

# THE HOMES, INC.

## NEWSLETTER

# JANUARY 2026

## BOARD MEETING IS FEBRUARY 16<sup>TH</sup> IN THE CLUBROOM At 5:30 pm

**THE PRO RATA PORTION OF  
REAL ESTATE TAXES FOR 2025 ARE**

**SINGLE UNIT - \$612.72**

**DOUBLE UNIT - \$1225.44**

**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 or more will be added  
to your account.**

**REMEMBER TO CHANGE YOUR  
FURNACE FILTER EACH MONTH.  
FILTERS 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 trespasser/Solicitor?

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## UTILITY AND SALES TAX REBATES

**Rebates will be processed beginning January 2, 2026, through April 15, 2026. Start gathering your documents now to assure your application is processed timely.**

### **Step 1. How do I qualify?**

- 65 or older or disabled on January 1 (50% or more for military disability)
- Income of the applicant less than \$58,041.00 (Some disability income is excluded from total income)
- Pay utility service (BPU, Kansas Gas, Atmos Gas, AT&T land line only)

### **Step 2. How do I submit my documents?**

- **By Mail:** Mail your proof of income for 2025, proof of disability if applicable, and copies of your utility bills to the Clerk's Office. We will return your original documents to you. Please be sure to include your date of birth and phone number if we need to contact you.
- **In Person:** Bring your information to the Clerk's Office between 8:30 AM – 4:00 PM, Monday – Friday, on a walk-in basis. Various sites will be designated throughout the county where applications will be processed. The following locations will be hosting appointments for rebate applications.
  - **Daily:** 8:30 AM - 4:00 PM, City Hall, 3<sup>rd</sup> Floor Clerk's Office (no appointment needed)
  - **Tuesday:** 9:00 AM - 1:00 PM Joe Amayo Community Center
  - **Wednesday:** 9:00 AM - 1:00 PM Eisenhower Community Center
  - **Thursday:** City Hall location only
  - **Friday:** 9:00 AM - 1:00 PM County Annex Building

Please call (913) 573-5311 to schedule an appointment for locations. Call the Area Agency on Aging directly to schedule an appointment on Tuesdays with that agency (913) 573-8531. No appointments are required for City Hall. If you need transportation, please notify the call taker at the time you schedule your appointment and transportation services will be arranged on your behalf.

### **Step 3. How long will it take to receive my rebate?**

The Clerk's Office will process your application and mail you a copy for your records within seven business days of our receipt. You should receive your rebate check from the Unified Government approximately ten weeks after your application has been processed.

***Don't forget to see if you qualify for the Homestead/Safe Senior rebate available through the Clerk's Office.***

## **Newly and Re-Elected UG Officials!**

On Monday, December 15, 2025, the Unified Government of Wyandotte County and Kansas City, Kansas (UG) hosted an inauguration ceremony to officially congratulate and welcome the newly and re-elected UG officials.

During the ceremony many family, friends, community members and media gathered to witness the official swearing in for each elected official. Each official addressed the crowd with brief remarks and engaged with community members during a reception following the ceremony.

### **Learn More about our Newly and Re-Elected Officials**

- **Christal E. Watson**, Mayor/ CEO - (Newly Elected)
- **Andrew Kump**, Commissioner At Large District 2 - (Newly Elected)
- **Jermaine Howard**, Commissioner District 1 - (Newly Elected)
- **Dr. Carlos Pacheco III**, Commissioner District 5 - (Newly Elected)
- **Chuck Stites**, Commissioner District 7 – (Re-Elected)
- **Andrew Davis**, Commissioner District 8 – (Re-Elected)
- **Daniel Soptic**, Wyandotte County Sheriff - (Re-Elected)

TRIVIA WINNER  
GWEN DAVIS





The **Low Income Energy Assistance Program (LIEAP)** is a federally funded program that helps eligible households pay a portion of their home energy costs by providing a one-time per year benefit.

The 2026 LIEAP application period begins January 20, 2026, at 8 a.m. and ends March 31, 2026, at 5 p.m. Applications will not be accepted, and payments will not be issued until the season officially opens.

To qualify for LIEAP, applicants must meet the following requirements:

- An adult living at the address must be personally responsible for paying the heating costs at the current residence, payable either to the landlord, utility company, or fuel supplier.
- The combined gross income (before deductions) of all persons living at the address may not exceed 150% of the federal poverty level according to the guidelines listed below:

Persons Living at this Address	Maximum Gross Monthly Income
1	\$1,956
2	\$2,644
3	\$3,331
4	\$4,019
5	\$4,706
6	\$5,394
7	\$6,081
8	\$6,769
+1 \$688 for each additional person	

Applying for LIEAP is easy. You can complete your LIEAP application online through the DCF Self-Service Portal at [dcfapp.kees.ks.gov](https://dcfapp.kees.ks.gov) during the LIEAP application period.

Paper applications are available at your local DCF Service Center or they can be requested by calling toll-free 1-888-369-4777. A printable LIEAP application is available on the Helpful Tips page during the LIEAP application period.

Answer all the questions on the application to the best of your ability. The application provides us with the information we need to determine eligibility for your household. You must include the signatures of all adults living in the residence.

Please also provide copies of the following information:

- Proof of income (earned and unearned) for anyone living in the residence.
- Copy of all fuel bills (gas, electric, propane, etc.).
- Proof of child support payments received or the court order.
- If in subsidized housing, provide a copy of your rental agreement.
- If your primary heating costs are included in your rent, provide a copy of your rental agreement.
- If your utility bills are in the landlord's name, provide a copy of the lease agreement. Other information may be requested as needed.

## HOMESTEAD/SAFE SENIOR REBATE

Rebates will be processed beginning January 2, 2026, through April 15, 2026. Start gathering your documents now to assure your application is processed timely.

### Step 1. How do I qualify?

- If you own and live in your home, you can apply to have a portion of your real estate taxes refunded back to you from the State of Kansas.
- Do NOT file a tax return
- Own and occupy your home
- Born before January 1, 1970, or disabled on January 1 (50% or more for military disability)
- Income of the household (Some disability income is excluded from total income) per State regulations:
  - \$25,380 for Safe Senior program with no delinquent property tax will receive up to 75% rebate.
  - \$43,389 for Homestead program (may qualify with a dependent child under 18) will receive up to \$700 rebate.
  - \$58,041 for Senior or Disabled Veteran program will receive refund of amount of property tax increase compared to base year.

### Step 2. When can I apply?

You can apply for the **Homestead/Safe Senior/Disabled Veterans** rebates from **January 2 through April 15** of each year.

If you file a tax return, the Clerk's Office **cannot** file a Property Tax rebate on your behalf. If you miss the filing deadline, you must contact the Kansas Department of Revenue at (785) 368-8222 to obtain authority to file a late return.

### Step 3. How do I submit my documents?

- **Mail:** Mail your proof of income for 2025, proof of disability if applicable, and copies of your property tax statement to the Clerk's Office. We will return your original documents to you. Please be sure to include your date of birth and phone number if we need to contact you.

**In Person:** Bring your information to the Clerk's Office between 8:30 AM – 4:00 PM. Monday – Friday on a walk-in basis. Various sites will be designated throughout the county where applications will be processed.

- The following locations will be hosting appointments for rebate applications.
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### Step 4. How long will it take to receive my rebate?

The Clerk's Office will process your application and mail you a copy for your records within seven business days of our receipt. You should receive your rebate from the State of Kansas approximately four to six weeks after your application has been processed.

### Step 5. What is the Advancement Program?

The Advancement program applies to your **property** rebate. This program provides eligible homeowners with the opportunity to apply a portion of their anticipated Homestead refund to help pay the first half of their property tax each year. This advancement from the State is received in January at the Treasurer's Office on behalf of those taxpayers that qualified for a homestead tax refund the previous year and elected to participate in the program. It allows the taxpayer a credit to be used against the payment of their first half of real estate taxes. These tax payments are due December 20.

## Rise in Infectious Diseases - Health Departments Urge Vaccination

**Area health departments urge vaccinations amidst national rise in whooping cough, measles and flu cases. Health experts say now is the best time to protect yourself and the community.**

Local public health departments are tracking a dramatic rise in influenza, pertussis (whooping cough) and measles cases across the country, as vaccination rates are declining. These illnesses can cause severe complications, including hospitalization and death, but remain largely preventable through vaccines.

“Vaccination is our most effective defense against these diseases,” said Darrell Meinke, director of the Clay County Health Center. “With rising cases of flu, pertussis and measles, especially among unvaccinated individuals, now is the time for our community to act.”

### **Influenza**

The U.S. Centers for Disease Control and Prevention (CDC) recommends seasonal flu vaccination for everyone age 6 months and older to reduce flu risk and decrease the severity of illness in people who get the flu. Despite this, fewer than half of Americans have received a flu vaccine so far this flu season (42% of adults and 40% of children as of Dec. 6, 2025). In the Kansas City metro area, local health departments are tracking a rise in cases, but they remain low compared to this time in previous years, showing it's not too late to get a flu shot.

### **Pertussis (whooping cough)**

Several local health departments are seeing much higher cases of pertussis than in previous years, which follows national trends. While Kansas and Missouri have seen increased cases, other parts of the country are seeing widespread outbreaks. Pertussis can be particularly severe and deadly in infants less than 1 year old. In Oregon, 87 infants have been infected so far this year, with 22 being hospitalized and one death reported. In Kentucky, state health officials recently confirmed the third pertussis death in 12 months, all in cases of unvaccinated infants. The best way to prevent pertussis is by receiving the Tdap or DTaP vaccines, routine vaccinations which protect against tetanus, diphtheria and pertussis. A series of DTaP vaccinations is recommended for infants beginning at 2 months. The Tdap is recommended for preteens, women during pregnancy, adults who have never received Tdap, and families and caregivers of infants who have not recently gotten a Tdap vaccine.

### **Measles**

The Kansas City metro area recorded its first recent case of measles last month. A Kansas resident with a confirmed case was present at the Kansas City International Airport two times in November. This follows a dramatic increase in measles cases in the U.S. in 2025. The CDC has reported more than 1,950 cases of measles in the U.S. this year, the highest in decades. This is a sharp increase from 2024, with 285 measles cases, and 2023, with 59 cases. There have been more than 40 measles outbreaks this year, with current outbreaks in South Carolina, Utah and Arizona continuing to grow. Three people, including two school-aged children, have died from measles this year. Measles is highly contagious and can spread quickly in unvaccinated populations. MMR (measles, mumps and rubella) vaccination rates have declined in recent years, even though the MMR vaccine provides 97% protection against infection after two doses.

### **Recommendations**

To protect against the resurgence of these diseases and COVID-19, local health departments recommend:

- **Annual flu vaccination** for everyone 6 months of age and older.
- Talking to a health care provider (pharmacist, doctor, nurse or other medical provider) about **COVID-19 vaccination** for people 6 months of age and older, especially those age 65 and older and people under 65 with an underlying medical condition.
- **MMR vaccination** for children and adults who are not fully vaccinated.
- **DTaP or Tdap vaccination** to protect against pertussis for children who are not fully vaccinated, pregnant individuals during each pregnancy and adults who are not fully vaccinated, especially caregivers of infants and those in contact with young children.

These vaccines are readily available at most health care providers, pharmacies and local health departments. If you have questions regarding the vaccines or your vaccination status, please reach out to your primary care provider or local health department.



## 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
<b>2 Bedroom (up)</b>				
855 Manorcrest	C/A, Fridge, Stove, and W/D (Appointment)	Ramos	913-235-4676	\$35,000
3116 N. 9 <sup>th</sup> 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
<b>3 Bedroom (up)</b>				
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.

# JANUARY 2026

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 OFFICE CLOSED QHFCU CLOSED	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](http://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

### Keys R Us

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