

THE HOMES, INC.

NEWSLETTER

DECEMBER 2025

BOARD MEETING IS DECEMBER 15TH IN THE CLUBROOM At 5:30 pm

Tenants are required to have a functional storm/screen door on all exterior openings. Screens and glass panes are required to be in good repair and must be capable of fastening securely at all times.

**CONTACT THE OFFICE FOR A
DEADLINE**

**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
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

**FREE ICE MELT
(FOR PORCHES AND SIDEWALKS)
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 broken streetlights?

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.

DAILY MART

700 Quindaro Blvd, K. C., KS 66101
(913)283-8846

Mon-Sun 9:00 am - 9:00 pm

The market offers a wide variety of snacks, beverages, fresh produce, groceries, and household items. It is less than a mile from our neighborhood. Parking is available on the side and in the back.



Safety Tips for the Holiday

While you are shopping

- Beware of strangers approaching you for any reason. At this time of year, “con-artists” may try various methods of distracting you with the intention of taking your money or belongings.
- Be extra careful if you carry a wallet or purse. They are the prime targets of criminals in crowded shopping areas, transportation terminals, bus stops, on buses and other rapid transit.
- Park in a well-lighted area and lock all doors.
- Never put items in the car’s interior or trunk and then go back for more shopping-a thief can be watching and now knows you have valuables stashed in the car.
- Be aware of your surroundings and report any suspicious persons and ask security to escort you to your vehicle if you suspect you are being followed.
- Avoid carrying large amounts of cash or wearing expensive jewelry.
- Keep cash in front pocket.
- Pay for purchases with check or credit card when possible.
- Always carry identification with you.
- Stay in groups (safety in numbers).
- Keep a record of all your credit card numbers in a safe place at home.
- As always, keep small children close and tell them in advance to go to a responsible adult in case you get separated. It is also suggested that you have children memorize their name, address and phone number in order to assist law enforcement if needed.

If you are traveling

- Set an automatic timer for your lights.
- Ask your neighbors to watch your home, retrieve newspapers and mail and park in your driveway periodically.

At home

- Keep windows and doors securely locked, especially when a view into the room shows a Christmas tree with several gifts in place.
- When you leave your house, turn on lights and a radio or TV to give the appearance that someone is home.

3. What should you never pile on or use as storage in your utility room?

TRIVIA WINNER
PAUL EKLUND

SCAM ALERT: Please be advised of a scam that Unified Government staff were notified about today regarding fake emails/ letters from the UG Planning + Urban Design Department. Please be cautious when clicking on any links that appear to be scams or questionable.

If you happen to receive any letter or email similar to what is posted, please do not click on the links and contact the UG Planning + Urban Design department directly at 913-573-5750 or 311 to report your concern.

Remember these tips to keep you safe from scammers:

1. Don't click links from unknown senders.
2. Hover over links to see the real destination.
3. Avoid downloading unexpected files.
4. Check official websites or contact customer support directly.
5. Don't rely on caller ID, usernames, or profile pictures—they can be faked.
6. Protect yourself by never sharing passwords, verification codes, or banking info.

NEWS FROM A RESIDENT. I am excited to have opened my new Avon Boutique Online! The holiday brochure just launched and there are tons of gift bundles, decor, candles, make-up and fragrance deals.

Avon is decades old with golden oldies, such as Skin So Soft and fragrances such as Wild Country, Sweet Honesty, and Candid. Avon is meeting the demands of the modern consumer with options that are not only animal friendly, but some contain essential oils and are vegan or organic.

My reasons for venturing out on this endeavor is having to become a dialysis patient, over a year ago. I am limited on driving and can no longer substitute teach to make ends meet. I am able to do online fundraisers as well as retail sales. Please consider shopping with me. Don't forget to sign up for the sweepstakes online to possibly win lots of free Avon!

To Shop: www.avon.com/repstore/msmarla5220

Follow me my Facebook page:

Marla's Avon Beauty Boutique On Line



TIPS TO KEEP YOUR HOUSE WARM DURING THE WINTER

1. Seal Windows and Doors

One of the most effective ways to lower your home heating bill is to seal gaps around windows and doors. Here are some easy methods:

- **Apply weatherstripping:** Use adhesive-backed foam tape or V-strip weatherstripping around door and window frames
- **Install door sweeps:** Attach these to the bottom of exterior doors to block drafts
- **Use window film:** Apply clear plastic film to block solar heat gain and reduce glare and UV light
- **Caulk gaps:** Use silicone caulk to seal small cracks and gaps around windows and doors

2. Harness Sunlight Through Windows

The sun provides free heat during the day, and you can reduce the workload on your heating system by taking advantage of it.

- Open curtains and blinds on south-facing windows during sunny days.
- Close window coverings at night to retain heat.
- Trim trees or shrubs that block sunlight from entering your windows.

3. Use Ceiling Fans in Winter

Ceiling fans can be useful in winter. Most of them have a reverse switch that allows the blades to rotate clockwise. This creates an updraft, pushing warm air near the ceiling down into the living space, potentially allowing you to lower your thermostat setting by a degree or two. This should be especially effective in homes with cathedral ceilings, as heated air can gather too high for you to feel.

To use ceiling fans effectively in winter, set the fan to rotate clockwise at a low speed. Ensure the blades are angled properly (usually about 12 degrees), and always turn the fan off when you leave the room to reduce power usage.

4. Heat Your Rooms Strategically

Especially if you have a large house, heating your entire home to the same temperature can be wasteful. Instead, focus on heating the rooms you use most.

- **Close off unused rooms:** Shut doors and close vents in guest rooms or other infrequently used spaces
- **Spend more time in naturally warmer rooms:** Rooms with south-facing windows or those above heated spaces tend to be warmer
- **Move furniture away from vents and registers:** Anything blocking a vent can prevent proper airflow, leading to cold spots or pressure imbalances in the system
- **Use rugs:** Place rugs on hard floors, especially those that are uninsulated, as they can account for significant heat loss and make your feet feel warmer.
- **Insulating Door Cover:** Blocks cold drafts & conserves heat: Helps Keep Cold Breezes from Entering Your Space, Enhancing Heating Efficiency, Saving Energy, and Creating a More Comfortable Indoor Climate

5. Make DIY Insulation Upgrades

To improve insulation affordably, tackle the spots where windows, pipes, ducts, and other penetrations come through the solid surfaces of your home. These projects don't require you to crack into walls.

- **Window treatments:** Thermal curtains and cellular blinds will improve the energy efficiency of windows
- **Pipe insulation:** Wrap hot water pipes with foam sleeves to reduce heat loss
- **Outlet insulation:** Install foam gaskets behind outlet and switch plates on exterior walls
- **Attic insulation:** This is only an easy DIY job if your attic is unfinished, but adding fiberglass batting to uninsulated surfaces can have a big impact

UPCOMING EVENTS

12/5, 6, 7, 12, 13, 14, 19, 20, 21, 22, 23, 24, 27, 28, 29, 30 & 31/2025 - Knights of Lights

Presented by KC Renaissance Festival. 628 North 126th Street Bonner Springs, KS 66012. **Price:** \$20 for adult, \$12 for children 5-12, \$5 for dogs, Children 4 and under are free. **Time:** 5:30 PM to 10:00 PM. Experience the magic at the Knights of Lights holiday festival produced by the Kansas City Renaissance Festival! A half a million lights will captivate and guide you as you walk through a renaissance wonderland including a lighted fairy house village, castle and pirate ship. Enjoy shopping, music, food trucks, entertainment and more. A few new activities this year you must partake in are the train ride, Twelve Days of Christmas Glow in the Dark Putt Putt and the Snowball Fight zone. To add to your fun, photograph your way as you hunt for all the Elves on the Shelves and get your prize. There are gift bags for all adults, children and even the dogs who attend Knights of Lights filled with special coupons, candy and surprises. Kids will enjoy the free Hot Cocoa for them! Want to make your evening even more special? You can reserve a private heated igloo for a delicious holiday dining experience, or you can kick off the New Year at a special New Year's Eve celebration. Visits with Santa and Mrs. Claus will captivate you and the sights, scents and sounds of the festivities will enchant you. Don't miss out on the fun!

12/06/2025 - Santa's Express

National Agricultural Center and Hall of Fame. 630 N 126th St Bonner Springs, KS 66012. 10 AM - 3 PM - Free pictures with Santa, hay wagon rides, children's holiday stories and activities, train rides and more! Admission is \$5 per person, and free for age 1 and under.

12/06/2025-12/13/2025 - The Rozarks Luminary Hike at Dusk Daily

Fisher Park, 3818 Springfield St., Kansas City, KS 66103. Come experience the magic of the Luminary Hike! Stroll through glowing trails, enjoy the peaceful lights, and celebrate community under the stars. Join us for a beautiful evening at the Rosedale Luminary Hike everyone's welcome! All ages welcome! Bring friends, flashlights, and a coat. Fisher Park, 3818 Springfield St., Kansas City, KS 66103.

12/13/2025 - Donuts with Santa

Memorial Hall, 600 N 7th St, Kansas City, KS, 66101. 9 AM to 12 PM. Enjoy a morning of holiday fun featuring:

Donuts	Hot Chocolate	Balloon Artists
Face Painting	Obstacle Course	Toddler Park
Crafts	Raffle Prizes	Music & Dancing

Visit and Picture with Santa, who will have gifts for the children

With so much to do, there's something for everyone in the family to enjoy. A parent or guardian must accompany children 12 and under at each station. This free, family-friendly event is the perfect way to celebrate the season. We hope to see you there.

12/13/2025 - Wreaths Across America - Leavenworth National Cemetery

Leavenworth National Cemetery, 150 Muncie Road Leavenworth, KS 66048 Time: 11:00 am-2:00 pm. The Wreaths Across America mission is to remember the fallen, honor those who serve and teach the next generation the value of freedom. Last year approximately 9,000 wreaths were placed in the cemetery, which according to WAA coordinators was tremendous, but they say the goal is always to try and cover all 22,000 graves.

Keys R Us

Aaron - Lock Technician
816-334-8708 / 913-444-3522



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

SECURE YOUR HOME. It is very important that you have a trusted family member or friend on your stock certificate or a TOD (Transfer on Death) or a will specific to your unit. If you do not then the Homes will incur legal debt proving that the Homes has equity in the unit. The Homes will have to take a financial loss because we will not receive HOA fees (Home Owner Assoc. fees – maintenance fees) for an unknown number of months. Plan for your future and the Homes future.

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

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

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 residents needs. Second, it is against the law. Littering is a Class C violation that is punishable by a fine up to a \$2500.00.

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.**

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
1 Bedroom				
3156 N. Allis	As is	Johnson	913-314-1671	\$10,000
2 Bedroom (up)				
855 Manorcrest	C/A, Fridge, Stove, and W/D (Appointment)	Ramos	913-235-4676	\$35,000
3116 N. 9 th Street	Fridge, Stove, W/D, and Shed	Beach	913-424-0951	\$30,000
67 Viewcrest	C/A, Fridge, Stove, Shed, Driveway	Diaz	913-488-5563	\$45,000
3 Bedroom (up)				
132 Viewcrest	As is	Oliver	913-961-0330	\$35,000

CLEANING UP YOUR DOGS WASTE

Wyandotte County requires dog owners to pick up their dog's poop in public areas and on private property not belonging to the owner. It is considered an unlawful discharge and a sanitation issue due to public health and environmental risks. Violations of the animal control ordinance are considered a misdemeanor offense. Fines can vary depending on the specific violation and whether it is a repeat offense, potentially ranging from \$50 to over \$500, in addition to potential court costs or imprisonment in some cases.

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.

DECEMBER 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 Board Meeting	16	17	18	19	20
21	22	23	24 The Homes Closed at noon	25 The Homes Closed	26	27
28	29	30	31	1 The Homes Closed		

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