

**THE BOARD
MEETING IS MAY
20TH 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 stray animals?

MOWING POLICY

ALL YARDS SHOULD BE MOWED AND TRIMMED.

IF YOU RECEIVE A LETTER TO MOW AND TRIM YOUR YARD AND YOU DO NOT - THE HOMES WILL MOW AND TRIM AND A CHARGE OF \$100 WILL BE ADDED TO YOUR ACCOUNT.

IF YOU MOW YOUR YARD AND DO NOT TRIM - THE HOMES WILL TRIM AND A CHARGE OF \$100 WILL BE ADDED TO YOUR ACCOUNT

During the season if you receive 2 mowing and trimming letters you will not be sent a 3rd letter. Your yard will be mowed and trimmed, and a charge will be added to your account.

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

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
April 15, 2024

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on April 15, 2024.

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

Seven stockholders and residents attended the meeting.

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

Minutes of the regular meeting of March 18, 2024 and the executive session had previously been distributed to all board members. Elaine Hines moved to approve the minutes as submitted. Seconded by Jerry Demeyer. Carried unanimously.

Treasurer Olson reported that he has reviewed the financial statement for the month of March 2024 and found it to be in good order. Ray Olson moved to approve the financial reports. Seconded by Frank Moss. Carried unanimously.

There were no stockholder change requests for manager or board approval.

Secretary Demeyer read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
839 Roswell	Lorna Gregg, Steve Gregg and Orletta Sappington	Steve Greg and Orletta Sappington
835 Roswell	Anabel Mendez-Aniceto and Roman Herrera	Edelmire Delgado, Anabel Mendez-Aniceto and Roman Herrera
874 Manorcrest	Nadler Peralta	Nadler Peralta and Marison Gonzalez
73 Viewcrest	Francisco Huaman	Georgina Ruiz and Humberto Torres
75 Viewcrest	Franciso Huaman	Georgina Ruiz and Humberto Torres
10 Summitcrest	Jose Adame-Najera	Veronica Romo-Guiterrez
2 Craigcrest	Todd Brandl and Dale Brandl	Todd Brandl

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

Reports and Announcements:

None.

Old Business to be Discussed:

The Unified Government appraisers' officer has made a counteroffer for the 2022 real estate taxes. Manager is waiting for an official offer from the Unified Government Legal Department. A credit will be issued for any accepted offer.

The fire at 123 Viewcrest on March 16, 2024 damaged the second floor but there was no damage on either side. All information has been submitted and accepted by The Homes insurance company. Repairs to the unit should begin this week. The occupant is staying in another unit.

New Business to be Discussed:

The board discussed imposing a new rule when decks are installed over crawl spaces so that the crawl spaces can be accessed. Charles Sawyer moved to install a access/trap door in the deck that is at least 4 foot x 4 foot to allow for crawl space access. Seconded by Ray Ols0n. Carried unanimously.

Manager reported a recommendation that requires stockholders that participate in the newsletter trivia to attend the board meetings in person. This matter was tabled for further discussion at a later meeting.

The board discussed the policies on installing driveways and whether the driveway responsibilities would be tied to a unit when it sells. Frank Moss moved to leave the current driveway policy as is. Seconded by Ray Olson. Carried unanimously.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

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

The stockholder at 832 Manorcrest thanked the people doing the mowing and also commented on park hours, dogs running loose, driveway erosion problems, paint peeling on their unit and issued with the boat & trailer lot.

The stockholder at 22-24 Summitcrest, commented on people working on their cars, sheds in disrepair, the procedures for registering extended guests and volunteer opportunities in the community.

The stockholder at 786 Manorcrest, commented on tree maintenance in the common areas, a dog park and Neighborhood Watch.

The stockholder at 12 Summitcrest, is happy to see everyone working in their yards.

The stockholder at 828 Manorcrest commented on their kitchen flooring.

JERRY DEMEYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

Transcribed by Karen Brokesh

TORNADO SAFETY

Living in the Kansas City area, we know all too well about the dangers of tornadoes. Despite living in the Midwest, where tornadoes frequently threaten the spring and early summer weather, relatively few residents actually have a **home tornado plan** or **disaster supply kit** in place. It's important to **stay tuned** for storm warnings and know the difference between a **tornado WATCH** and **tornado WARNING**.

Prepare a Home Tornado Plan

- Pick a place where family members could gather if a tornado is headed your way. It could be your basement or, if there is no basement, a center hallway, bathroom or closet on the lowest floor. Keep this place uncluttered.
- If you are in a high-rise building, you may not have enough time to go to the lowest floor. Pick a place in a hallway in the center of the building.

Assemble a Disaster Supplies Kit Containing:

- First Aid kit and essential medications.
- Canned food and can opener.
- At least three gallons of water per person.
- Protective clothing, bedding or sleeping bags.
- Battery-powered radio, flashlight and extra batteries.
- Special items for infant, elderly or disabled family members.

Stay Tuned for Storm Warnings

- Listen to your local radio and TV stations for updated storm information.
- Know what a tornado WATCH and WARNING means:
 - A tornado WATCH means a tornado is possible in your area.
 - A tornado WARNING means a tornado has been sighted and may be headed for your area. Go to safety immediately.

When a Tornado WATCH Is Issued...

- Listen to local radio and TV stations for further updates.
- Be alert to changing weather conditions. Blowing debris or the sound of an approaching tornado may alert you. Many people say it sounds like a freight train.

When a Tornado WARNING Is Issued...

- If you are inside, go to the safe place you picked to protect yourself from glass and other flying objects. The tornado may be approaching your area.
- If you are outside, hurry to the basement of a nearby sturdy building or lie flat in a ditch or low-lying area.
- If you are in a car or mobile home, get out immediately and head for safety (as above).

After the Tornado Passes...

- Watch out for fallen power lines and stay out of the damaged area.
- Listen to the radio for information and instructions.
- Use a flashlight to inspect your home for damage.
- Do not use candles at any time.

SPRING INSPECTOINS HAVE BEGUN

THE MAINTENANCE DEPARTMENT WILL BE TURNING ON YOUR OUTSIDE WATER AND CHECKING FOR LEAKS.

THE GROUNDS INSPECTOR WILL BE CHECKING PORCHES AND RAILINGS. IF ANYTHING NEEDS TO BE PAINTED YOU WILL RECEIVE A LETTER AND HAVE 30 DAYS TO COMPLETE THE TASK.

UG Partners with Re.Use.Full to Launch Recycling Challenge

Local nonprofit Re.Use.Full has teamed up with the Unified Government of Wyandotte County and Kansas City, KS (UG) to launch the Community Recycling Challenge, a year-long recycling campaign to divert hard-to-recycle plastics from the landfill.

For every thousand pounds of material collected, Trex will repurpose the material into a park bench to be placed in the community.

Over the next 12 months, residents, workers, and visitors of Wyandotte County are asked to drop off certain plastic items, such as grocery bags, produce bags, ice bags, bread bags, bubble wrap, Ziploc bags, cereal box liners, newspaper sleeves, dry cleaning bags, and plastic mailers at one of the following locations:

**Neighborhood Resource Center (4953 State Avenue)
Recycling & Yard Waste Center (3241 Park Drive)
Municipal Building Lobby (701 N. 7th Street)**

Materials should be clean, dry, and free of food and organic residue.

The goal is to collect 1,000 pounds of plastic items, which will then be used to produce a public bench made of these recycled items. This challenge is hosted by NexTrex, a company working to divert waste from landfills and waterways. Re.Use.Full and the Unified Government will collect and weigh the items collected before they are sent to be repurposed.

The Public Works Solid Waste team will be working with Re.Use.Full to identify more opportunities for participation introduced in the coming months, including a way for community organizations and neighborhoods to create their own recycling drives and drop-off locations.



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. What is required when installing a deck over a crawlspace door?

EVENTS

05/03/2024 – 05/04/2024 Plant Sale hosted by Wyandotte County Research & Extension Office

The Wyandotte County Research and Extension Office will be hosting a plant sale on Friday, May 3rd and Saturday, May 4th 2024. This plant sale will have tomatoes, peppers, herbs, berries, hanging baskets, annual flowers and perennial flowers available.

05/03/2024 - K-State Research & Extension Presents: Kitchen Restore Sidewalk Sale

K-State Research and Extension Office, 1216 N. 79th Street, Kansas City, KS, 66109, Time: 10:00 AM to 04:00 PM. Looking for great deals on kitchen appliances, dishes and other household items? Join the Wyandotte County Extension/ K-State Research and Extension for a Kitchen Restore Sidewalk Sale.

05/04/2024 - 5 de Mayo, WyCo Mexican Culture Pride Day

Bethany Park, Central Ave & N 12th St., Kansas City, KS 66102. (913) 281-9222. Time - 11:00 AM to 4:00 PM. In Celebration of 5 de Mayo and its Proclamation as the Mexican Culture Pride Day in Wyandotte County, Kansas City Kansas! We will be honored if you stop by and enjoy the Art, Food and amazing entertainment lineup we have prepared for you. Once again, Bethany Park will be the Center of FREE Activity dedicated to building Community, and everyone is invited.

05/17/2024 - 10/18/2024 - Downtown KCK Third Friday Art Walk

EPIC Clay Studio, 609 N 6th Street, Kansas City, KS 66101. thirdfridayartwalk@gmail.com. Free. Time: 5:00 PM to 9:00 PM. Recurring monthly on the 3rd Friday. A family-friendly event where artists can showcase their work, businesses can connect with their neighborhood, and you can experience an evening of diverse music, food, and art. Creative, inclusive, community-centered, & free to attend. We're driven to cultivate mutual support between artists, businesses and community in Kansas City, and believe that art is integral to the process of building a thriving, empowered community. Rather than a luxury, we see creativity as a necessity—an everyday habit that deserves celebration!

05/18/2024 - KELCE JAM 2024!

Azura Amphitheater, 633 N 130th Street Bonner Springs, KS 66012. 6:00 pm. 3x super bowl champion travis kelce is bringing his iconic personality to life with the second annual “kelce jam” — one of the most exciting entertainment events in the history of kansas city. With entertainment, music, food, and fun personally curated by travis, kelce jam will be a 20,000+ person music festival and the perfect way for all of chiefs kingdom to continue celebrating their 2024 super bowl victory! MUSICAL PERFORMANCES! KC'S BEST FOOD & DRINKS! INTERACTIVE EXPERIENCES! “KC are you ready to run it back and fight for your right to party!? Let’s keep the championship energy going all year long with the return of the city’s biggest festival – Kelce Jam. Just wait till you see what I got in store for you this year and which of my homies will be performing. Stay tuned for the lineup and ticketing announcement in the coming weeks!” - Travis Kelce

TRIVIA WINNER
ARLINE AYERS

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
1 Bedroom				
947 Manorcrest		Heronemus	620-629-1654	\$25,000
2 Bedroom(up)				
773 Manorcrest	Fridge, Stove, W/D, and Shed	Flores	816-269-9393	\$45,000
855 Manorcrest	C/A, Fridge, Stove, and W/D	Ramos	913-235-4676	\$35,000
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 (up)				
828 Manorcrest	C/A, Fridge, Stove, W/D, Shed & Deck	Storms	913-244-3027	\$50,000
820 Roswell	Fridge, Stove, W/D, Deck, & A/C Window Units	Castillo	913-953-9190	\$60,000

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%

May 2024

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	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 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 the trash company won't pick up?