

THE HOMES  
BOARD MEETING  
FOR JANUARY 17 IS CANCELLED  
DUE TO THE HOLIDAY. **THE NEXT  
MEETING IS ON FEBRUARY 21,  
5:30 pm. THE MEETING WILL BE  
CLOSED TO THE PUBLIC DUE TO  
THE CORONAVIRUS  
THE MEETING WILL BE  
AVAILABLE THROUGH ZOOM.**

PLEASE EMAIL  
THEHOMESINC@THEHOMESINC.COM  
IN THE SUBJECT TAB TYPE ZOOM  
A LINK WILL BE SENT TO YOU THAT  
WILL ALLOW YOU TO ATTEND THE  
MEETING VIRTUALLY.

**This is the time of year for snow and ice.  
The Homes offers free ice melt.**

**When shoveling snow don't shovel snow  
into the street. The plow will push it back  
and you will have to shovel it again.**

**When it snows, the Homes can help clear  
large parking areas. Work with your  
neighbors to move their cars out of  
parking areas. Call the office and we will  
plow the area.**

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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 should you have if the power goes out?

# NEIGHBORHOOD WATCH LEADERSHIP NEEDED

Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer. Sponsored by the National Sheriffs' Association (NSA), Neighborhood Watch can trace its roots back to the days of colonial settlements, when night watchmen patrolled the streets. The modern version of Neighborhood Watch was developed in response to requests from sheriffs and police chiefs who were looking for a crime prevention program that would involve citizens and address an increasing number of burglaries. Launched in 1972, Neighborhood Watch counts on citizens to organize themselves and work with law enforcement to keep a trained eye and ear on their communities, while demonstrating their presence at all times of day and night. (The program took off quickly: in just ten years, NSA data showed that 12 percent of the population was involved in a Neighborhood Watch.) Neighborhood Watch works because it reduces opportunities for crime to occur; it doesn't rely on altering or changing the criminal's behavior or motivation.

## Tips

- Work with the police or sheriff's office. These agencies are critical to a Watch group's credibility and are the source of necessary information and training.
- Link up with your victims' services office to get your members trained in helping victims of crime.
- Hold regular meetings to help residents get to know each other and to decide upon program strategies and activities.
- Consider linking with an existing organization, such as a citizens' association, community development office, tenants' association, or housing authority. They may be able to provide an existing infrastructure you can use.
- Canvass door-to-door to recruit members.
- Ask people who seldom leave their homes to be "window watchers," looking out for children and reporting any unusual activities in the neighborhood.
- Translate crime and drug prevention materials into Spanish or other languages needed by non-English speakers in your community. If necessary, have a translator at meetings.
- Sponsor a crime and drug prevention fair at a church hall, temple, shopping mall, or community center.
- Gather the facts about crime in your neighborhood. Check police reports, conduct victimization surveys, and learn residents' perceptions about crimes. Often, residents' opinions are not supported by facts, and accurate information can reduce the fear of crime.
- Physical conditions like abandoned cars or overgrown vacant lots contribute to crime. Sponsor cleanups, encourage residents to beautify the area, and ask them to turn on outdoor lights at night.
- Work with small businesses to repair rundown storefronts, clean up littered streets, and create jobs for young people.
- Start a block parent program to help children cope with emergencies while walking to and from school or playing in the area.
- Emphasize that Watch groups are not vigilantes and should not assume the role of the police. Their duty is to ask neighbors to be alert, observant, and caring—and to report suspicious activity or crimes immediately to the police.
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**PLEASE CONTACT THE OFFICE IF YOU ARE INTERESTED IN GUIDING  
NEIGHBORHOOD WATCH FOR OUR COMMUNITY.**

2. Are you eligible for a covid booster if you received your last vaccination 6 months ago?

MINUTES OF THE BOARD OF DIRECTORS  
THE HOMES, INC.  
December 20, 2021

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on December 20, 2021.

Present were: Frank Moss, Ray Olsen and Ronald Bond, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, attorney; and Karen Brokesh, Transcriber. Charles Sawyer and Jerry DeMeyer were absent.

The meeting was closed to stockholders due to health concerns due to COVID-19.

It was announced that the work order report for November 2021 has been posted.

Minutes of the regular meeting of November 15, 2021 and November 15, 2021, executive session had previously been distributed to all board members. Frank Moss moved to approve the minutes as submitted. Seconded by Ron Bond. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of November, 2021 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Ron Bond. Carried unanimously.

The stockholder change request approved by the manager was that of Jamie Hennessey, 3151 N. 9<sup>th</sup> Street, to remodel bathroom.

There were no stockholder change requests for board approval.

<b>ADDRESS</b>	<b>TRANSFER FROM</b>	<b>TRANSFER TO</b>
3010 N. Allis	Rasul Ree	Bahiyyah Ree
838 Roswell	Gerardo Robles-Ibarra, Jose Adame and Liza Rodriguez	Beatriz Castillo Sosa

After being informed that the stock transfers were in order, it was moved by Ron Bond and seconded by Ray Olsen 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.

*Reports and Announcements:*

None.

*Old Business to be Discussed:*

The Unified Government subcommittee is still reviewing and evaluating the next steps with the American Rescue Plan Act funding. Right now, it looks like The Homes will be eligible for some funds.

The board reviewed the stockholder change request forms and guidelines for installing fencing and driveways. The board had no revisions to the proposed documents.

3. What organization has a phone number of 913-321-3535?

A petition letter was sent to each stockholder about adding parking to The Homes by the Unified Government. So far, the letter has 146 signatures. Another letter will be sent to stockholders that have not signed the petition. The goal is to get 300 signatures before it is submitted to the Unified Government.

*New Business to be Discussed:*

Frank Moss moved to set the date of the annual meeting for Friday, March 11, 2022. Seconded by Ron Bond. Carried unanimously.

Frank Moss moved to mail nomination forms for the annual meeting on or before January 21, 2022. Seconded by Ron Bond. Carried unanimously.

Frank Moss moved that all nomination forms must be returned to the office no later than February 4, 2022. Seconded by Ray Olsen. Carried unanimously.

Frank Moss moved to send the notice of the annual meeting for February 11, 2022. Seconded by Ron Bond. Carried unanimously.

Frank Moss moved to appoint Joanne Lasley, Sherry McCool and Karin Miller as ballot inspectors. Seconded by Ron Bond. Carried unanimously.

34 Summitcrest had a small fire on November 28, 2021. The unit has been repaired and the tenant is back in the unit. The city has a new policy that when there is a residential structure fire, the unit is declared unfit until documentation is submitted confirming necessary repairs have been made. The documentation has been submitted to the City.

*Comments from Directors and Attorney:*

None.

*Comments from Stockholders:*

None.

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

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JERRY DEMEYER  
SECRETARY

APPROVED:

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FRANK MOSS  
PRESIDENT

Transcribed by Karen Brokesh

Newsletter trivia winner was Vivian Brunner

4. How much is the pro rata portion of real estate taxes for a single unit?

## EVENTS

### **11/19/21 - 02/15/22 - More than Memories: Recent Collections and Community Stories**

Wyandotte County Historical Society and Museum, 631 N. 126th St, Bonner Springs, KS 66012. 913-573-5002. 9:00 AM to 4:00 PM. Recurring daily. "More Than Memories" is a collection of items and stories that the Wyandotte County Museum has collected over the past few years. While the themes of these items vary, they all have significant historical value to Wyandotte County. This display gives the Museum a chance to share these unique collections with the public, while allowing each story to stand on its own.

### **1/16/22 - 20th Annual Eagle Days**

F.L. Schlagle Library 4051 West Dr, Wyandotte County Lake Park Kansas City, KS 66109. flsinfo@kckpl.org. (913) 295-8250. Presented By: Mr. & Mrs. F.L. Schlagle Library. FREE. 9:00 AM to 5:00 PM. Join us for this milestone anniversary of our annual Eagle Days event; 20 years! This year will look a little different as we are working around a pandemic, but we are sure you will still have a great time! This event has something for everyone so bring the entire family. There will be live birds of prey, including a Bald Eagle, take-home crafts for kids, birdwatching on the lake, binocular checkout, activity stations on the trail, tons of photo ops, and much more!

### **01/29/22 - The YETI 5K OCR**

Zip KC 12829 Loring Dr. Bonner Springs, KS 66012. info@kctimberchallenge.com. (913) 538-1229. Presented By: KC Timber Challenge. Price:\$34 to \$59. Time:10:00 AM to 1:00 PM. Start 2022 on the right foot... with Big Foot! Join The YETI and go buck wild on 25+ fun & challenging obstacles intended to get you off your butt and out of the house because There is No "OFF" Season here at KC Timber Challenge! Obstacles include Low Rig, Slalom Ski, Slingshots, Floating Walls, Sled Pull, Vertigo Bus and the always entertaining epic total CAR ANNIHILATION brought to you by Santa Fe Tow. Yes... that means you get to destroy a vehicle on the course.

## **Senior Citizens' Utility and Sales Tax Rebate Program**

### **DEADLINE: MARCH 31, 2022**

Sales Tax and Utility rebates are offered to eligible citizens who live in Kansas City, Kansas for a portion of their BPU, Gas or AT&T utility bills and/or have paid sales tax.

To qualify for the refund, ALL THREE of the following must apply:

- Resident of Kansas City, KS;
- 65 years of age or older during the entire 2021 calendar year;
- Gross household income does not exceed \$25,000.

To apply you'll need the following information:

- Name
- Last four digits of your social security number
- Mailing address
- Date of birth
- Telephone number
- Copy of your 2021 gas, BPU, and phone bills
- Proof of 2021 income (social security, pensions, disability, W2 tax reports, interest, etc.), including your spouse's income.

Submit your information today via mail, fax, or in-person at 701 N. 7th Street, Room 323, Kansas City, Kansas 66101. All applications must be received or postmarked by March 31, 2021.

5. When is the deadline for Homestead / Safe Senior Property Tax Refund?

## **Homestead / Safe Senior Property Tax Refund**

**DEADLINE: APRIL 15, 2022**

Homestead Rebates are offered to eligible citizens who live in Wyandotte County, Kansas for a portion of their property taxes.

If you were a Kansas resident for all of 2021 and owned and occupied a homestead, you are eligible for a refund of \$700 if your total household income is \$36,000 or less, AND you:

Were born before January 1, 1966; OR

Were totally and permanently disabled or blind for the entire year of 2021; OR

Have a dependent child who lived with you the entire year that was born before January 1, 2021 and was under the age of 18 for all of 2021; OR

Are a disabled veteran (50% or more) or the surviving spouse of a disabled veteran who has not remarried, or the surviving spouse of an active duty military personnel who died in the line of duty and not remarried.

As a Kansas resident for all of 2021 who owned AND occupied a homestead, you are eligible for a refund of 75% of your property taxes paid if your total household income including social security is \$20,900 or less, AND you:

Were 65 years or older for all of 2021;

Must not have delinquent property taxes in 2021.

Household income is generally all taxable and non-taxable income received by all members of the household. You can complete a Form K-40H or K-40PT electronically or have our Clerk's Office help you complete the required documentation.

**THE HOMES WOULD LIKE TO GET YOUR MOST  
CURRENT EMAIL TO USE FOR COMMUNICATION.  
PLEASE EMAIL US AT  
THEHOMESINC@THEHOMESINC.COM.**

### **ON-LINE PAYMENTS**

**The Homes, Inc. is able to accept on-line payments.**

**Go to our website at [www.thehomesinc.com](http://www.thehomesinc.com). At the bottom of the homepage click  
"MAKE A PAYMENT"**

**You can make a onetime payment or create an account to make reoccurring payments.**

**The total real estate taxes for 2021 were \$123,206.84.  
The pro rata portion of a single unit is \$357.12 and  
\$714.24 for a double unit.**

## WYANDOTTE COUNTY FOOD PANTRIES

### **Metropolitan Avenue United Methodist Church**

Address is 3730 Metropolitan Avenue, Kansas City, Kansas 66106. (913) 831-4531. The location operates a church-sponsored food and clothing pantry for the low income and poor.

### **Mount Carmel Community Outreach**

Food bank address is 1220 Troup Avenue, Kansas City, Kansas 66104. (913) 621-4111

### **Mount Carmel Willa Gill Center**

645 Nebraska Avenue, Kansas City, KS 66101. (913) 621-4690. The non-profit Mount Carmel site offers a number of assistance programs and services for low income, seniors and even homeless individuals. It can provide goods such as free infant formula/diapers, case management or a free hot meal from the onsite food pantry. There is also employment information, homeless drop in centers, and education and literacy programs too.

### **Our Savior Lutheran Church**

Main location is 4153 Rainbow Blvd., Kansas City, KS 66103. (913) 236-6228. Our Savior Lutheran Church provides a food pantry to residents living in their service area.

### **Pleasant Green Baptist Church**

340 David L. Gray Drive, Kansas City, KS 66101. (913) 371-5393. The emergency food pantry is open a few days per month. There are also seasonal programs, such as Easter and Thanksgiving meals or summer snacks for kids.

### **Saint Paul's Episcopal Church - KCK**

1300 N 18th Street, Kansas City, KS 66102. (913) 321-3535. The location serves a community breakfast and also operates a food pantry for the immediate region of Wyandotte County. The breakfast has no intake or application process and no geographic boundaries to who is served. On the other hand, the food pantry, which receives government commodities, is based on eligibility as well as residency.

### **Salvation Army - Wyandotte County Emergency Food Assistance**

6721 State Ave., Kansas City, KS 66102. (913) 232-5400. Several social services are offered, including financial aid for heating bills and rent. Other resources include a Thanksgiving and Christmas meal, snacks for students, a lunch, and Meals on Wheels too. The case managers can also help families living in poverty apply for SNAP food stamps. Other services include school supplies, clothing, a thrift store, and much more is available.

### **Armourdale Baptist Church**

Address is 700 S. Mill Street, Kansas City, Kansas 66105. (913) 371-6476. This is a free, church sponsored food pantry.

### **Basehor-Linwood Assistance Services - United Methodist**

Primary address is 18660 158th St., Bonner Springs, KS 66012. (913) 724-2077

### **Bethel Neighborhood Center**

14 South 7th Street, Kansas City, KS 66101. (913) 371-8218. A non-profit, multi-purpose community center. Some of what is administered includes, but is not limited to, a food pantry, baby formula, youth services, and senior assistance program. The charity also has a bilingual notary public, emergency diapers/wipes and more.

### **Cross-lines Cooperative Council**

736 Shawnee, Kansas City, Kansas 66105. (913) 281-3388. This food pantry is only available for qualified families and individuals living in their immediate service area.

7. When is the Annual Meeting?

## COLD-SEASON POWER OUTAGES

Most cold-season power failures happen when winter storms bring freezing rain, sleet, and high winds, damaging power lines and equipment. Without a steady supply of heat, not only are you impacted, but your home can suffer from dampness, damaging walls, floors and plumbing.

During a winter power outage

- Before you take action, make sure the outage goes beyond your home. Check your breakers or fuses and the power lines to your house. If the lines are damaged or down, stay back and call your electric company.
- Stay warm... On top of dressing in layers and huddling under extra blankets, hang your darker ones on the windows to draw in heat. Keep doors and windows closed, and use towels to block drafts around them. If necessary, move to your basement, which may be more insulated by the ground.
- ...but keep your food cold. Food can stay frozen 24 to 36 hours if the refrigerator/freezer door stays closed. Add snow and ice from outside if it starts to thaw. Always have a bag of ice cubes in the freezer in case you have to evacuate or when you're out of town; if the cubes melt and refreeze while you're away, the food in the freezer will probably be spoiled.
- Listen for updates. Listen to the news on a battery-powered or hand-cranked device. If you're using a cellphone, choose texting over calling to keep phone lines free, or use your landline.
- Save 911 for emergencies.
- Prevent additional damage. Unplug appliances and electronics to avoid a surge when the power comes back on; leave one lamp on so you know when the power comes back. If you have electric heat, keep all taps on a slow drip to prevent pipes from freezing and bursting.

Have a survival kit ready before the power goes out

Water: one gallon per person, per day (3-day supply for evacuation, 2-week supply for home)

Food: non-perishable, easy-to-prepare items (3-day supply for evacuation, 2-week supply for home).

Flashlight

Battery-powered or hand-crank radio (NOAA Weather Radio, if possible)

Extra batteries

Deluxe family first aid kit

Medications (7-day supply) and medical items

Multi-purpose tool

Sanitation and personal hygiene items

Copies of personal documents (medication list and pertinent medical information, proof of address, deed/lease to home, passports, birth certificates, insurance policies)

Cell phone with chargers and battery banks

Family and emergency contact information

Extra cash

Emergency blanket

Map(s) of the area

Consider the needs of all family members and add supplies to your kit:

Medical supplies (hearing aids with extra batteries, glasses, contact lenses, syringes, etc), Baby supplies (bottles, formula, baby food, diapers), Games and activities for children, Pet supplies (collar, leash, ID, food, carrier, bowl), Two-way radios, Extra set of car keys and house keys, Manual can opener, Whistle, N95 or surgical masks, Matches, Rain gear, Towels, Work gloves, Tools/supplies for securing your home, Extra clothing, hat and sturdy shoes, Plastic sheeting, Duct tape, Scissors, Household liquid bleach, Entertainment items, Blankets or sleeping bags

8. How many stock transfers were there in December 2021?

# UNITS FOR SALE

NONE

## COVID-19 Booster Shot Eligibility

Wyandotte County – December 22, 2021

COVID-19 booster shots are now available for eligible individuals age 16 and older. This follows authorization by the FDA, as well as recommendations by the CDC and the Kansas Department of Health and Environment (KDHE).

**People age 16 and 17 can only receive Pfizer** (at this time, Pfizer is the only COVID-19 vaccine authorized for this age group).

**People age 18 and older may receive any type of FDA-authorized COVID-19 vaccine for their booster.** You are encouraged to get either a Pfizer or Moderna booster. However, Johnson & Johnson (J&J) boosters are still available for individuals who are unable or do not want to receive a Pfizer or Moderna booster.

Find the latest info on COVID-19 boosters at:

**[ughealth.info/covidboosters](https://ughealth.info/covidboosters)**

<b>If you previously got <u>Pfizer</u>, you are eligible for a booster if:</b>	<ul style="list-style-type: none"><li>✓ You are age <b>16 or older</b>, and</li><li>✓ You received a 2-dose series of Pfizer or Moderna COVID vaccine, and</li><li>✓ You got your second dose at least <b>6 months ago</b></li></ul>
<b>If you previously got <u>Moderna</u>, you are eligible for a booster if:</b>	<ul style="list-style-type: none"><li>✓ You are age <b>18 or older</b>, and</li><li>✓ You received a 2-dose series of Pfizer or Moderna COVID vaccine, and</li><li>✓ You got your second dose at least <b>6 months ago</b></li></ul>
<b>If you previously got <u>Johnson &amp; Johnson (J&amp;J)</u>, you are eligible for a booster if:</b>	<ul style="list-style-type: none"><li>✓ You are age <b>18 or older</b>, and</li><li>✓ You received a single dose of J&amp;J (Janssen/Johnson &amp; Johnson), and</li><li>✓ You got your first dose at least <b>2 months ago</b></li></ul>

**Please bring your vaccination card** to show when you received your previous dose.

**Where to get your initial COVID vaccination or booster in Wyandotte County:**

- Search for a vaccine site by location and vaccine type at [vaccines.gov](https://vaccines.gov)
- Find hours and other info about the UG Public Health Department's vaccination sites at [WycoVaccines.org](https://WycoVaccines.org)

9. What tip is useful when recruiting Neighborhood Watch members?

# JANUARY 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 Office and Credit Union closed	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

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 Dog – 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. What app will be used for attending a virtual Board Meeting?