

THE HOMES, INC.

NEWSLETTER

AUGUST 2025

BOARD MEETING IS AUGUST 18TH IN THE CLUBROOM At 5:30 pm

**STOCKHOLDERS ARE RESPONSIBLE FOR
TRIMMING BUSHES, LANDSCAPE,
MOWING AND TRIMMING THEIR
YARD. STOCKHOLDERS THAT DO NOT
MOW THEIR YARDS REGULARLY WILL
BE MOWED BY THE HOMES AND A
CHARGE OF AT \$100 WILL BE ADDED
TO THEIR ACCOUNT**

**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.

**REMEMBER TO CHANGE YOUR
FURNACE FILTER EACH MONTH.
THEY ARE FREE AT THE OFFICE**

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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 FIRE DEPARTMENT | 913-573-5550 |
| KCK ANIMAL CONTROL | 913-321-1445 |
| POTHOLE | 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 |

FREE GRASS SEED AT THE OFFICE

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 loud music or noise?

FOLLOW US ON...

facebook

TELL US ABOUT LOCAL BUSINESSES

The Homes would like to highlight local businesses that our residents have used. If you have been to a local business that you would recommend let us know. We will put the business in our monthly newsletter so that other residents can benefit from your contribution. It could be a restaurant, a grocery/convenient store, laundromat, pet grooming services, dry cleaner, etc. You can call or email us about a business.

Phil's Good Tires & Accessories

809 Quindaro Blvd, Kansas City, KS, 66101
(913) 342-0989

Mon - Fri 10am - 5pm, Sat 10am - 2pm

Tire shop offering window tinting, and other services, including rims. This is a great tire shop less than a mile from The Homes. Good prices and if they don't have the tire in inventory they will get it by the next day. Great on-line reviews!



Nick's Italian Pizza

714 Minnesota Ave, Kansas City, KS 66101
(913) 321-1610

nicksitalianpizza.com

Mon - Fri 10:30am – 3:30pm

Pizza place with creative and traditional options, plus stromboli, subs, and calzones. New York style pizza. Whole pizzas or by the slice. One of the top 5 pizza places in KC. Owner and staff friendly and welcoming.



MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
July 21, 2025

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on July 21, 2025.

Present were: Elaine Hines, Ray Olson, Joe Merrick and Oscar Solis, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, Attorney; and Karen Brokesh, Transcriber. Charles Sawyer was absent.

Seven stockholders and residents attended the meeting.

It was announced that the work order report for June/July has been posted.

Minutes of the regular meeting of June 16, 2025 and the executive session had previously been distributed to all board members. Elaine Hines moved to approve the minutes as submitted. Seconded by Ray Olson. Carried unanimously.

Treasurer Olson reported that he has reviewed the financial statement for the month of June 2025 and found it to be in good order. Ray Olson moved to approve the financial reports. Seconded by Joe Merrick. Carried unanimously.

The first stockholder change request for board approval was submitted by Stephanie Starr, 6 Craigcrest, to install a driveway.

The second stockholder change request for board approval was submitted by Edward Lehman, 3173 N. Allis, to install a panel fence. Work to be done by self.

The third stockholder change request for board approval was submitted by Jessy Lasley, 11 Craigcrest, to remodel bathroom. Work to be done by Deltmeyers.

Elaine Hines moved to approve the stockholder change requests. Seconded by Ray Olson. Carried unanimously.

Treasurer Sawyer read the stock transfer approvals as follows:

| ADDRESS | TRANSFER FROM | TRANSFER TO |
|--------------------------------|-------------------------|----------------------------------------------------------|
| 965 Manorcrest | Yahaira Pineda | Yahaira Pineda and Randal Gomez |
| 10 Summitcrest | Veronica Romo-Gutierrez | Veronica Romo-Gutierrez and Pablo Alberto Olivas Borunda |
| 19 Summitcrest | Mitchell Herd | Tamara Stalcup |
| 21 Summitcrest | Mitchell Herd | Tamara Stalcup |
| 46 Viewcrest | Julia Moss | Julia Moss and Lorie Moss |
| 3108 N. 9 th Street | Joyce Maskill | Derek Leonard Rudroff and Melvin Dale Cummings |

After being informed that the stock transfers were in order, it was moved by Elaine Hines and seconded by Ray Olson 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:

Stockholder Devra Harrison provided an update on the road construction in the area. Westbound 670 is expected to open in 30 days. K-5 is being repaired.

New windows were installed at 3125 N. 9th Street. The bathroom is being remodeled and some structural repairs are also occurring. The unit should be ready for sale in August, 2025.

The storm damage repairs to 3140 N. 9th Street are complete and the resident is back in the unit.

All of the Homes addresses have been provided to the Unified Government and the Unified Government will be sending out notifications to each resident informing them of the change to part of Viewcrest from a two way street to a one way street.

New Business to be Discussed:

2025 occupant forms will be sent out to all residence. It is very important that the office has the most recent contact information for each resident. Please return the form by August 15, 2025. The completed form can also be sent via email to: thehomesinc@thehomesinc.com.

The peach, apple, pear and cherry trees that were planted in Viewcrest Park five years ago are flourishing. Residents are encouraged to pick the fruit.

Manager reviewed/updated the price list for repairs at The Homes. A couple items have increased. Smoke alarms were \$10.00 and are now \$20.00. Toilet seats have increased from \$17.00 to 423.00. The price increases do not reflect the labor charges for installation.

The Sheriff's Department has been in the neighborhood inspecting illegal vehicles. Several of them have been towed.

Manager has asked the Unified Government trim back the low hanging branches over the road at the 7th Street entrance.

Highway Route 9 in Riverside/Parkville, Missouri is scheduled to reopen in October 2025.

48 Viewcrest has been put up for sale for \$25,000. The unit is in a good location and the price is firm.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 14-16 Summitcrest had questions about the Viewcrest street construction and the fruit trees.

4. What time will the Tiblow Days parade start?

The stockholder at 22-24 Summitcrest commented on the condition of units and asked that the trees in her yard be checked. Residents who see units that are not in good condition and/or violate the rules to report them to the office.

The stockholder at 108 Viewcrest commented on debris in the parking spaces near her unit and commented on sheds in the community that are not in good condition.

The stockholder at 38 Summitcrest commented on removing phone/cable company cables.

The stockholder at 12 Summitcrest commented on dog waste removal and thanked the manger for cutting the trees away from power lines.

CHARLES SAWYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

Transcribed by Karen Brokesh

| |
|-------------------------------|
| TRIVIA WINNER JUSTIN NEELY |
|-------------------------------|

UPCOMING EVENTS

08/02/2025 - Back-To-School Bash

Legends Outlets Kansas City, 1843 Village West Parkway, Kansas City, KS 66111. 10:00 AM to 12:00 PM. Gear up for the 2025-26 school year with fun activities, entertainment, and more!

Plus, grab all your Back-to-School must-haves (and save up to 75%) so everyone is ready to rock the first day. View the activities and entertainment below!

- DJ
- Face Painting
- Glitter Tattoos
- Balloon Artist
- Friendship Bracelet Station
- Gift Card Enter-to-Win
- Free scoop of Culver's frozen custard (1 per person, while supplies last)
- Giant Inflatable Slide (10a-1p)
- Dave & Buster's Prize Wheel
- Photo Op

08/02/2025 - First Responder Back to School Bash

Heathwood Park, 1021 Parallel Pkwy., Kansas City, KS, 66101. 10:00 AM to 02:00 PM.

Every parent's back-to-school list includes backpacks and a looong list of school supplies. But just like many items these days, these must-have learning tools can be pricey.

This is why first responders in Kansas City, Kansas, have set an ambitious goal to distribute 600 backpacks filled with essential school supplies to K-12 students during this year's Back to School Bash & Splash event on Saturday, August 2nd. We will kick off distribution promptly at 10 AM and continue until supplies last. This event isn't solely about preparing for school; it's also a chance to enjoy a bit more summer with a free lunch and some cool fun at the splash park.

08/05/2025 - National KCK Night Out Against Crime

Kansas City, KS Community College - Technology Center, 6565 State Avenue, Kansas City, KS, 66104. 05:00 PM to 08:00 PM. All are invited to the 2025 KCK Night Out Against Crime community event hosted by the Neighborhood Crime Prevention Patrol. Attendees can expect lots of amazing food, kid activities, neighborhood group showcases, community organization booths, and fabulous door prizes.

The National Night Out is an annual community-building campaign that promotes police and community partnership to make neighborhoods a safer and healthier place to live. Millions of neighborhoods across the country will take part in this event each year on the first Tuesday of August.

08/09/2025 - 2025 Wyandotte County Back to School & Health Fair

HomeField KCK, 9250 State Ave, Kansas City, KS, 66112. 08:00 AM to 01:00 PM. Wyandotte County K-12 students and families are invited to attend the Wyandotte County Back to School & Health Fair on Saturday, August 9th, 8 AM - 1 PM, at HomeField KCK. The event is hosted by the Kansas City, Kansas School Foundation for Excellence and will offer school supplies, health services, haircuts, family activities, and more. The Wyandotte County Public Health Department will provide routine immunizations for children who qualify. Event activities will also feature Wyandotte County Parks & Rec Skills Activities.

Health Services at the Event:

Childhood immunizations provided by the Wyandotte County Public Health Department for children ages 18 and younger who qualify for the Vaccines for Children (VFC) program. VFC eligibility: American Indian or Alaska Native, Medicaid-eligible, uninsured, or underinsured (for individuals whose insurance does not cover childhood immunizations). Please bring your child's vaccination record.

Sports physicals

Dental screenings

Vision screenings

Other Activities and Resources at the Event:

School supplies for K-12 students

Haircuts (please arrive with clean, washed hair with no product)

Family activities, including Wyandotte County Parks & Recreation Skills Activities. The Parks and Recreation Department will be on site to:

Assist with youth sports registration

Host ladder drills on the turf to help kids prepare for the upcoming soccer season

Host volleyball drills and basketball drills on the courts

08/21/2025-08/23/2025 - Tiblow Days 2025

Bonner Springs Edwardsville Area Chamber of Commerce, 309 Oak Street, Bonner Springs, KS 66012. info@bsedwchamber.org. Free! The Bonner Springs-Edwardsville Area Chamber of Commerce and our incredible volunteers are working diligently to create a weekend of entertainment, fun, and connections!

-Parking: Parking will be different this year due to an exciting development on Oak Street, a brand-new business on Front Street and the BSPD Car Show relocating to 3rd & Cedar. Our committee is working on a FREE shuttling service from a to-be-announced parking lot.

-Entertainment will be in the evening at Centennial Park on Friday, 8/22 and Saturday, 8/23. Both concerts are FREE to attend! Common Consumption is for 21+ guests only. All beverages must be purchased by an approved vendor or business and served only in plastic. No outside food or drinks are allowed. Lawn chairs are welcome.

-The 45th Annual Tiblow Trot is on Saturday, 8/23/25. More information and registration can be found [HERE!](#)

-Bonner Springs Police Department K-9 Car Show is on Saturday, 8/23, from 9 AM - 2 PM.

-The Carnival will be Thursday: 5-9 PM, Friday: 5-10 PM and Saturday: 12-10 PM. Wristbands and tickets are available for purchase. Please check with the carnival for pricing.

-The Tiblow Days Parade is on Saturday, 8/23. If you'd like to be in the parade, please arrive at Lions Park no later than 8:30 AM. The parade will start at 9:30 AM. Parade viewing will be on Nettleton Ave., between Morse Ave. and Oak Street. Be cautious of street closures and private drives. If you are in the parade, please be aware of the new stopping point and disperse with the direction of our volunteers at Nettleton Ave. & Elm St.

08/30/2025 - Paint in the Park at Emerson Park

Emerson Park, 1423 S 29th St, Kansas City, KS, 66106. 10:00 AM to 12:00 PM. 913-573-8327.

parksinfo@wycokck.org. Unleash your creativity with the Parks and Recreation Department at Paint in the Park. A fun, hands-on event where you'll design your very own canvas masterpiece! This free program includes all supplies, but spots are limited, so be sure to register in advance.

7. When will Highway Route 9 open back up?



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 \$2500.00. 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 an overflow lot. **NEVER PARK IN YARDS OR COMMON GROUND. IT COULD RESULT IN A FINE OF \$250.00**

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 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 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.

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 go 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. **IT COULD RESULT IN A FINE OF \$250.00**

TRASH. Do not put your trash to the curb before 4:30 pm the day before pickup. Do not put your trash in your neighbor's trash bins.

UNITS FOR SALE

| Address | Amenities | Owner | Phone | Price |
|-------------------------|------------------------------------|----------|--------------|----------|
| 2 Bedroom (down) | | | | |
| 885 Manorcrest | C/A, Shed | Hoskins | 913-378-3353 | \$13,500 |
| 3175 N. 9 th | C/A, Shed | Martinez | 913-309-9405 | \$30,000 |
| 48 Viewcrest | C/A, Shed | Homes | 913-321-2471 | \$25,000 |
| 2 Bedroom (up) | | | | |
| 855 Manorcrest | C/A, Fridge, Stove, and W/D | Ramos | 913-235-4676 | \$35,000 |
| 67 Viewcrest | C/A, Fridge, Stove, Shed, Driveway | Diaz | 913-488-5563 | \$45,000 |
| 112 Viewcrest | C/A, Shed | Garcia | 913-742-3418 | \$40,000 |
| 3 Bedroom (up) | | | | |
| 830 Roswell | C/A | Haygood | 618-750-8114 | \$35,000 |
| Double Unit | | | | |
| 3133/3141 N. Allis | 1BD + 1BD – Stove, Dryer, 2 sheds | Zapata | 775-229-0794 | \$37,000 |

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

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%

\$25.00 charge for returned checks.

\$35.00 charge for appraisals.

AUGUST 2025

| 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 Board Meeting | 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 and online at www.thehomesinc.com

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