

**THE BOARD
MEETING IS APRIL
15TH AT 5:30 PM AT
THE CLUBROOM**

**DO NOT PUT THE ITEMS
TO THE CURB UNTIL THE
DAY OF THE PICKUP.
Mattresses, appliances,
and furniture will not
be picked up by the
trash company. If
those items or any
other items are picked
up by the Homes a
charge of \$100 will be
added to your account.**

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**IMPORTANT TELEPHONE
NUMBERS**

THE HOMES INC	913-321-2471
AFTER HOURS MAINTENANCE	913-948-2211
QHFCU	913-342-3421
KCK POLICE DEPARTMENT	913-596-3000
KCK ANIMAL CONTROL	913-321-1445
POTHoles	913-573-8307
CITY QUESTIONS & COMPLAINTS	311
BPU (Customer Service)	913-573-9190
BPU ELECTRIC (Lights/power line)	913-573-9522
BPU WATER	913-573-9622
KS GAS SERVICE	1-800-794-4780

NEWSLETTER TRIVIA

We want to encourage all residents to read the newsletter. You will find **10** questions within the newsletter. Write down your answers, along with your name and address. Bring the information to the office. At the monthly board meeting we will randomly choose an answer sheet and if all the answers are correct, that resident will receive \$30 off the next month's HOA fee.

1. What number do you call for Loud Music or Noise?

Pro rata portion of 2023 Real Estate Taxes

Single - \$626.86

Double - \$1253.72

STORAGE PODS

The Board of Directors passed a policy that no storage pods will be allowed on the street, parking bay or yards without written permission from the office. Violators will be charged \$50.00/day and/or subject to eviction.

Residents must complete a stockholder change request and submit it to the office for approval to have a storage pod. The request should have the name and contact information of the company supplying the storage pod, and the dates that the storage pod will be on property. If the storage pod is going to be placed in a parking space, you must notify each of your neighbors in your building. When the change request is submitted to the office you will be informed where the storage pod can be placed.

2024 HOUSEHOLD HAZARDOUS WASTE DISPOSAL DAYS

APRIL 20, MAY 18, JUNE 15, JULY 20, AUGUST 17, SEPTEMBER 21 & OCTOBER 19 8:30 AM - 1:00 PM

LOCATED AT 2443 SOUTH 88TH STREET, KANSAS CITY, KS 66111

ACCEPTED

- Auto Batteries, Brake Fluid
- Carburetor Cleaner, Degreasers
- Gasoline, Fuel & Used Motor Oil
- Concrete Cleaner, Driveway Sealer
- Furniture Stripper, Glue with Solvents
- Latex & Oil based paint, Paint Thinner, Putty, Grout, Calk, Spackle
- Roofing Tar, Stain, Varnish, Lacquer
- Turpentine, Water-Based Glues
- Wood Preservatives, Aerosol products
- Drain & Oven Cleaner
- Mothballs, Nail Polish Remover
- Polishes with Solvents
- Spot Remover, Propane Cylinders
- Fertilizer with Weed Killer, Herbicides
- Insecticides, Pesticides (Insects & Pests) & Rodent Bait
- 10 Tire Limit (Rims Must Be Removed From Tires)

NOT ACCEPTED

- Electronics waste
- Smoke detectors
- Ammunition
- Asbestos
- Brush Killers, Chlorophenoxy Derivative
- Compressed Gas Cylinders (Helium)
- Dioxins
- Explosives
- Infectious Waste
- Kepone (Found in Older Insecticides)
- Laboratory Chemicals
- PCB's
- Radioactive Waste
- Wood Preservatives Containing Tri, Tetra

2. What percentage does a credit union savings account earn?

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
March 18, 2024

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on March 18, 2024.

Present were: Frank Moss, Ray Olson, Charles Sawyer and Elaine Hines, Board Members; Elizabeth Bothwell, Manager; and Karen Brokesh, Transcriber. Jerry DeMeyer and Attorney Greg Goheen was absent.

Seven stockholders and residents attended the meeting.

The meeting was turned over to manager Liz Bothwell to take motions for the officers. Frank Moss moved to nominate Elaine Hines as President. Seconded by Elaine Hines. Carried unanimously.

Charles Sawyer nominated Frank Moss as Vice-President. Seconded by Ray Olson. Carried unanimously. Frank Moss nominated Ray Olson as Treasurer. Seconded by Charles Sawyer. Carried unanimously. Frank Moss nominated Jerry DeMeyer as Secretary. Seconded by Charles Sawyer. Carried unanimously. Frank Moss nominated Charles Sawyer as member at large. Seconded by Ray Olson. Carried unanimously. The meeting was turned over to President Hines.

Elaine Hines moved that the board of directors' meetings will be held the 3rd Monday of every month at 5:30 p.m. Seconded by Ray Olson. Carried unanimously.

It was announced that the work order report for February has been posted.

Minutes of the regular meeting of February 19, 2024 and the executive session had previously been distributed to all board members. Elaine Hines moved to approve the minutes as submitted. Seconded by Charles Sawyer. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of February 2024 and found them to be in good order. Ray Olson moved to approve the financial reports. Seconded by Charles Sawyer. Carried unanimously.

The stockholder change requests approved by the manager were that of Teresa Strasburg, 936 Manorcrest, to move a 7 x 7 shed from 36 Summitcrest to 936 Manorcrest; and of Sherry McCool, 12 Summitcrest, to have a safety grab bar installed in shower.

There were no stockholder change requests for board approval.

President Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
776 Manorcrest	Alex Rodriguez and Leonel Naves	Leonel Navas
3173 N. Allis	Christian Reynoza and Jesus Rodriguez	Edward Lehman

After being informed that the stock transfers were in order, it was moved by Elaine Hines and seconded by Charles Sawyer that the Corporation waive its option to purchase the 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.

3. How many units are for sale?

Reports and Announcements:

None.

Old Business to be Discussed:

Manager continues to work with the Sheriff's Department on illegally tagged vehicles. They are patrolling the neighborhood about every two weeks. IF there is an illegally tagged vehicle near your unit, please report the make/model, license plate number and color to the office.

New Business to be Discussed:

Many residents have had packages from Amazon delivered to the wrong addresses in The Homes. Manager looked into having an Amazon locker placed in the clubroom but unfortunately, the location was not eligible.

The Homes received the appraisal for the 2024 real estate taxes. If the tax levy percentage only increases a bit, then The Homes' taxes will increase by \$20,000 to \$40,000.

Manager plans to schedule a meeting with the appraiser to get a determination on the status of the 2022 taxes.

There was a fire at 123 Viewcrest recently. The upstairs of the unit had extensive damage but no one was hurt.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 7 Reidcrest commented on the Amazon drop box.

The stockholder at 56 Viewcrest commented on new residents' understanding of the rules and regulations.

The stockholder at 3117 N. Allis thanked all employees for their hard work.

The stockholder at 12 Summitcrest thanked the people who helped out during the recent election.

The stockholder at 127 Viewcrest commented on recent storm damage.

The manager asked persons who are interested in getting information about homeowners insurance to call the office.

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

JERRY DEMEYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

Transcribed by Karen Brokes

THE HOMES, INC.
MINUTES OF THE 76th ANNUAL MEETING
March 8, 2024

The 76th Annual meeting of the Stockholders of The Homes, Inc. was called to order by Frank Moss, Vice President, at 7:15 p.m. on Friday, March 8, 2024. President Jerry DeMeyer was absent.

Vice President Frank Moss welcomed the stockholders representing a quorum to the 76th Annual Meeting.

It was announced that, as provided by the By-Laws of the corporation, only stockholders of record are entitled to attend the annual meeting. All stockholders in attendance were informed that they would have time at the end of the meeting for comments or questions.

Secretary Hines read the proof of notice of mailing.

Vice President Moss introduced the members of the board: Jerry DeMeyer, President (absent), Frank Moss, Vice President, Elaine Hines, Secretary; Ray Olson, Treasurer; and Charles Sawyer, member at large. Elizabeth Bothwell was introduced as the Manager along with the corporate attorney, Greg Goheen of the firm McAnany, Van Cleave & Phillips, PA; and the minutes transcriber, Karen Brokesh.

Vice President Moss announced that the work order report for the year 2023 has been posted.

Vice President Moss announced that the minutes of the 75th Annual Meeting of the Stockholders of The Homes, Inc. had been posted. Elaine Hines moved to approve the minutes as written. Seconded by Charles Sawyer. Carried unanimously.

Treasurer Ray Olson reported that the corporation is in good financial condition. Treasurer Olsen moved to approve the 2023 financial report. Seconded by Elaine Hines. Carried unanimously.

The vice president presented the year in review and thanked the office staff, Elizabeth Bothwell, LaKyah Johnson, Daisy Rodriguez and Mirian Rodriguez; the maintenance staff, Rogers Latimer, Jose Rodriguez, Ricardo Alaniz, James Harvey and temporary staff; attorney Greg Goheen and transcriber Karen Brokesh for all their work over the past year.

Elizabeth Bothwell and Daisy Rodriguez were thanked for their work on the Nominating Committee. Sherry McCool, Karin Miller and Liz Cercone were thanked for their work on the Election Committee.

Dee Hartner and Jude Bothwell were acknowledged for their work as manager and Diane Simmons as assistant manager of the Quindaro Homes Federal Credit Union.

Devra Harrison, Elaine Hines and Jim Tavis were thanked as members of the Credit Committee. Jim Tavis and Ray Olson were recognized for their work as The Homes' financial advisor. The accounting firm of RC Jones was also thanked for their work.

The president reflected on the many improvements made to the community through maintenance this year including fall inspections, furnace inspections and replacements, water heater replacements, porch roof replacements, mowing of the common grounds, tree trimming and removal, electrical repairs, structural repairs and the installation of additional parking bays and a small parking lot.

5.Name one of the dancers at the Wyandotte County Ethnic Festival?

In addition to improvements planned for next year, the reserves/savings will be replenished to pay future real estate taxes, property and administrative insurances and plumbing repairs. Currently, The Homes has \$147,000 in savings and investments.

A moment of silence was held for stockholders, family and friends who have passed away this year.

There were no motions.

There were no comments from the board members or manager.

The stockholder at 6 Craigcrest thanked all the staff for the work they do.

Secretary Hines announced the results of the election:

Helene Martinez	14
Ray Olson	28
Charles Sawyer	29

The two new directors for 2024-2026 are Ray Olson and Charles Sawyer.

Vice President Moss thanked everyone for attending the annual meeting.

The board members signed the consent to meeting. Ray Olson and Charles Sawyer will sign the acceptance of the office as new board members.

Charles Sawyer moved to adjourn. Seconded by Ray Olson. Carried unanimously.

ELAINE HINES
SECRETARY

APPROVED:

JERRY DEMEYER
PRESIDENT

Transcribed by Karen Brokesh

TRIVIA WINNER
SHIRLEY ELMORE



HELPFUL HINTS ABOUT LIVING IN THE HOMES

PLUMBING: DO NOT FLUSH FLUSHABLE WIPES. The pipes in our homes are over 70 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. The sink and tub drains are only for water disposal. Do not force items down the drains. If maintenance finds these items consistently causing a backup in your pipes you may be charged for the repair.

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. **NEVER PARK IN YARDS OR COMMON GROUND. EXPIRED VEHICLE TAGS WILL BE TURNED OVER TO THE SHERIFF'S DEPARTMENT FOR TICKETING AND TOWING.**

YARDS & PORCHES: Please take the time to clean up/organize your yard and porch. The size of our porches does 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 alternative is to store your items in a deck or patio box. 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. The office offers free paint for your porch railings.

SPEEDING. The speed limit in The Homes, Inc. is 20 mph. It only takes a few seconds for a distracted child to dart out in the road. Please be aware and safe while driving.

AUTOMOBILE REPAIR. It is against the rules to work on your vehicle in The Homes. If your vehicle needs repair, then you will have to take your vehicle out of the neighborhood or take your vehicle to a mechanic. Unless you are changing a flat tire, you should **NEVER** put your vehicle on a jack in the Homes.

LITTERING. Think twice about throwing your trash out your car window or into someone's yard. First, it's rude and selfish. Someone will have to pick it up and most of the time it is the maintenance staff. This takes time and money away from other resident's needs. Second, it is against the law. Littering is a Class C violation that is punishable by a fine up to a \$500.00.

KEEP FURNANCE 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. **DO NOT PILE CLOTHES OR OTHER ITEMS ON TOP OF THE WATER HEATER OR FLU AREA.**

NOISE. Please be mindful of the level of noise you create. It is our responsibility to keep the sound we make to a reasonable level, so we are not disturbing our neighbors. Sometimes, simply communicating with your neighbors and working out an understanding can resolve this and many other problems.

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

7. Name one of the new directors?

EVENTS

04/06/2024 - Wyandotte County Ethnic Festival

Pierson Hall, 1800 S 55th St, Kansas City, KS 66106. (913) 549-0107. cvsmith6405@gmail.com. Please reserve your FREE tickets today on the event website!

Time: 10:00 AM to 6:00 PM

Entertainment: Shawn & Gloria Derritt, Croatian String Orchestra, Ukranian Dancers, Kolograd Trio, Nartan Dancers, Tez and Tam gospel music, Indonesian Dancers, Chinese Dancers, Mexican Dancers, German Dancers, Peruvian Dancers, Laotian soloist, Malaysian Dancers, Irish Dancers, Middle East Dancers, Columbian band, and Kenyan Dancers.

Culture Booths: Kids Korner, KCK Artists, henna painter, MLK Exhibit, Quindaro Museum, Delaware Tribe, Wyandot Tribe, WyCo Museum, Unified Government, Visit KCK, Grinter Place Museum, Strawberry Hill Museum, and 30 ethnic booths as well as local organizations.

Ethnic Foods: Malaysian, German, Kenyan, Mexican, Hmong Soul, Gambian, and organic foods as well as coffee, and bottled teas for sale. Free bottled water.

04/08/2024 - 2024 Solar Eclipse Watch Party

Legends Outlets Kansas City, 1843 Village West Parkway, Kansas City, KS 66111. Free Event. Time: 12:00 PM to 4:00 PM. On April 8, 2024, a total solar eclipse, known as the "Great North American Eclipse," will trace a narrow path of totality that stretches from Texas to Maine. Although Kansas City is not within the path of totality (100% obscuration), we will still get to witness a partial eclipse (89% obscuration), which will be an experience you won't want to miss!

ECLIPSE SCHEDULE: Begins at 12:37 PM

Peaks at 1:54 PM

Ends at 3:11 PM

Cloudy skies may impact visibility.

WATCH PARTY LOCATION: The Lawn at Legends Outlets (west end)

Eclipse glasses will be provided for your safety and enjoyment. Due to our limited quantity, glasses will only be given to those who are present on a first-come, first-served basis, while supplies last. NASA's live feed will also be playing on the big screen, providing live views of the eclipse from several locations across its path.

04/13/2024 - KC Roller Warriors Night 6 Double Header

Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101. info@kcrrollerwarriors.com. 6:00 PM. Price: GA: \$15 Child 6-12 GA: \$10 Child 5 & under: Free VIP Front Row Seats: \$25 Child 6-12 VIP Front Row: \$20 Child 5 & under VIP Front Row: \$5 Veterans, UG Employees, Students, and KCK Residents are \$12 at the door
Join the Kansas City Roller Warriors for our 2023-24 Home Team Season!

Game 1: Kansas City Junior Roller Warriors; Game 2: Midtown Misfits vs Strawberry Hellions

Doors open at 5PM, game starts at 6PM. All going down at Memorial Hall. Embrace the Grape will have a CASH bar and LA Catering will provide the food! Our bouts are all-ages, family-friendly events; kids 5 and under are admitted free! We will have a 50/50 drawing and merch available for purchase during and after the games; 100% of proceeds from our merch sales go back to support the league. All of our seating is general admission, except for our VIP front row seating. As always, after party at the 403 Club! 614 Reynolds Ave Kansas City, KS 66101

04/27/2024 - Barnyard Babies Family Festival

National Agricultural Center & Hall of Fame, 630 Hall of Fame Drive, Bonner Springs, KS 66012. \$10 for ages 13 and up, \$5 for kids ages 3-12, free for ages 2 and under. Advance tickets available at <https://www.aghalloffame.com/barnyard-babies-family-festival.html>

10:00 AM to 4:00 PM. Great fun for the entire family! See barnyard animals. Ride ponies and the train. Dive into a corn pile and learn how to harvest honey and milk a cow. See Great American Kites' giant animal kites fly in the sky. Food trucks too. So much more to see and do!

UNITS FOR SALE

	Amenities	Owner	Phone	Price
2 Bedroom(up)				
773 Manorcrest	Fridge, Stove, W/D, and Shed	Flores	816-269-9393	\$45,000
855 Manorcrest	C/A, W/D, Fridge, Stove	Ramos	913-235-4676	\$80,000
864 Manorcrest	C/A, Fridge, Stove, W/D	Gregg/Homes	913-321-2471	\$20,000 OBO
872 Manorcrest	Fridge, Stove, and Washer	Mirabeaux	913-325-3719	\$39,000
3011 North Allis	Fridge, Stove and W/D	Brown	913-486-8900	\$40,000
3 Bedroom (down)				
3157 N. Allis	C/A, Fridge, Stove, and Dryer	Gardea	913-562-4288	\$45,000
3 Bedroom (up)				
828 Manorcrest	C/A, Fridge, Stove, W/D, Shed & Deck	Storms	913-244-3027	\$50,000

Quindaro Homes Federal Credit Union

Monday 12:30-4:30pm. Wednesday 12:30-4:30pm. Friday 12:30-4:30pm
660 Manorcrest, KCK, 66101. 913-342-3421

THE CREDIT UNION NEEDS VOLUNTEERS. WE RELY ON VOLUNTEERS TO MEET FEDERAL GUIDELINES. WITHOUT THOSE VOLUNTEERS THE CREDIT UNION WILL NOT CONTINUE TO EXIST. IT ONLY TAKES 1-3 HOURS A MONTH TO HELP. PLEASE CONTACT THE CREDIT UNION FOR MORE INFORMATION.

Support your local community Credit Union

The QHFCU serves our community at the Homes, Inc. and relies upon its members for support. The more money members have in the credit union allows the credit union to grant loans.

Savings accounts earn 0.25%

Loan rate is 15%

Shared savings rate is 4%

April 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 Board Meeting	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Please call or email the office if you would like the Newsletter hand delivered. The newsletter is always available in the office.

HELPFUL COUNTY RESOURCE PHONE #'S

Broken Traffic Lights - 573-9522	Water Main Breaks – 573-9622	Wild or Dead Animal – 321-1445
Drug Dealing – 573-6280	Abandoned House – 573-8600	Weeds in Yard – 573-8600
Trespasser/Solicitor – 596-3000	Broken Street Sign – 573-5776	Belligerent Person – 596-3000
Abandoned Appliance – 573-8600	Hazardous Sidewalk – 573-5400	Trash and Debris – 573-8600
Abandoned Car – 596-3000	Suspected Arson Activity – 573-5550	Illegal Fireworks – 596-3000
Potholes – 573-8307	Broken Street Light – 573-9522	Building Alarm – 596-3000
Gas Leak – 1-800-794-4780	Power Line Problems – 573-9522	Graffiti Hotline – 573-8600
Stray Animal – 321-1445	Rats – 573-6705	Prostitution – 596-3000
Clogged Storm Drain – 573-5400	Foul Odor – 573-8600	Illegal Dumping – 573-8600
Car Alarm – 596-3000	Polluting Chemicals – 321-4803	Loud Music or Noise – 596-3000

For more helpful county info contact Livable Neighborhoods Task Force – 573-8737. AA Hotline – 816-471-7229

10. Name an item that is not accepted at hazardous waste disposal?