

**BOARD MEETING IS
MARCH 16TH
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
WASTE MANAGEMENT	1-800-796-9696

**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 \$50 off the next month's HOA fee.

1. How many units are for sale?

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, 3rd 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.

NO PARKING VEHICLES IN A YARD OR COMMON GROUND

The Homes has a rule about not parking a vehicle in a yard or common ground. This rule has been in effect since November 21, 2022. For the first occurrence you would receive a warning letter. For every occurrence after the warning letter you would receive a charge of \$250.00. The Homes will no longer send out a warning letter. If a vehicle is parked in a yard or common ground, the stockholder will receive a \$250.00 charge.

NEWSLETTER TRIVIA

**STARTING MARCH 1, 2026, THE WINNER OF
NEWSLETTER TRIVIA WILL RECEIVE \$50.00 OF
THEIR HOA FEES**

3. Normally you would call Waste Management for trash service issues but who else should you call?

4. How much is the new processing fee for debit/credit cards from BPU?

**THE HOMES ANNUAL MEETING IS
FRIDAY, MARCH 13TH**

**VOTING IS FROM 7:00am – 7:00pm AT THE CLUBROOM.
The Annual Meeting will begin at 7:15pm at the clubroom.**

The voting is for the two (2) board seats. The following stockholders accepted their nominations.

Christina Aquino

My name is Christina Aquino, and I am honored to be considered for a position on the Board. As a native Wyandotte County and a former and current resident of The Homes, I have a deep appreciation for our neighborhood and our community. I believe in leadership grounded in structure, consistency, inclusiveness, and fairness. My goal is to help maintain a safe, clean neighborhood while ensuring stockholders are treated equitably. I will serve as a strong, approachable voice for my neighbors and prioritize clear communication, keeping stockholders informed of important updates and decisions that impact our community's future.



Devra Harrison

Ray Olson

Charles Sawyer

5. Where can you go for an afternoon-long celebration of bold flavors, creative cocktails, and nonstop entertainment?

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.

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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.

EVENTS

03/07/26 - Margarita Fest

Margaritaville Hotel Kansas City, 1491 N 98th St Kansas City, KS 66111. (913) 340-1800

Price: \$75 per person. Time: 2:00 PM to 6:00 PM. Get ready to raise your glass at our first-ever Margarita Fest, an afternoon-long celebration of bold flavors, creative cocktails, and nonstop entertainment. From classic tequila tastings to bartenders debuting their craziest take on a margarita, this is your chance to sip, sample, and experience margaritas like never before.

Each \$75 ticket includes access to Margarita Fest on March 7 from 2–6 PM, featuring an energetic festival atmosphere filled with tastings, entertainment, and interactive experiences throughout the afternoon.

Your Ticket Includes: 12 Tasting tokens to sample unique margaritas and tequila tastings crafted by local liquor vendors and our talented bartenders - 1 Cocktail token for a full-sized Margarita at one of our LandShark Stations - Bartenders' craziest take on a margarita - Featuring Patrón, Teremana, Código, Altos, Del Maguey Mezcal, Mean Mule, Craft Cocktails, Una Familia Tequila, Pernod Ricard, Campari, and more - Live Entertainment by Wonderfuzz - Caricature Artist - Stilt Walker - Photo Booth - Make-Your-Own Margarita Salt Station - Passed Appetizers - Giveaways & Raffles - Swag Bag - And More.

Margarita Fest brings together tequila, creativity, and celebration in one unforgettable afternoon. Come for the bold margarita creations, stay for the tastings and entertainment, and leave with great memories, exclusive swag, and a new favorite margarita.

03-07-26 & 03/28/2026 - Kansas City Roller Warriors

Join the Kansas City Roller Warriors this season, featuring 7 action-packed nights full of derby! Each night is a double-header opening the event with a variety of games including our nationally ranked Travel Teams and our KC Junior Roller Warriors. Our home teams are named after iconic Kansas City neighborhoods: the 18th & Vines, the Midtown Misfits, and the Strawberry Hellions.

Local vendors and organizations join us each night to create a rich and engaging experience! Each night includes a 50/50 raffle where the winner takes home half the pot & the other half is donated to a local organization/cause. This season will now include DOUBLE the Chuck-A-Duck opportunities! There will be duck-chucking opportunities at both halftimes!

The Kansas City Roller Warriors is KC's premier, non-profit flat track roller derby league. What started in 2004 as an underground game, driven by a do-it-yourself ethos, has grown to become a distinct sport that has captured the hearts of fans across the globe. As one of the founding members of the Women's Flat Track Derby Association (WFTDA), Kansas City Roller Warriors has played an active role in helping the sport grow worldwide--and we're just getting warmed up!

03/27/26 – 03/29/26 – Planet Comicon Kansas City

Kansas City Convention Center (Bartle Hall), 301 West 13th Street, Kansas City, MO 64105.

Celebrate over 26 years of superheroes, pop culture and more at KC's largest and longest-running comic book convention and pop culture expo, featuring the best in comic books, fantasy, science fiction television and movies.

03/17/2026 - Kansas City St. Patrick's Day Parade

Starts at 11:30 am. Located on Broadway from 33rd street to 47th street. Kansas City's largest St.

Patrick's Day Celebration will return to Westport on March 17th! Enjoy delicious food, drinks, outdoor beer gardens, live entertainment, and so much more, there's something for everyone to enjoy. You won't want to miss the vibrant atmosphere as the neighborhood comes alive with excitement! Whether you're here for the parade or looking to continue the celebration afterward, Westport is the place to be for a memorable St. Patrick's Day experience!

Important Trash & Recycling Update!

Starting February 1, 2025, the Unified Government is transitioning trash and recycling calls to WM (Waste Management) customer service. After this date, please do not call 3-1-1. Instead, report service issues directly to WM.

To contact WM call 1-800-796-9696 or visit WM.com and sign up for 24-hour access to your account. Visit WM.com or download the My WM Mobile App from the Android or iOS store for 24-hour access to your account. Services that you will need to contact Waste Management about:

Bulk pick-up (**DO NOT PUT THE ITEM TO THE CURB UNTIL THE DAY OF PICK-UP**)

Trash and/or Recyclables that were not picked up

Electronic Waste

Hazardous Waste

TRASH SERVICE ISSUES

IF YOU ARE HAVING TROUBLE WITH YOUR TRASH PICKUP SERVICE, PLEASE CALL THE OFFICE AND LET US KNOW. OVER THE LAST SEVERAL MONTHS WASTE MANAGEMENT HAS BEEN SLOPPY AND ALLOWED GARBAGE TO BE SCATTERED THROUGHOUT THE NEIGHBORHOOD. SOME OF OUR TRASH RECEPTACLES ARE NOT BEING EMPTIED. THEY LEAVE OUR TRASH RECEPTACLES IN THE STREET CAUSING A DRIVING SAFETY HAZARD. WITH YOUR HELP WE WILL DOCUMENT THESE ISSUES AND CONTACT WASTE MANAGEMENT FOR A RESOLUTION.

BPU CHARGING A PROCESS FEE FOR PAYMENTS

Beginning March 16, 2026, the Kansas City Board of Public Utilities (BPU) will apply a 2% processing fee to all utility bill payments made via debit cards, credit cards, and digital wallets. This fee is designed to pass on processing costs, but customers can avoid it by using free methods like bank drafts, checks, or in-person kiosks.

Key Details Regarding BPU's 2% Fee:

- **Effective Date:** March 16, 2026.
- **Applicable Methods:** Credit cards, debit cards, and digital wallets.
- **Alternatives to Avoid Fees:** Customers can pay via bank account (ACH), set up automatic bank payments, use a check, or pay at a BPU kiosk.
- **Reasoning:** BPU is implementing this to pass on merchant processing fees.

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
2 Bedroom (up)				
855 Manorcrest	C/A, Fridge, Stove, and W/D (Appointment)	Ramos	913-235-4676	\$35,000
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 secured loan rate is 4%

\$25.00 charge for returned checks.

\$35.00 charge for appraisals.

MARCH 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13 ANNUAL MEETING & VOTING	14
15	16 BOARD MEETING	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 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

TRIVIA WINNER
Rhianna Davis

Keys R Us
Aaron - Lock Technician
816-334-8708 / 913-444-3522