingredients

9 cups crispy rice cereal squares (rice chex or something similar)

1/2 cup peanut butter

1 cup semi-sweet chocolate chips

1 1/2 cups confectioners' sugar

Directions

In a saucepan over low heat, melt the chocolate; add peanut butter and mix until smooth. Remove from heat, add cereal and stir until coated. Pour powdered sugar into large plastic bag, add coated cereal and shake until well coated. Store in airtight container. Submitted by Jena Garr

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**Simple Beer Bread**

Ingredients

3 cups self-rising flour

3 Tablespoons sugar

12 ounces [beer](http://www.foodterms.com/encyclopedia/beer/index.html)  (room temp)

2 tablespoons melted butter

Directions

Preheat the oven to 375 degrees F. Butter a loaf pan and set aside. In a large bowl, combine the flour, [sugar](http://www.foodterms.com/encyclopedia/sugar/index.html), and beer and mix well. The mixture should be sticky. Pour into the [loaf pan](http://www.foodterms.com/encyclopedia/loaf-pan/index.html) and bake for 55 minutes. At the last 3 minutes of baking, remove from oven, brush the top of the loaf with [butter](http://www.foodterms.com/encyclopedia/butter/index.html) and return to oven. You can be creative and add cheese or herbs to batter.  Have Fun! Submitted by Jena Garr

==============================================================================

**Crab Cocktail Spread**

12 oz. cream cheese, softened Garlic salt to taste  
1 tbsp. lemon juice 6 oz. bottled cocktail sauce  
1 tbsp. Worcestershire sauce 1/2 tbsp. chopped onion  
1 (7 1/2 oz.) can lump crab meat 2 tbsp. dried parsley flakes  
Assorted crackers

Combine the first 5 ingredients. Spread mixture in a deep 10-inch glass pie plate. Pour cocktail sauce over mixture. Layer the crab on the sauce. Sprinkle parsley over all.

Cover with plastic wrap sealing edges of pie plate and refrigerate overnight. Serve chilled with assorted crackers. Yield 12 to 15 servings. Submitted by Elizabeth Bothwell

==============================================================================

**Best Choice Save-A-Label** **For P.A.W.S. (People Helping Animals)**  
  
The Save-A-Label program is an extremely successful program which helps non-profit organizations raise money. Currently, there are more than 10,000 non-profit groups in the Associated Wholesale Grocers trade area that participate in the program. These groups earn $.03 for each Best Choice UPC symbol redeemed, with a minimum of 1,000 labels required for redemption. This program represents more than 1.2 million cases of Best Choice products purchased by consumers in one year. You can bring your Best Choice UPC labels to the office and we will redeem them for credit to the P.A.W.S. (People Helping Animals) organization.

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C:\Users\The Homes\Pictures\Microsoft Clip Organizer\j0434653.wmf CLYDE SMITH

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csmithpainter@yahoo.com

HOUSECLEANING SERVICES

ANGELICA GAETA

816-521-0475

C:\Users\The Homes\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\91T5A4E8\MC900237325[1].wmfHANDYMAN SERVICES

TODD BOTHWELL

816-517-6639

C:\Users\The Homes\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9BBLIS45\MC900365782[1].wmf RELIABLE FLOORING

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913-944-1970

PUBLIC SERVICE ANNOUNCEMENTS

SELL IT ON EBAY

Art, Curios, Old Books, etc.

My commission is 37 ½% of the selling price. This includes picking up & photographing items, listing on Ebay, pack & ship, and collecting payment. No charge for items that do not sell.

Bob Anver

108 Viewcrest

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Beginner to intermediate

$25.00 an hour in house

$35.00 an hour to come to your house

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Kansas City, Ks

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George R. Otten, Minister

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spiritman1968@yahoo.com

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We do all types of clothing alterations & repair

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|  |  |  |  |
| --- | --- | --- | --- |
| One Bedroom | Owner | Phone | Price |
| 31 Summitcrest | QHFCU | 913.321.2471 | $ 6,200 |
| 3132 N Allis | Marquis/  HofMiller | 816.518.1165 | $ 8,775 |
| Two Bedroom Up | Owner | Phone | Price |
| 708 Manorcrest | Sipaila | 913.206.3426 | $ 6,000 |
| 837 Manorcrest | Storkel | 913.207.9615 | $ 6,500 |
| 873 Manorcrest | Cisneros | 913.944.7914 | $ 4,500 |
| 3109 N 9th | Alonzo | 913.441.3419 | $11,000 |
| 3151 N 9th | Jie | 913.387.7945 | $12,000 |
| 67 Viewcrest | Lin | 913.299.5400 | $ 5,000 |
| 113 Viewcrest | Melendez | 913.233.1067 | $12,000 |
| Two Bedroom Down | Owner | Phone | Price |
| 727 Manorcrest | Bluebaum | 913.645.8225 | $ 2,000 |
| 782 Manorcrest | Fragoso | 913.371.6117 | $15,000 |
| 783 Manorcrest | Otten | 479.806.0752 | $ 6,500 |
| 825 Manorcrest | Bartko | 913.677.2490 | $10,000 |
| 954 Manorcrest | Ramos | 913.621.4532 | $14,000 |
| 841 Roswell | Gregg | 913.371.5673 | $10,233 |
| 36 Viewcrest | Huang | 816.588.7208 | $18,000 |
| 80 Viewcrest | Vandaveer | 816.721.3759 | $16,000 |
| 115 Viewcrest | Rivas | 913.371.3001 | $ 9,000 |
| 130 Viewcrest | Rivera | 913.522.9147 | $11,983.61 |
| 5 Craigcrest | Prince | 913.999.1599 | $14,000 |
| 3175 N 9th | Prince | 913.400.1133 | $16,000 |
| Three Bedroom | Owner | Phone | Price |
| 778 Manorcrest | Beck | 816.436.6022 | $ 4,000 |
| 7 Craigcrest | QHFCU | 913.321.2471 | $13,000 |
| 23 Viewcrest | Martinez | 913.909.3712 | $13,500 |
| 34 Viewcrest | Villamar | 913.709.6365 | $16,318 |
| 44 Viewcrest | Meraz | 913.433.6816 | $14,000 |
| 125 Viewcrest | Twyman | 913.645.7204 | $11,000 |
| 139 Viewcrest | Dulac | 913.205.4000 | $12,000 |
| Double Unit | Owner | Phone | Price |
| 832/834 Manorcrest | Reitmayer | 816.462.7177 | $26,000 |
| 15/17 Summitcrest | Rolfingsmeier | 913.342.8815 | $22,500 |
| 84/86 Viewcrest | Eberhardt | 913.281.5847 | $25,000 |

**MUST SELL – PRICE REDUCTION! 15-17 Summitcrest Drive [2 shares of stock]**

**SPACIOUS, PRIVATE, ENERGY-EFFICIENT 3 BR, 2 full baths, 1-level duplex**

**[Owner downsizing] Price reduction: $21,000 OBO**

**Unique features:**  large yard, stained glass insets all exit doors, breakfast bar, slate entries, mahogany-toned wainscoting in 1 bedroom; ceiling fans in most rooms, extra kitchen cabinets, pantry, home office; black WilsonArt countertops; lots of closet space; glass shelves/special lighting for figurine collection; laundry room. New roof - 2009. Cable/U-Verse ready. Central air – serviced May, 2010. New Frigidaire refrigerator. All appliances except microwave can remain. **Summer, 2010:** new outside window caulking,water heater blankets, new furnaces, attic insulation, door sweeps and weather-stripping update this double unit's energy efficiency.

**Call A. Rolfingsmeier, (913) 342-8815 OR The Homes' office at (913) 321-2471 or see pictures of the unit at** [**www.thehomesinc.com**](http://www.thehomesinc.com)**.**



ATTENTION STOCKHOLDERS!

The office welcomes referrals and encourages residents to tell their friends and family to submit application to live at The Homes.

To help your unit sell:

→Have it clean and ready to show

→Advertise it in the newsletter,

highlight “key” selling points

→Take pictures and submit them

for our website

→Promote and show your unit,

have an open house

If your unit has not sold in 6 months, re-evaluate your asking price – negotiate with a potential buyer.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

ADVERTISE YOUR UNIT HERE

THE HOMES

UNITS FOR SALE

|  |  |
| --- | --- |
| Quindaro Homes Federal Credit Union  As of October 31, 2010 | NEEDED |
| Assets: |  |
| LOANS | 556,828.36 |
| ALLOWANCE FOR LOAN LOSSES | - 11,272.36 |
| SECURITY BANK | 321,415.15 |
| CHANGE FUND | 200.00 |
| COMMUNITY AMERICA CU – SAVINGS | 37.68 |
| COMMUNITY AMERICA CU – CD | 103,693.00 |
| BANK MIDWEST | 53,071.16 |
| KCCU MEMBERSHIP SHARES | 11,428.85 |
| KCCU CASH MANAGEMENT | 1,405.92 |
| CREDIT UNION 1 SAVINGS | 26.14 |
| INDUSTRIAL STATE BANK | 83,947.20 |
| INTERSTATE FEDERAL SAVINGS & LOAN | 1,540.65 |
| INTERSTATE FEDERAL SAVINGS & LOAN | 100,000.00 |
| M & I BANK | 100,000.00 |
| COMMERICAL STATE BANK OF BONNER SPRINGS | 100,000.00 |
| PREPAID INSURANCE | 2,409.15 |
| NCUSIF | 8,778.21 |
|  |  |
| **TOTAL ASSETS** | **1,433,509.11** |
|  |  |
| Liabilities: |  |
| ACCOUNTS PAYABLE | 0.00 |
| AUDIT FEE - PAYABLE | 200.00 |
| NCUSIF PREMIUM PAYABLE | 1,335.60 |
| FEDERAL & KANSAS TAXES DUE | 55.00 |
| SHARED DIVIDENDS PAYABLE | 1,001.91 |
| MEMBER SHARES | 1,183,387.85 |
| REGULAR RESERVES | 31,510.21 |
| RESERVE FOR CONTINGENCIES | 26,500.00 |
| UNDIVIDED EARNINGS | 188,906.95 |
| NET INCOME | 611.59 |
|  |  |
| **TOTAL LIABILITIES** | **1,433,509.11** |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| December 2010 | | | | | | |
| Sunday | Monday | Tuesday | Wednesday  1 | Thursday  2 | Friday  3 | Saturday  4  **THE HOMES CHRISTMAS CAROLING**  **6-8 PM** |
| 5 | 6 | 7  **NEIGHBORHOOD**  **WATCH**  **6:30 PM** | 8 | 9 | 10  **DEADLINE FOR ANGEL TREE NOMINEES** | 11 |
| 12 | 13 | 14 | 15  **CREDIT UNION BOARD MEETING**  **4:30 PM** | 16 | 17 | 18  **BREAKFAST WITH SANTA**  **10:00 - NOON** |
| 19 | 20  **THE HOMES BOARD MEETING**  **& TURKEY DINNER DRAWING**  **6 PM** | 21 | 22 | 23 | 24  **THE HOMES & CREDIT UNION OFFICES CLOSED**  **MERRY CHRISTMAS** | 25 |
| 26 | 27 | 28  **BINGO IN THE CLUBROOM**  **6 – 8 PM** | 29 | 30 | 31  **THE HOMES & CREDIT UNION OFFICES CLOSED**  **HAPPY NEW YEAR** |  |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |

NEWSLETTER INFORMATION: This newsletter is intended to inform and notify in an unbiased form. It is published in cooperation with The Homes, Inc., The Quindaro Homes Neighborhood Watch, The Quindaro Homes Federal Credit Union, and the stockholders of The Homes, Inc. No discrimination against any person or group is intended or tolerated. If a stockholder would like to submit material for the Newsletter, please submit to the office in writing no later than the 20th of the month. **Newsletter Editors, Elizabeth Bothwell and Debbie Walters**

**CHRISTMAS TRIVIA & FUN**

## Thumbprint Christmas Card

[](javascript:ExpandThumbnailImg('http://crafts.kaboose.com/swf/Thumbprint-Card-craft-photo-350-AFormaro-070_rdax_65.jpg');)

Difficulty: **Very Easy** Age: 4 and up

Cute little mini Christmas trees made from thumbprints are fun for kids to make and also create an adorable keepsake.

What you'll need:

1 sheet white construction paper

Green craft paint

Crayons

Glitter glue (optional)

Scissors

How to make it:

Fold white construction paper in half like a greeting card. Fold it again to make a smaller card. Open it up and use the crease marks to cut two cards. We will use one for this project.

Dip child's thumb in green paint. To make the tree, place two thumbprints next to one another (with one pointing off to the left and one pointing to the right) and one thumbprint on top of those. Let paint dry Use crayons to write "Merry Christmas" and to add a tree trunk and star.

* If you like, pipe a border of glitter glue around the outside of the card. Let dry completely.
* For a simpler project, skip the glitter glue. Your child may choose to leave the border blank, decorate with stickers or color with crayon or markers.
* Have your child decorate the card however they like. Perhaps a snow scene or maybe glue sequins to the tree for ornaments!
* Be sure to have your child write the date on the back of the card.



**Color the Carolers**

