

NEWSLETTER

**THE HOMES ANNUAL MEETING
MARCH 11, 8:00PM.
VOTING FOR DIRECTORS WILL BE
FROM 7:30 am TO 7:30 PM
TWO DIRECTORS ACCEPTED
THEIR NOMINATIONS**

**THE HOMES BOARD MEETING
MARCH 21, 5:30 pm.
THE MEETINGS WILL BE CLOSED
TO THE PUBLIC DUE TO THE
CORONAVIRUS
THE MEETINGS 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 MEETINGS**

**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.**

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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. When is the Credit Union Annual Meeting?

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.

**PLEASE CONTACT THE OFFICE IF YOU ARE INTERESTED IN GUIDING
NEIGHBORHOOD WATCH FOR OUR COMMUNITY.**

**MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
February 21, 2022**

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on February 21, 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.

Two stockholders and residents attended the meeting via videoconference.

It was announced that the work order reports for December 2021 and January 2022 have been posted.

Minutes of the regular meeting of December 20, 2021 and December 20, 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 statements for the months of December, 2021 and January, 2022 and found them 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 Cristian Navarro, 825 Roswell, to install an 8 x 10 shed.

There were no stockholder change requests for board approval.

ADDRESS	TRANSFER FROM	TRANSFER TO
3100 N. Allis	Maria Torres and Ofelia Torres	Joe Merrick
3172 N. Allis	Cruz Falcon Medina and Cruz Isaac Falcon Campos	Cruz Isaac Falcon Campos and Cruz de Jesus Falcon Gomez
3180 N. Allis	Cruz Falcon Medina and Cruz Isaac Falcon Campos	Cruz Isaac Falcon Campos and Cruz de Jesus Falcon Gomez
10 Summitcrest	Angelica Martinez	Jose Adame-Najera
73 Viewcrest	Glenna Mock	Francisco Huaman
75 Viewcrest	Glenna Mock	Francisco Huaman
816 Roswell	Beatrice Castillo-Sosa and Blanca Garcia	Blanca Garcia
818 Roswell	Beatrice Castillo-Sosa and Blanca Garcia	Blanca Garcia
873 Manorcrest	Arline Ayers and Heather Watson	Heather Martinez

After being informed that the stock transfers were in order, it was moved by Jerry Demeyer 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.

3. What are the times that you can vote for the annual elections?

Old Business to be Discussed:

The Unified Government subcommittee is still reviewing and evaluating the next steps with the American Rescue Plan Act funding. The program may be open for applications in April. Currently, The Homes would not qualify for employee incentives or infrastructure repairs but could qualify in the future. There is a possibility that residents could get rental assistance similar to KERA. The manager will continue to monitor the progress of this program.

A third round of letters were sent to stockholders about signing the petition adding parking to The Homes by the Unified Government. So far, the letter has 226 signatures. The goal is to get 300 signatures before it is submitted to the Unified Government. Stockholders who have not signed the petition will be contacted directly.

New Business to be Discussed:

On January 11, 2022, a semi came through the neighborhood knocking down cable lines. The truck's information was not obtained. The Unified Government has agreed to put a "NO TRUCK" sign at 9th and Quindaro since this is where the trucks are entering the neighborhood. Manager has contacted nine GPS trucking apps telling them to update their GPS systems to show the neighborhood is a no truck residential area. If information is located on the truck that cause the damage it will be reported to the federal motor carrier safety commission and will be subject to a maximum federal penalty of \$11,000 for the company and \$2,750 for the driver. "NO TRUCK" signs will also be installed on 10th Street and on North Allis.

Le Vo, 87 Viewcrest, has requested the Homes take back the part of her yard where all the flowers are on the hill. Floyd Mock had previously lived in the unit and kept expanding the yard by planting flowers. The Homes can clean out the area and add it to the common area for mowing. Frank Moss moves to clean out the flowers and turn the area back into common area for mowing. Seconded by Jerry Demeyer. Carried unanimously.

The board discussed a large truck that has been parked in the community illegally.

Three new security cameras have been installed at the office.

To date for the Kansas Emergency Rental Assistance (KERA) Program has submitted \$19,000 in maintenance fees on behalf of residents. The assistance will continue and The Homes has a few residents whose applications are under review. Residents are encouraged to contact the office if the need assistance through this program.

Comments from Directors and Attorney:

Jerry Demeyer thanked the maintenance staff for all their hard work during recent snow storms.

Comments from Stockholders:

Elaine Hines reported that she had new windows installed recently.

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

JERRY DEMEYER, SECRETARY

FRANK MOSS, PRESIDENT

APPROVED:

4. What is the most household income you can have to qualify for the Homestead Tax Refund?

Resident Deborah Moreno is a talented artist that does caricatures and portraits from sittings and photographs. Below is a caricature of the Homes employees. Her studio is located at Deborah's Art Studio at Crown Center Shops in KCMO 816-804-3080.



**IF YOU NOTICE A VEHICLE WITH
EXPIRED TAGS OR NO TAGS PLEASE
CALL THE SHERIFF'S DEPARTMENT
AT (913) 573-2861**

**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.

**IT IS ILLEGAL FOR A SEMI TRUCK TO GO THROUGH OUR
NEIGHBORHOOD. THEY WILL RIP DOWN PHONE, CABLE AND
ELECTRICAL LINES. IF YOU SEE A SEMI TRUCK IN OUR NEIGHBORHOOD
PLEASE NOTE ANY INFORMATION ON THE TRUCK. LOOK FOR A
COMPANY NAME, NUMBERS ON THE CAB OR TRAILER AND LICENSE
PLATE NUMBER. REPORT THE INFORMATION TO THE OFFICE.**

**NEWSLETTER TRIVIA WINNER
IS SHERRY DAVIS**

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. 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.

THE HOMES ELECTIONS AND ANNUAL MEETING

The Homes, Inc. Annual Meeting will be on March 11, 2021 at 8:00 p.m. The meeting will be closed to the public (see info below). Voting will be in person at the clubroom from 7:30 a.m. to 7:30 p.m. There will be two seats up for election on the Board of Directors.

Ray Olson

Charlie Sawyer

Due to COVID the Annual Meeting will be closed to the public. The Board of Directors, Ballot Inspectors, the Homes Lawyer and Aid, Nominees accepting nomination and myself will be allowed in the clubroom. We will live stream the meeting on Zoom. If you want would like to attend, send an email to thehomesinc@thehomesinc.com. We will email you a link. You click on the link and that will take you to the meeting.

MARCH GUIDELINES FOR LAWN CARE

Prepare Your Equipment for Spring.

When: February through Early March.

After a long winter of freezing temperatures here in Kansas City, and sitting idle in the garage, it's finally time to pull out that old lawn mower and fire up the string trimmer. Be sure not to skip over the basics when preparing your equipment for the season. Sharpening the mowing blades, new spark plugs, and fresh oil and air filters are a good place to start.

Prepare The Lawn for Spring.

When: Early February through Mid March or whenever the snow melts!

Over the past few months, your lawn has become a magnet for leaves, acorns, sticks, and many other forms of debris. Give your lawn a breath of fresh air! Clearing all this leftover debris can make way for any fertilizer and pesticide applications. It also helps prevent any unsightly dead patches in your lawn, which would be the result of leftover matted down leaves and debris.

Loosen Things Up A Little.

When: March or April

Lawn Aeration helps loosen up compacted soil, helping your lawn receive water and nutrients more easily. Aerating your lawn regularly is one of the easiest ways to improve the overall health of your lawn, as well as helping give it that thick, dark green look we all desire.

UNITS FOR SALE

Two Bedroom Up	Amenities	Owner	Phone	Price
110 Viewcrest	C/A, W/D	ANVER	816-244-7337	\$20,000

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

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

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
- Find hours and other info about the UG Public Health Department's vaccination sites at WyoVaccines.org

9. If you are interested in Neighborhood Watch, who do you contact?

MARCH 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10	11 Voting and Annual Meeting	12
13	14	15	16	17	18	19 Credit Union Annual Meeting
20	21 Board of Director's Meeting	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 Homes email do you send a zoom meeting request?