

THE HOMES, INC.

NEWSLETTER

APRIL 2018

**THE HOMES
BOARD MEETING**
April 16, 6:00 pm
IN THE CLUBROOM
Stockholders and residents
are welcome

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The new administrative assistant name is LaKyah. She is very friendly and eager to help residents. We have a new maintenance technician and his name is Willy. He is being trained by the rest of the maintenance staff.

The office is going through a transition. You will see a couple of new faces and a familiar one. We are striving to create a friendly and inviting atmosphere. I am training the new staff so that they can serve ALL residents and understand their duties. We might be a little bumpy in the beginning, working out the kinks, but we will succeed. We greatly appreciate all stockholders help and support during this transition.

IMPORTANT TELEPHONE NUMBERS

THE HOMES INC	913-321-2471
AFTER HOURS MAINTENANCE	913-948-2211
QHFCU	913-321-3214
KCK POLICE DEPARTMENT	913-596-3000
KCK ANIMAL CONTROL	913-321-1445
POTHOLES	913-573-8307
CITY QUESTIONS & COMPLAIN	311
BPU (Customer Service)	913-573-9190
BPU ELECTRIC (Street lights and power line)	913-573-9522
BPU WATER	913-573-9622
KS GAS SERVICE	1-800-794-4780

THE OFFICE IS NO LONGER ACCEPTING DEBIT AND CREDIT CARDS. WE STILL ACCEPT CASH, CHECK AND MONEY ORDER. YOU CAN HAVE YOUR BANK ISSUE A MONTHLY CHECK THAT THEY SEND TO THE HOMES. CONTACT YOUR PERSONAL BANKER FOR MORE INFO.

If you have an issue that has not been addressed, please call the office and report the issue again. I want to be informed and knowledgeable about any issue(s) a stockholder is having.
Elizabeth Bothwell, Manager.

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NEIGHBORHOOD WATCH NEWS

Meeting in the clubroom

Tuesday, April 3, 6:30pm

HAVE YOU BEEN A VICTIM OF CRIME? JOIN NEIGHBORHOOD WATCH AND LEARN HOW TO PROTECT YOURSELF AND YOUR NEIGHBORS.

THE ANNUAL NEIGHBORHOOD CLEANUP IS **SATURDAY, APRIL 28, 2018 FROM 10:00 AM TO 12:00 PM.** MEET IN THE CLUBROOM. TRASH BAGS, AND GLOVES WILL BE PROVIDED. BOTTLED WATER AND COFFEE WILL BE AVAILABLE.

PLEASE COME HELP!

THE COMMON GROUND TREE LINE WILL BE CLEANED UP AND THE STREET CURB AREA WILL BE CLEANED UP.

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 and drop it in the lock box. 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 maintenance. The following is the first question...

1. What day does Ana's Club meet in the clubroom?

Now find the other nine questions and bring your answers to the office!

Employees and board members of the Homes and their family members are not eligible to participate.

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
March 19, 2018

President Bill Hodges called the regular monthly meeting of the Board of Directors of The Homes, Inc. to order at 6:00 p.m. on March 19, 2018.

Present were: Bill Hodges, Effie Barber, Todd Bothwell and Beatrice Arce, Board Members; Devin Engelken, Manager; Debbie Walters and Dee Dee Johnson, office staff; Robert Turner, attorney and Karen Brokesh, Transcriber. Charles Sawyer was absent.

Twenty stockholders and residents attended the meeting.

President Hodges welcomed the stockholders and occupants to the meeting. President Hodges also asked all persons in attendance to hold their questions and comments until after the finish of regular business at which time anyone who wishes to speak will be allowed to make a statement.

President Hodges reminded all attendees to state their name and address so that the minutes can accurately reflect all comments made during the open session. Everyone was asked to hold their comments until executive session or to speak with the manager one-on-one if they did not want their comments reflected in open session.

Stockholders are reminded that if they have a problem with their unit, to please report it to the office during regular business hours.

It was announced that the work order report for February, 2018 has been posted.

President Hodges turned the meeting over to attorney Rob Turner to take motions for the officers. Todd Bothwell moved to nominate Bill Hodges as President. Seconded by Effie Barber. Motion carried. Todd Bothwell nominated Beatrice Arce as Vice-President. Seconded by Bill Hodges. Carried unanimously. Todd Bothwell nominated Effie Barber as Secretary. Seconded by Beatrice Arce. Carried unanimously. Beatrice Arce nominated Todd Bothwell as Treasurer. Seconded by Effie Barber. Carried unanimously. Todd Bothwell nominated Charles Sawyer to serve as member at large. Seconded by Effie Barber. Carried unanimously. Mr. Turner turned the meeting over to President Hodges.

Minutes of the regular meeting of February 19, 2018 and February 19, 2018 executive session had previously been distributed to all board members. Effie Barber moved to approve the minutes as submitted. Seconded by Beatrice Arce. Carried unanimously.

Treasurer Bothwell reported that he is in the process of reviewing the financial statements and will provide a financial report at next month's meeting. Beatrice Arce moved to approve the financial report. Seconded by Effie Barber. Carried unanimously.

The stockholder change request approved by the manager this month is:

2 Reidcrest: Tile bathroom shower after shower is replaced – Julie McVey. Work will be done by other.

There were no stockholder change requests for board approval.

Effie Barber read the stock transfer approvals as follows:

2. Starting in May the newsletter will have what from the credit union?

ADDRESS	TRANSFER FROM	TRANSFER TO
3150 N. 9 th St.	Michael James Woodson	Q.H.F.C.U.
49 Viewcrest	Brian Cordell Wood, Franklin Moss and Julia Moss	Brian Cordell Wood
113 Viewcrest	Maria E. Melendez, Blas Pacheco, Maria Alejandra Millan-Millan and Jose Mario Flores-Mendoza	The Homes, Inc.

After being informed that the stock transfers were in order, it was moved by Effie Barber and seconded by Beatrice Arce 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:

The Neighborhood Watch committee announced that the neighborhood cleanup will be ~~April 7, 2018~~(correction date, April 28) from 10 a.m. to 2:00 p.m. Persons interested in participating should meet at the clubroom. Also, volunteers are needed to help install the benches, grill and gazebo at the soccer park on May 28, 2018. The neighborhood crime prevention meeting will be March 23 at 6:00 p.m. Beverly Waltrip announced that she has resigned as president from Neighborhood Watch and that Bob Anver has resumed responsibilities as president.

Animal control officers have been working with The Homes to eliminate dogs running loose and excessive barking. Residents can call Animal Control during normal business hours. After hours, residents can call Kansas City Kansas Police Department dispatch who will contact the on-call Animal Control officer. Animal Control asks residents making complaints about excessive barking keep a log of the incidents. The dog owners may be cited and may have to appear in court.

Spring inspections will begin during the second week of April, 2018.

Old Business to be Discussed:

None.

New Business to be Discussed:

Effie Barber moved that The Homes, Inc. monthly board meetings be held at 6:00 p.m. on the third Monday of each month. Seconded by Beatrice Arce. Carried unanimously.

Beatrice Arce moved that all election material be destroyed after May 1, 2018. Seconded by Effie Barber. Carried unanimously.

Beatrice Arce moved that John Delameter be removed as signator on all accounts of The Homes and that Beatrice Arce be added as a signator on all accounts of The Homes, Inc. Seconded by Effie Barber. Carried unanimously.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

3. How many units does the Homes own?

Beverly Waltrip, 25 Viewcrest, asked for more transparency from the board and also asked that the newsletter start being posted on The Homes website like it used to be.

George Tucker, 3125 N. 9th Street, commented on the upcoming neighborhood against crime meeting.

Rita Fleisher, 132 Viewcrest, thanked the office and maintenance staff for their help installing the railing at her unit.

Shirley Elmore, 122 Viewcrest, thanked the office for their help with the loose dogs in the neighborhood.

Jamie Waltrip, 7 Craigcrest, asked about the standards for yard maintenance.

John Delameter, 14 Summitcrest, expressed his support for the new board.

Fred Murphy, 862 Manorcrest, discussed the ways the newsletter is being distributed.

Ms. Viramontes, 4 Viewcrest, discussed the possibility of a maintenance increase and asked if the board members get paid for their service.

Melonie Jones, 22-24 Summitcrest, expressed concerns about the outside appearance of many of the units and asked if the office was monitoring the issue.

Sherry McCool, 12 Summitcrest, asked when the outside water was going to be turned on and about spring inspections.

No further business to come before the board the board adjourned into executive session.

EFFIE BARBER
SECRETARY

APPROVED:

BILL HODGES
PRESIDENT

Transcribed by Karen Brokesh

4. If a tornado warning is issued where should you seek shelter in a one bedroom down unit?

04/08/18 - Beginners Knitting Class at Strawberry Hill Museum

720 North 4th Street, Kansas City, KS 66101, (913) 371-3264, 10:00 AM to 1:00 PM, Price: \$35.00. Website - www.strawberryhillmuseum.org. Email: mstrawberryhill@kc.rr.com. It's called "Two Sticks and a String". Come and learn casting on/off, basic knit and purl, along with garter stitch, and seed stitch. We will make a basic wash/dish cloth which the pattern can translate into a scarf. Renee McMahon will be sharing numerous beginning patterns and knitting skills. Reservations & pre-payments are required. Visit website for more information.

04/14/18 - Wyandotte County Ethnic Festival

Kansas City Kansas Community College Field House, 7250 State Avenue, Kansas City, KS 66111, (913) 288-7314. 11:00 AM to 5:30 PM. Website www.freewebs.com/wycoethnicfestival. A community event celebrating international cultures and traditions. The festival features music and dance performances from around the world as well as various culture booths where attendees can get their "passports" stamped for a chance to win a door prize. There's also a Creative Children's Corner with engaging activities for kids, and the international food court spotlights cuisine from around the globe.

04/14/18 – 04/15/18 - Cider Hill Apple Blossom Festival

Cider Hill Family Orchard, 3341 North 139th Street, Kansas City, KS 66109, (913) 721-2507. Website www.ciderhillfamilyorchard.com. Saturday, April 14th from 9:00 am - 5:00 pm. Sunday, April 15th from 11:00 am - 5:00 pm. Bring the whole family to Cider Hill Family Orchard for the 2nd Annual Apple Blossom Festival! Festivities Include: Hayrides through the Orchard to see the Apple Blossoms, Cider Hill Express Children's Train, Children's Crafts, Local Vendors, BBQ Lunch, Apple Cider Donuts, Apple Cider Slushes and much more.

04/14/18 – 05/05/18 - Kansas City Roller Warriors

600 North 7th Street, Kansas City, KS 66101, 6:00 PM. Website www.kcrollerwarriors.com. The Kansas City Roller Warriors, LLC is KC's Premier all-female flat track roller derby league. What started 14 years ago as an alternative, underground game driven by a do-it-yourself ethos has grown to become a distinct sport that's captured the hearts of men and women across the globe.

04/19/180 – 04/21/418 - Quindaro Symposium

Recurring daily at Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101, (785) 856-5300, Website www.freedomsfrontier.org/pages/Quindaro_Symposiu. Email information@freedomfrontier.org. A major symposium scheduled for April 20-21 at Memorial Hall in Kansas City, Kansas, which will bring together scholars, historians, archaeologists, community groups, educators and officials, is sparking new interest. The symposium complements a broad-based effort, already in the works, to gain National Landmark status for Quindaro.

The historical significance of the town site of Quindaro, Kansas, is an established but growing topic thanks to the diligent work of enthusiasts and the site's listing on the National Register of Historic Places. The history of the community is essential to the telling of the larger national story of abolitionist and antislavery politics in the Civil War era, race relations, women's suffrage, native peoples, the Civil War in the West, and other significant stories of our nation.

This symposium will contribute to the process of designating the ruins of Quindaro as a National Historic Landmark that will encourage new research, bring this scholarship to a broader public audience, and facilitate discussions about the future of the Quindaro site.

Since the keynote address and the symposium sessions are in two different locations, participants will need to register for the keynote and the symposium sessions separately. Admission to both symposium events is free.

5. If you do not have a shed what is an affordable alternative to storing your outdoor items?

The symposium kicks off with a keynote address by Dr. Quintard Taylor, Thursday, April 19, 6-8 p.m. at the Kansas City Public Library's Central Library, 14 W 10th Street, Kansas City, Missouri. To register to attend Dr. Taylor's keynote address. On Friday and Saturday, April 20-21, the symposium sessions will be held at Memorial Hall, 600 North 7th Street Trafficway, Kansas City, Kansas. To register for the symposium sessions, please click the "Registration" button below.

04/21/18 - Barnyard Babies Family Festival

National Agricultural Center & Hall of Fame, 630 Hall of Fame Drive, Bonner Springs, KS 66012, 913-721-1075, 10:00 AM to 4:00 PM. Price: \$5.00. Website www.aghalloffame.com/events/barnyard-babies-family-festival/. Come out to this fun family festival and experience life on a farm – from barnyard babies to a tractor petting zoo, fresh produce to a kiddie pedal pull contests, pony rides, train rides, giant balloon animals, games and much more!

04/24/18 - Wyandotte County History Lecture Series: Wyandotte High School

Main Library, Kansas City, Kansas Public Library Main Library, 625 Minnesota Avenue, Kansas City, KS 66101, (913) 295-8250. Time: 6:00 PM. Website www.kckpl.org. Join us for an evening of Kansas City, Kansas history presented by Craig Delich. Mr. Delich will discuss the history of Wyandotte High School. Organized in collaboration with the Museums and Historical Sites of Wyandotte County. Mr. Delich's book will be available for purchase at the event.

04/28/18 - Annual Neighborhood Cleanup

10 am to 12 pm. All are welcome. Meet at the clubroom. Trash bags and gloves provided. Coffee and water bottles will be available.

MOWING SERVICES

Paul Eklund - 913-549-6511

FOR SALE

Red Oak Desk - \$175
Office Chair - \$25
913-999-5348

The KCK Public Mobile Library
has started visiting The Homes!
Their scheduled stop will be every other
Wednesday from 3^{PM} - 5^{PM}
**Check out a book or
work in the computer lab!**

6. What are the times that the KCKPL Mobile library will be at the clubroom?



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.**

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.

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 \$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.

7. What are the dates that the Quindaro Symposium will be held?

Tornado Safety Tips

As severe weather season approaches, now is a good time to discuss and plan with your family what to do in case of an immediate weather threat. Taking 15 minutes to develop and practice a plan could save the lives. Here are some tornado safety tips from the department of environmental health and safety:

Before the storm:

Develop a plan of action

Have frequent drills

Have a NOAA weather radio with a warning alarm tone

Listen to radio and television for information

If planning a trip outdoors, listen to forecasts

If a warning is issued or threatening weather approaches

Always remember "DUCK": Down to the lowest level; Under something sturdy; Cover your head; and Keep in the shelter until the storm has passed.

Stay away from windows.

Get out of automobiles and get into a sturdy structure or ditch.

Or buckle your seat belt and get below window level of your vehicle.

In homes or small buildings: Go to the basement or to an interior room on the lowest floor like a closet or bathroom. Upper floors are unsafe. If there is no time to descend, go to a closet, a small room with strong walls or an inside hallway. Wrap yourself in overcoats or blankets to protect yourself from flying debris. **(IN THE HOMES, IF YOU LIVE IN A 1, 2 OR 3 BEDROOM DOWN UNIT SEEK SHELTER IN THE HALLWAY NEAR THE BEDROOM(S) AND BATHROOM. IF YOU LIVE IN A 2 OR 3 BEDROOM UP UNIT SEEK SHELTER IN THE LIVING ROOM NEXT TO THE UTILITY ROOM WALL).**

In schools, hospitals, factories or shopping centers: Go to interior rooms and halls on the lowest floor. Stay away from glass enclosed places or areas with wide span roofs such as auditoriums and warehouses. Crouch down and cover your head. Don't take shelter in halls that open to the south or the west. Centrally located stairwells are good shelter.

In high-rise buildings: Go to interior small rooms or halls. Stay away from exterior walls or areas with glass.

If in a mobile home, abandon it immediately: Many deaths occur in mobile homes. If you are in a mobile home when severe weather approaches, leave it immediately and go to a substantial structure or designated tornado shelter. Determine your shelter ahead of time so you don't have to think about it when weather strikes.

If no suitable structure is nearby: Lie flat in the nearest ditch or depression and use your hands to cover your head. Be alert for flash floods.

Tornadoes and overpass safety: In reality, an overpass may be one of the worst places to seek shelter from a tornado. Seeking shelter under an overpass puts you at greater risk of being killed or seriously injured by flying debris from the powerful tornadic winds. If no ditch is available, you may remain in your vehicle, put on your seat belt, lower yourself below window level, and cover your head with your hands or a blanket.

(The city of Kansas City Kansas does not offer permanent tornado shelters. If open, local churches and community centers do offer refuge during a tornado.)

8. How many stock transfers made at last month's meeting?

UNITS FOR SALE

One Bedroom	Amenities	Owner	Phone	Price
31 Summitcrest	Stove, Fridge	Neely	913.424.7089	\$6,500
Two Bedroom Up	Amenities	Owner	Phone	Price
773 Manorcrest	C/A, Stove, Fridge, Basement	Garcia	913.602.7737	\$11,500 Nego
787 Manorcrest		QHFCU	913.321.2471	\$2,232.97
839 Manorcrest		QHFCU	913.321.2471	\$6,149.16
855 Manorcrest	C/A, Stove, Fridge, Deck	Ramos	913.235.4676	\$9,900
872 Manorcrest	C/A	QHFCU	913.321.2471	\$5937.36
3020 N Allis	C/A, Stove, Fridge	The Homes	913.321.2471	\$5937.36
65 Viewcrest		Foran	913.371.6780	\$12,000
113 Viewcrest	C/A, Stove, Fridge, W/D	Millan	816.803.2697	\$8,500
Two Bedroom Down	Amenities	Owner	Phone	Price
826 Roswell	C/A, Appliances Call before showing	Millan	816.803.2694	\$12,000
831 Roswell		The Homes	913.321.2471	Make Offer
24 Viewcrest	C/A, Shed	QHFCU	913.321.2471	\$ 9,471.15
Three Bedroom Up	Amenities	Owner	Phone	Price
772 Manorcrest	C/A, Stove , Fridge, Shed	Liu	913.235.2576 913.238.9859	\$6,500
828 Manorcrest	C/A, Stove, Fridge, Shed	Lopez	913.486.0456	\$13,000
3150 N 9 th		QHFCU	913.321.2471	\$ 8,819.25
18 Viewcrest	C/A	Medina	913.406.6093	\$15,000
58 Viewcrest	C/A	QHFCU	913.321.2471	\$ 10,356.70
Double Unit	Amenities	Owner	Phone	Price
6/8 Reidcrest	C/A, 2 bdrm, Shed, Patio	The Homes	913.321.2471	Make Offer

9. How much money will be paid to your next month's maintenance if you win Newsletter trivia?

QUINDARO HOMES FEDERAL CREDIT UNION

**STARTING WITH THE MAY NEWSLETTER THE CREDIT UNION
FINANCIAL WILL BE INCLUDED IN THE NEWSLETTER**

APRIL 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 Neighborhood Watch Meet 6pm	4 KCKPL Mobile Library 3-5pm	5	6	7
8	9	10 Ana's Club 5pm-7pm Bring a snack. Enjoy music, food, & friends!	11	12	13	14
15	16 The Homes Board Meeting 6pm	17	18 KCKPL Mobile Library 3-5pm QHFCU Meeting 4:30pm	19	20	21
22	23	24	25	26	27	28
29	30					

Please call or email the office if you would like the Newsletter hand delivered, emailed, or both. The newsletter is always available in the office.