

**THE BOARD MEETING
IS JUNE 19TH AT 5:30
PM AND IS OPEN TO
THE PUBLIC**

**MAINTENANCE FEE
INCREASE STARTING
MAY 01, 2023**

**1 BEDROOM - \$345.00
2 BEDROOMS - \$350.00
3 BEDROOMS - \$355.00**

**SEE PAGE 2
FOR DETAILS**

**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. What is the number to call for clogged storm drains?

Diamond Duct Cleaning Services
Attention: Homes Inc. Community

We are offering Special discounts for a limited time!

-Air duct cleaning removing dirt, dust and debris throughout the HVAC system, plus disinfecting and deodorizing treatment eliminates odors, mold, bacteria, viruses and other allergens.

\$500 regular price per home

Homes Inc. price

1 bedroom - \$299

2 bedroom - \$349

3 bedroom - \$399

-Dryer vent cleaning - removing built up clothes lint and animal nest allowing the dryer to run safely and efficiently, reducing the risk of dryer fires.

\$150 regular price per dryer vent

Homes Inc. price

100 per dryer vent

Locally-owned & operated, fully insured and licensed.

Call, text, or email to schedule service.

Diamond Duct Cleaning Services, Jeff@Diamondductcleaners.com, 913-271-3640, <https://clo2direct.com/>

There has been recent construction of 5G cell towers in the area and in many cases the frequencies those towers use interfere with our broadcast frequency.

KSHB will provide a complementary filter which may resolve this issue on your TV. Contact Kirk Chestnut at KSHB. 816-932-4303. kirk.chestnut@kshb.com

Trash and Recycle Holiday Schedule

There are six holidays on which residential trash and recycling are not collected:

New Year's Day

Memorial Day

4th of July

Labor Day

Thanksgiving Day

Christmas Day

On these holidays, the pickup of everyone's trash and recycling is moved back one day unless the holiday falls on a weekend.

People available to mow

Matt (913) 229-0564

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
May 15, 2023

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on May 15, 2023

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

Nine stockholders and residents attended the meeting.

It was announced that the work order report for April 2023 has been posted.

Minutes of the regular meeting of April 17, 2023 and the April 17, 2023, executive session had previously been distributed to all board members. Jerry DeMeyer moved to approve the minutes as submitted. Seconded by Elaine Hines. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of April, 2023 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Frank Moss. Carried unanimously.

There were no stockholder change requests approved by the manager.

The first stockholder change request for board approval was that of Ralph Hidden, 11 Viewcrest, to install remodel bathroom. The second stockholder change request for board approval was that of Nalisa Herron, 788 Manorcrest, to install new attic stairs. Elaine Hines moved to approve the change request. Seconded by Ray Olsen. Carried unanimously.

Secretary Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
39 Summitcrest	Helen Collins	John Carrazco
41 Summitcrest	Helen Collins	John Carrazco
827 Roswell	Marla and Craig Fischer and Amy Nix	Everado Benavides

After being informed that the stock transfers were in order, it was moved by Elaine Hines and seconded by Ray Olsen that the stockholder change request be approved and 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:

Manager met with the appraiser and showed him a few units. The appraiser saw 2 Viewcrest which is a two bedroom down, 19 Viewcrest which is a three bedroom up and 33 Summitcrest which is a one bedroom. The appraiser noted the plaster walls which indicates how old the units are. The manager was also given four years of stockholder equity reports which shows that each year the units are valued at \$4,200. The appraiser was also

given several reports showing plumbing costs.

The appeal of the 2022 real estate taxes is still pending with the State Board of Tax Appeals. The 2022 tax appeal is still pending with the State.

New Business to be Discussed:

The office is transitioning from QuickBooks Desktop to Desktop Online. It is a much simpler program and will allow the accountant to review the books online. The program will download payments into the system without having to manual enter them. The program is also cheaper than the old program.

The accountant is looking into whether The Homes qualifies for ERC Credit. This is a refundable tax credit from the federal government regarding the COVID pandemic.

A grounds inspector has been hired. He will inspect all buildings every two weeks.

The are has a new tag enforcement officer. Manager contacted Deputy Serrano and asked for a sweep of the neighborhood. He explained that resources are limited in the department but he would try to come to the neighborhood in the next couple of weeks.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 84 Viewcrest reported possible hazardous chemicals near his building and asked a question about taxes and maintenance fees.

The stockholder at 40 Viewcrest asked a question about the status of the real estate taxes.

The stockholder at 31 Viewcrest discussed repairs to streets and curbs.

The stockholder at 788 Manorcrest reported street lights out near her building.

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

ELAINE HINES
SECRETARY

APPROVED:

JERRY DEMEYER
PRESIDENT

Transcribed by Karen Brokesh

EVENTS

6/03/2023 - Croatian Day!

708 N. 4th St., Kansas City , KS 66101. (913) 371-0627. Price: Free. Time: 5:00 PM. Join us for the Annual Croatian Festival with St. John the Baptist Croatian Parish. Our Croatian Parish values faith, community, and heritage. What better way to celebrate that than on Strawberry Hill? Stop by to sample traditional food, listen to music, and have fun dancing. Raffles and games will be available for all attendees. We hope to see you there - event will begin after 4 PM Mass.

06/03/2023 - Junker's Jamboree

200 Oak St, Bonner Springs, KS 66012. Price: Free. Time: 10:00 AM to 3:00 PM. Junker's Jamboree is back for another year! This is the event where Oak Street fills with antique, vintage, and unique vendors for an eclectic mix of shopping! The event is rain or shine. The event is free and open to the public.

06/10/2023 - REZOUND! HANDBELL ENSEMBLE CONCERT

1444 SW Blvd., Kansas City, KS. 918-866-7464. Time: 7:00 pm. Our spring concerts showcase a variety of musical styles, including well-loved tunes, exciting original compositions, and a little jazz!... all in the captivating style of Rezound!

6/10/2023, 7/8/2023, 8/12/2023, 9/9/2023, 10/14/2023 - Cars and Coffee

The Fuel House, 611 W 2nd St, Bonner Springs, KS 66012. (913) 745-6680. Price: Free. Time: 8:00 AM to 12:00 PM. Our 2023 Cars & Coffee events will kick off on May 13th at The Fuel House! We will have one monthly event on the second Saturday thru October (RAIN OR SHINE). The event will run from 8 am-12 pm, The fuel house will have an open house from 8 am-11 am! Come tour the facility and see the amenities available for members and the other awesome businesses in the Olde Mill Properties building! There will also be other local vendors during the events. The first 50 show cars will receive a free coffee from Ten and Two Coffee.

06/17/2023 - Juneteenth in the Dotte

5th Street, Kansas City, KS 66101. Price: Free. Time: 10:00 AM. Join us Saturday, June 17th, 2023 starting at 10 AM for an amazing celebration dedicated to Juneteenth. Enjoy another year of live music, culture, vendors, and learn more about this historic holiday.

06/23/2023-06/25/2023 - Xtreme Xperience

Kansas Speedway 400 Speedway Blvd Kansas City, KS 66111. Price: \$249-429. Time: 9:00 AM to 4:00 PM. Recurrence: Recurring daily. DRIVE A SUPERCAR ON A RACETRACK NEAR YOU! It's YOUR turn to get behind the wheel of our fleet of exotic cars in Kansas City, KS! Book your driving or riding Xperience on a world-class racetrack in supercars like Ferraris, Lamborghinis, Porsches and more! No experience necessary. Our Professional Instructors will teach you how to drive the racing line, as you cross 'Drive a Supercar' off of your bucket list!

06/24/2023 - Annual Strawberry Hill Pub Crawl

319 Orchard St, Kansas City, KS 66101. Price: Free. Time: 11:00 AM. Join the Strawberry Hill Neighborhood Association for the 7th Annual pub crawl. Tickets are now available on the website - just click the "Visit Website" link above. All proceeds from the event help support a future playground, neighborhood beautification, and other neighborhood association projects. Go online or click "Interested" or "Going" button on the Facebook event page to get all the latest info! Tickets will also be sold on location the day of the event, for \$40. Participating bars: Chicago's, Easy Inn, Breit's, 403 Club, Sammy's, Mockingbird Lounge, Johnnie's, Fat Matt's Vortex, Chentes, and Hillsiders.



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.**

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 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

6. Where can you drive a supercar on a racetrack?

Poison Ivy, Oak, and Sumac facts

Poison ivy, poison oak, and poison sumac are poisonous plants that can cause an itchy rash upon contact.

A substance called urushiol, found in these plants, causes the rash.

The rash is not contagious.

The rash usually disappears in one to three weeks.

The majority of cases can be treated at home.

Poison ivy, poison oak, and poison sumac (belonging to the *Anacardiaceae* family) are plants that can cause a rash if individuals come in contact with the oily resin found in them.

Poison ivy (*Toxicodendron radicans* -- eastern poison ivy/*Toxicodendron rydbergii* -- western poison ivy) typically grows as a vine or shrub, and it can be found throughout much of North America (except in the desert, Alaska, and Hawaii). It grows in open fields, wooded areas, on the roadside, and along riverbanks. It can also be found in urban areas, such as parks or backyards. Poison ivy plants typically have leaf arrangements that are clustered in groups of three leaflets (trifoliate), though this can vary. The color and shape of the leaves may also vary depending upon the exact species, the local environment, and the time of year. The plant may have yellow or green flowers, and white to green-yellow berries, depending on the season. Eastern poison ivy typically grows as a hairy ropelike vine, whereas western poison ivy tends to grow as a low shrub.

Poison oak (*Toxicodendron diversilobum*) grows as a vine or shrub, and it is found in the western United States and British Columbia. It also has a leaf arrangement similar to poison ivy, with clusters of three leaflets. The leaves may sometimes resemble true oak leaves.

Poison sumac (*Toxicodendron vernix*) grows as a shrub or small tree, and it is found in the eastern/southeastern United States. It grows in very wet areas, and it can be found along the banks of the Mississippi River. Each stem contains seven to 13 leaves arranged in pairs. It has the potential to cause a more severe rash than either poison ivy or poison oak.

What causes a poison ivy, oak, or sumac rash?

Exposure to all of these plants can produce a rash, which is caused by sensitivity to an oily resin found in these plants called urushiol. This substance can be found on the leaves, stems, flowers, and roots of these plants. Interestingly, it can remain active even after the plant has died. Exposure to even very small amounts of urushiol, amounts less than a grain of table salt, will lead to the development of a rash in 80%-90% of individuals. The rash (an allergic contact dermatitis) can be caused by direct contact with urushiol by touching the plants or by indirect contact with the plant oil that may have contaminated a pet's fur, tools, clothing, or other surfaces. Airborne contact is also possible if these plants are burned and the urushiol particles land on the skin, and it can affect the lungs as well if the urushiol is inhaled. In the United States, *Toxicodendron* dermatitis is the most common cause of contact dermatitis. Sensitivity to urushiol occurs when individuals come into contact with it. The first time a person is exposed, they may not develop a rash. However, with repeated exposure, sensitivity develops that ultimately leads to the development of the characteristic rash. Most people (about 85%) will develop sensitivity, while a small percentage of individuals (about 15%) never develop an allergic reaction to urushiol.

What are risk factors for poison ivy, oak, or sumac rash?

Any individual who comes into contact with these plants is at risk for developing the rash. However, people who spend more time outdoors in geographic areas where these plants are known to grow are at higher risk. This may include certain occupations associated with outdoor work in these areas, such as gardeners, groundskeepers, farmers, forestry workers, and construction workers. Hiking enthusiasts may also be at higher risk if they venture into areas where these plants are present.

What are symptoms and signs of a poison ivy, oak, or sumac rash?

Susceptible people will develop the characteristic rash after exposure to the urushiol from these plants, typically within 12-72 hours after the initial contact. The signs and symptoms can include the following:

Redness of the skin

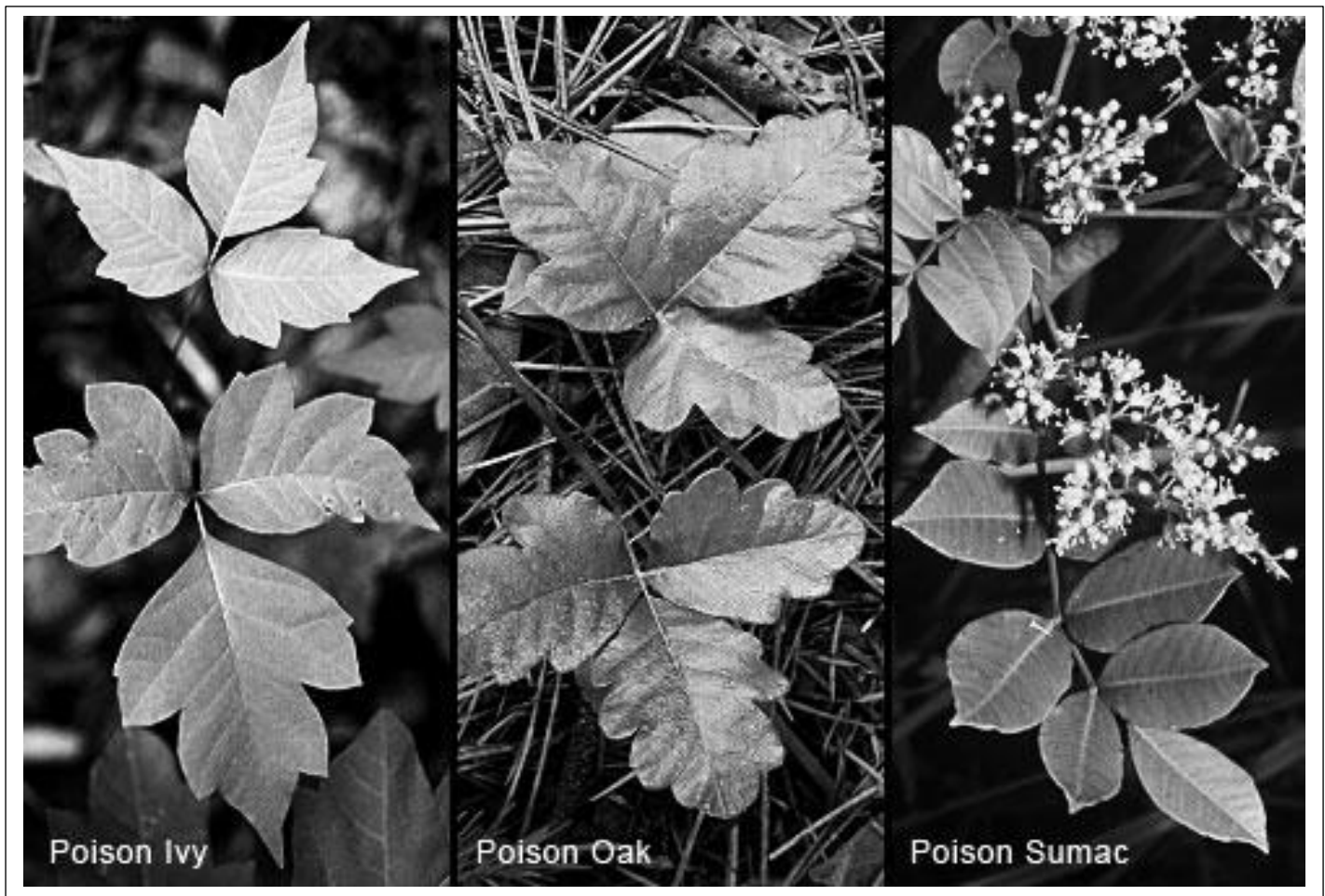
Swelling of the skin

Itching of the skin

An outbreak of small or large blisters

The rash may appear bumpy, streaky, linear or patchy, and it will affect the areas that have come into contact with the oil resin. Areas that have been exposed to a larger amount of urushiol may develop the rash more quickly, and the rash may appear more severe. In some instances, new lesions may continue to appear for up to two to three weeks. One can spread the rash to other parts of the body if one's contaminated hands (with the oil resin) touch other areas. The fluid that sometimes oozes from the blisters does not contain urushiol and therefore does not spread the rash, and other individuals who touch this fluid will not develop the rash. In order to spread the rash to someone else, they must directly come into contact with the oil resin. Generally speaking, the rash slowly improves and disappears after one to three weeks in most individuals. Overall, the symptoms may range from mild to severe. Rarely, in extreme cases, an anaphylactic reaction can develop.

If these plants are burned, the airborne particles of urushiol can be inhaled, causing respiratory difficulty from irritation of the lungs. Occasionally, this reaction can be severe.



8. What is the name of the new tag enforcement officer?

UNITS FOR SALE

	Amenities	Owner	Phone	Price
2 Bedroom(up)				
85 Viewcrest	W/D, Fridge, Stove and Shed	Rodriguez	816-908-7940	\$40,000
3 Bedroom (down)				
6 Craigcrest	C/A, Fridge, Stove, Shed and Deck	Wolff	707-206-8632	\$50,000
3 Bedroom (up)				
820 Roswell	W/D, Fridge, Stove, and Deck	Castillo	913-286-3830	\$80,000
835 Roswell	C/A, W/D, and Fridge	Mendez	913-206-6181	\$55,000
Double Unit (4 bdrm)				
73 & 75 Viewcrest	W/D, Stove, Fridge	Huaman	913-620-6847	\$120,000

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

PARKING IN YARDS

THE HOMES HAS A NEW POLICY ABOUT PARKING IN YOUR YARD.

IF A VEHICLE IS SEEN PARKING IN A YARD, YOU WILL GET ONE WARNING LETTER. IF IT OCCURS AGAIN YOUR ACCOUNT WILL BE CHARGED \$250.00.

IF YOU NEED TO PARK IN YOUR YARD FOR A SMALL AMOUNT OF TIME, CALL THE OFFICE TO GET PERMISSION. YOU WILL NOT BE CHARGED.

IF YOU WITNESS A RESIDENT PARKING IN A YARD, TAKE A PICTURE. COME TO THE OFFICE SO THAT WE CAN GET A COPY OF THE PICTURE WITH A TIME AND DATE STAMP.

9. How many units did the appraiser's office visit?

June 2023

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 Board Meeting	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 one of the holidays that delays trash collection?