

**THE HOMES  
BOARD MEETING  
MAY 16, 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.**

**WHEN YOU HAVE A BULK TRASH  
PICK UP  
(REFRIGERATOR, FURNITURE,  
CHAIRS, AIR CONDITIONERS, ETC.)  
CALL (913) 631-3300  
YOUR REQUEST WILL BE  
FORWARDED TO WASTE  
MANAGEMENT AND YOUR BULK  
TRASH WILL BE PICKED UP ALONG  
WITH REGULAR TRASH PICK UP.**

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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. How should a mattress be prepared to go to the curb?

# **CONGRATULATIONS TO ALL THE RESIDENTS THAT SIGNED THE PETITION TO ADD PARKING!**

The Unified Government will allow the Homes to add more parking without having to hire a costly engineer to draw up plans.

We will be adding parking on Manorcrest, Roswell and Viewcrest. This will be an expensive project that will take several years to complete. We will start with adding pull in parking from 110-126 Viewcrest. This will take away 10 parallel bays and add 17-20 pull in bays. On Roswell we will be adding 2 pull in bays and one parallel bay at the beginning of Roswell. At the end of Roswell we will be adding 3 parallel bays. Our goal is to complete the work this year. Over the next few years we will continue to add parking on Manorcrest and Viewcrest.

If a resident has their own concrete/asphalt company or works for one we would be pleased to accept bids. The company must have General Liability Insurance and Workers Compensation. Please contact the office if interested.

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

A new groundskeeper has been hired. He will do bi-weekly inspections of the outside of units.

**NEWSLETTER TRIVIA WINNER  
IS Gwendolyn Davis**

MINUTES OF THE BOARD OF DIRECTORS  
THE HOMES, INC.  
May 16, 2022

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on May 16, 2022.

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

The meeting was closed to stockholders due to health concerns due to COVID-19. One stockholder attended by videoconference.

It was announced that the work order report for April 2022 has been posted.

Minutes of the regular meeting of April 18, 2022 and April 18, 2022, executive session had previously been distributed to all board members. Jerry DeMeyer 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 April, 2022 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Ron Bond. Carried unanimously.

There were no stockholder change requests approved by the manager.

The first stockholder change request for board approval was that of Elaine Hines, 7 Viewcrest, to install a driveway. This request had previously been approved but expired.

The second stockholder change request for board approval was that of Yahaira Barahona, 965 Manorcrest, to install a 12 x 15 deck and replace the porch with wood.

The third stockholder change request for board approval was that of Diana McCombs, 730 Manorcrest, to install a handicap ramp.

Ron Bond moved to approve the stockholder change requests for Elaine Hines and Diana McCombs. Seconded by Ray Olsen. Carried unanimously. The request for Yahaira Barahona was tabled until additional information is provided.

ADDRESS	TRANSFER FROM	TRANSFER TO
33 Summitcrest	Leroy Thomas and Jan Cotton	Rosetta Smith

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:*

3. Where is the KCK Street Blues Festival?

The Unified Government subcommittee is still reviewing and evaluating the next steps with the American Rescue Plan Act funding.

Manager met with several Public Works employees and Commissioner Gayle Townsend reviewed the parking in the community and talked about where additional parking could be added. It was agreed that engineering plans do not need to be drawn up since the parking is being added to existing parking areas. Manager circulated photos and measurements of the proposed additional parking spaces. The Homes cannot afford to add all the parking at once and the work will need to be spread out over the next several years. The work will start in the areas with the most need which the manager recommended be lower Viewcrest and Roswell. Manager will have contractor bids for the work at next month’s meeting.

The board discussed cars in the neighborhood that are inoperable and not moving. The Sheriff’s Department will be contacted who is going to start towing cars again soon.

*New Business to be Discussed:*

The manager is working with the Wyandotte County Museum to submit materials for their 100<sup>th</sup> Anniversary of Fairfax Industries exhibit. The Homes is going to loan pictures, newspaper articles and the original sign that shows the prices of units. The exhibit will be at the Wyandotte County Museum, 631 N. 126<sup>th</sup> Street in Bonner Springs, from July 5, 2022 through September 24, 2022.

Manager is going to revise the stockholder change request form and will distribute it to the board for review.

The board discussed changing the policy on mowing yards. Currently, the office sends a letter with a due date to mow. If the resident doesn’t mow the yard, the Homes mows the yard and charges the resident \$75.00. Ron Bond moved to increase the charge to \$100.00 and if the yard is not mowed by the date imposed, a charge of \$10.00 per day will also be charged for each additional day. Seconded by Ray Olsen. Carried unanimously. The office will continue to work with people who are unable to mow their own yards.

*Comments from Directors and Attorney:*

None.

*Comments from Stockholders:*

Elaine Hines reported an abandoned vehicle in the neighborhood.

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

\_\_\_\_\_  
RON BOND  
SECRETARY

APPROVED:

\_\_\_\_\_  
JERRY DEMEYER  
PRESIDENT

Transcribed by Karen Brokesh

**NEED YOUR YARD MOWED**

**CALL JALON 816-447-2949**

**CALL JOSE 913-963-0751**

**CALL MATT 310-872-8311**

4. How many tires can you put to the curb with your trash bin each month?



## HELPFUL HINTS ABOUT LIVING IN THE HOMES

**KEEP FURNACE 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. CHANGE YOUR FURNACE FILTER ONCE A MONTH. FILTERS ARE FREE AT THE OFFICE.**

**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 back-up in your pipes you may be charged for the repair.

**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. If you are witnessed littering the police will be called and you will be charged, by The Homes, for the time it takes to pick it up and dispose of it.

**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. If you have vehicles that you do not drive, park it in a overflow lot. **NEVER PARK IN YARDS OR COMMON GROUND.**

**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.

**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.** The office offers free paint for the porches.

**SECURE YOUR HOME.** It is very important that you have a trusted family member or friend on your stock certificate. In the event of your death, if you are the sole person on the stock certificate your home will go into probate. Probate can be messy, expensive and time consuming to relatives and friends. Plan for the future.

**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.

**TRASH COLLECTION.** Trash pick-up is every Wednesday. Trash should not be put to the curb before Tuesday evening. If you have other items at the curb and the trash company does not take it, the Homes will pick it up and a charge will be added to your account.

5. If you do not mow and trim your yard by due date on a mowing letter, how much will you be charged?

# Weekly Residential Trash & Recycling FAQ

## **What happens on holidays?**

If your trash day falls on or after a holiday, your service will be one day later that week. If the holiday falls on a Saturday or Sunday, trash and recycling service is not delayed. Observed holidays are New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

## **Where should I put my trash and recycling?**

Trash and recycling must be placed within 3 feet of the street or curb edge. Trash and recycling should not be obstructed by other items like fences, vehicles, or mailboxes.

## **HOW SHOULD I PACKAGE, BUNDLE, OR STORE MY TRASH AND RECYCLING FOR COLLECTION?**

Trash should be placed within 3 feet of the street or curb edge and stored in containers with tight-fitting lids or covers. Containers should not weigh more than 50 lbs., and they must have adequate handles for lifting. Metal barrels are not an acceptable container. Loose trash or recycling will not be collected.

## **What recycling is accepted?**

Soda cans, cartons, cardboard, paper, and plastics #1 through #7 are accepted. Glass, plastic bags, and items with food or liquid are not accepted.

## **WHAT CAN I DO ABOUT MATTRESSES, RUGS, LUMBER, OR TOILETS?**

Mattresses must be wrapped in plastic for collection at the curb. Rugs must be rolled up and tied with string, and they should not exceed 4 feet long and 50 lbs. Loose lumber is considered construction material and is not collected during weekly curbside service.

## **CONSTRUCTION WASTE**

Dry wall, glass, plastics, wood and steel, surplus mortar, surplus concrete, broken bricks, green wastes (grass, bushes) and excavated soil are considered construction waste. Construction waste must be taken to the Johnson County Landfill. Toilets are collected at the curb, but the tank must be separated from the bowl on all two-piece models. One-piece toilets do not have to be separated.

## **WHAT CAN I DO ABOUT REFRIGERATORS, FREEZERS, AND AIR CONDITIONERS?**

These items are collected for free, but you must contact Waste Management in advance. To request this service, call (913) 631-3300.

## **CAN I DISPOSE OF USED TIRES IN MY TRASH?**

You may dispose of two tires per month. Tires must be dismounted from the rims. If you have more than two tires to dispose of, bring them to the Household Hazardous Waste (HHW) Disposal Center. To learn more about the HHW Center, what's accepted, and when it's open, visit [wycokck.org/Departments/Public-Works/Solid-Waste-Management](http://wycokck.org/Departments/Public-Works/Solid-Waste-Management) or call 3-1-1.

6. What is the maximum fine for littering?

**Can I dispose of yard waste in my trash?**

Trees or tree branches with a diameter of 4 inches or less, shrub, brush, leaf, grass trimmings, and all organic vegetable and plant matter are accepted. Tree branches or sticks under 4 inches diameter must be tied in bundles not more than 4 feet long and not over 50 lbs.

**WHAT MATERIALS ARE NOT TAKEN IN REGULAR TRASH?**

**Plaster, rubble, & wood from demolition and rehabilitation of buildings are not accepted. Other items not accepted include automotive parts, commercial and industrial waste, hazardous waste like motor oil, polychlorinated biphenyl waste, non-containerized liquid waste, medical waste, and dead animals.**

**How do I report service issues like missed trash or recycling collection?**

Services issues should be reported to the Unified Government by calling 3-1-1 or visiting [mywyco.wyocokck.org](http://mywyco.wyocokck.org). Do not report services issues to Waste Management. Reporting your issue to the Unified Government allows Public Works' Solid Waste team to track your report and follow up directly with Waste Management.

**IF THE HOMES HAS TO PICK UP ANY TRASH AT THE CURB BECAUSE YOU DID NOT FOLLOW THE RULES OF PUBLIC WORKS SOLID WASTE MANAGEMENT YOU WILL BE CHARGED ACCORDINGLY.**

**NEW MOWING POLICY**

If you do not mow your yard by the date indicated in a mowing and TRIMMING letter, you will be assessed \$10 each day until you mow and TRIM your yard. If a week goes by and your yard is still not mowed and TRIMMED, the Homes will mow and TRIM it and you will be charged \$100 for the mowing and TRIMMING and \$70 for not mowing and TRIMMING by the due date.

If for some reason you are unable to mow and trim your yard by the due date please call the office to make arrangements.

## EVENTS

### **6/4/2022 - Out With the Royals Tailgate**

Children's Mercy Park, 1 Sporting Way, Kansas City, KS 66111, 5:00 PM – 7:00 PM. Kick off your Kansas City Pride week with the Kansas City Current at the first official Pride Night Tailgate. This year the Current are leading fans with POWER.LIVES.HERE. and we are asking you to show that PRIDE.LIVES.HERE. The tailgate ticket will include food, 2 drink tickets, fun shaded atmosphere and live music. Music by Kid Sister featuring Amanda Hughey! All proceeds benefit The Modern Family Alliance. Remember you will need a ticket to get into tailgate and a ticket to get into the game.

### **6/4/2022, 7/2/2022, 8/6/2022, 9/3/2022 - Alcott Arts Center Maker Faire**

180 S 18th St., Kansas City, KS 66102, (913) 233-2787 [contactus@alcottartscenter.org](mailto:contactus@alcottartscenter.org). Vendors pay \$15 for booth space. Event is free for everyone else. Time: 11:00 AM to 4:00 PM. Alcott will be hosting a Maker Faire once a month on the first Saturday from 11am - 4pm. We are looking for Makers and Crafters who want to sell their product. NO COMMERCIAL PRODUCTS PLEASE! This is an outdoor event weather permitting. Booth space is 10x10. for \$15 and an item to Raffle off at each event. You will need to provide your own table/chair(s)/tent. The Alcott is NOT responsible for accidents.

### **6/5/2022 - Earth Element Retreat & World Environment Day Picnic**

Join us for a three- hour teacher-led outdoor mindfulness retreat focused on connecting with one of the natural elements. Dedicating more continuous time to silent reflection and meditation is a great way to deepen or jump-start your practice. Connecting with the outdoor world can be an especially healing experience and can provide a bridge between formal and integrated practices. During this retreat will alternate between stillness practice and mindful movement while maintaining silence. Meditation instruction will be given and all experience levels are welcome. Connect with the ground beneath our feet and spring's emergence from the soil, from 9am - noon followed by a picnic during which we will enjoy the Earth's bounty in community. Guided by Sami Aaron of the Resilient Activist and Tracy Ochester, PsyD at Wyandotte County Lake Park Shelter #4. Purchase your ticket for \$40.

### **6/17/2022 – 6/18/2022 - KCK Street Blues Festival**

ANNUAL FESTIVAL! Lavender's Circle L Ranch, 3924 N 49th Drive Kansas City KS, Phone : 913-991-3451. Admission Fee : \$10. Day long of Blues Band music. Bring your coolers, lawn chairs, sun-shade, friends and the willingness to relax & enjoy the day! A world renowned blues festival that resembles a block party or family reunion featuring Kansas City Indigenous Musicians.

### **6/18/2022 - Community Unity - Juneteenth in the Dotte**

3004 N 27th St., Kansas City , KS 66104, (913) 291-1600. [www.villageinitiativeinc.com](http://www.villageinitiativeinc.com)  
Free. Time: 9:00 AM to 5:00 PM. Come on out to this community event! To show unity in Wyandotte County! Local Vendors, Community Agencies, Local Music, Speakers and more! Bring your family and let's celebrate unity!

### **6/18/2022 - KC Showdown Car Show**

Legends Field, 1800 Village West Pkwy, Kansas City, KS 66111. Car Truck and bike show. Open to all makes and models custom and classic and Bass Wars Audio comp. \$20 registration free to spectators plenty of food vendors and showcase vendors. 75 awards for 1st 2nd 3rd place and best ofs. \$500 to the best of show and cash \$100 for the first place winners. This is our 5th year running on this show and we will have some fun activities for everyone this year. Face painting bounce house for the kids. Hot wing eating contest \$100 to the winner. Show starts at 11am registration ends at 3pm awards are at 6pm.

8. What is the Sheriff's Department going to start doing?

# UNITS FOR SALE

NONE

## **Fairfax Industrial District 100th Anniversary Exhibit**

**Wyandotte County Museum, 631 N. 126th St., Bonner Springs, 66012**

**July 5<sup>th</sup> thru September 24<sup>th</sup> 2022**

The Home has contributed to the exhibit by loaning documents, newspaper clippings and pictures. The sign (hanging in the clubroom) showing the original pricing will be on loan to the museum for this exhibit.

Take the time to learn the history of how the Homes is tied to the Fairfax District and the history of where you live.

## **Best Security Cameras For Outdoor Home Use**

### Wyze Cam v3

The Wi-Fi security camera features HD video quality live streaming, motion detection, night vision, a decent app and, best of all, 14 days of free motion-based cloud storage. This Wyze security camera also features a built-in microSD card slot if you want local video storage rather than relying solely on its cloud service (you have to buy the microSD card separately). This home security camera features a motion detection zone and the ability to listen for and alert you to special frequencies, like smoke alarms. You can purchase this camera at Amazon, Walmart and Best Buy for \$36.00. Each camera will need a power source.

### Blink Outdoor

Its wire-free, battery-powered design also makes the Blink Outdoor easy to install. You don't have to run wires or plug in power cords. Mount the Blink wherever you need it. Installation is a cinch and will only take you a few minutes. The Blink Outdoor uses the Blink Sync Module 2 to hook up to your Wi-Fi. The Sync Module 2 also offers a local storage option—just use a USB drive. If you prefer cloud storage, Blink has subscription plans starting at three dollars a month. The Blink Outdoor has an advertised battery life of two years on just two AA batteries. That's great if you don't want to worry about recharging your camera every other month or so. You can purchase this camera at Amazon, Home Depot and Best Buy for \$99.00

**KERA (Kansas Emergency Rental Assistance)** is still accepting applications. They can help with Maintenance Fees, BPU, KS Gas and Internet. If you make less than \$48550 for one adult or \$55450 for two adults you will qualify. I have assisted many residents with their applications and can help you.

Please bring a copy of the following to the office

- Copy of your driver's license
- Current complete copy of your BPU bill
- Current complete copy of your KS Gas bill
- Current complete copy of your Internet bill
- Proof of income (one of the following will do W-2, 1099 or 2020 taxes or Social Security Statement)
- The number of adults living in the unit, their Date of Birth and their Social Security #. If they have an income they need to provide proof of income
- A reason for your hardship due to COVID (Example: Had Covid and it affected something, lost job, hours were cut back)

9. Where will parking be added in the Homes?

# JUNE 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	18
19	20 Board of Director's Meeting	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 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. How often will the new groundskeeper do outside inspections?