

THE HOMES
BOARD MEETING
APRIL 19, 5:30 pm
IN THE CLUBROOM
**THE MEETING WILL BE
CLOSED TO THE PUBLIC DUE
TO THE CORONAVIRUS**

IF YOU HAVE A MATTER THAT YOU
WOULD LIKE TO DISCUSS WITH THE
BOARD CONTACT THE MANAGER

**Free grass seed at
the office**

If you have the Coronavirus, PLEASE make
the staff aware before entering your unit.
Your exposure will be kept confidential and
will allow the staff to take extra precautions
while in your unit. Exposure to any
employee will result in a 24-48 hour
shutdown and cause multiple testings.

**The Pro Rata portion of your
2020 real estate taxes are
Single units are \$334.47
Double units are \$668.94**

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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 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

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. How many units are for sale?

FOLLOW US ON ...

facebook

AND

twitter

NEIGHBORHOOD WATCH NEWS
MEETING IS TUESDAY, APRIL 6 AT 6:00pm
Come meet your neighbors and learn more about
Neighborhood Watch

Social distancing will be observed and please wear a face mask

TriGlow LED Dusk-to-Dawn A19 Bulb, 9W (60W Equivalent) 800 Lumen, Non-Dimmable, Dusk-to-Dawn LED Bulbs

SAVE MONEY: 9 Watt bulbs replaces 60 Watt incandescent equivalent, saving you 85% in energy costs!

DUSK TO DAWN: These light bulbs feature automated built in dusk to dawn sensor that will automatically turn on and shut off based on whether or not there is daylight.

The Neighborhood Watch will come and install the light for you. **Cost is FREE.** Call the office 913-321-2471 for more information.

The Shriners are selling Vidalia onions again this year. A 10 pound bag is \$10, a 5 pound bag is \$6. Please call Bob Anver at 913-342-2660 and let me know if you want to order any. They are usually delivered the last week of April

BEWARE OF SCAMS

There is a scam being sent to The Homes residents about plumbing lines. Please do not participate with this company or give money to. The Homes is responsible for these lines. This scam is pushing coverage that you do not need. Another scam is being sent to residents about purchasing your unit. This is for free standing homes and not duplexes, four-plexes and six-plexes.

2. If you do not have internet access to sign up for the COVID vaccine what number should you call?

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
March 15, 2021

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on March 15, 2021.

Present were: Frank Moss, Ray Olsen and Charles Sawyer and Jerry DeMeyer Board Members; Elizabeth Bothwell, Manager; Greg Goheen, attorney; and Karen Brokesh, Transcriber. Effie Barber was absent.

The meeting was closed to stockholders due to health concerns due to COVID-19.

It was announced that the work order report for February 2021 has been posted.

President Moss turned the meeting over to attorney Greg Goheen to take motions for the officers. Charles Sawyer moved to nominate Frank Moss as President. Seconded by Jerry DeMeyer. Motion carried. Frank Moss nominated Charles Sawyer as Vice-President, Ray Olsen as Treasurer and Jerry DeMeyer as Secretary. Seconded by Ray Olsen. Carried unanimously. Mr. Goheen turned the meeting over to President Moss.

Minutes of the regular meeting of February 18, 2021 and February 18, 2021, executive session had previously been distributed to all board members. Frank Moss moved to approve the minutes as submitted. Seconded by Charles Sawyer. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of February 2021 and found them to be in good order. Ray Olsen moved to approve the financial report. Seconded by Charles Sawyer. Carried unanimously.

There were no stockholder change requests approved by the manager.

The board reviewed the stockholder change request submitted by Karla Arana, 138 Viewcrest, to widen her front door frame to 38 ¼ x 82. Maintenance has inspected the area and the largest door he would recommend is 36 x 81. The request will be denied.

There were no stockholder change requests for board approval.

ADDRESS	TRANSFER FROM	TRANSFER TO
775 Manorcrest	Michael Roy	William Roy
775 Manorcrest	William Roy	The Homes, Inc.
16 Viewcrest	Alma Alejo-Salmeron and Alicia	Christian Zapata and Gricelda Zapata-Sanchez

After being informed that the stock transfers were in order, it was moved by Charles Sawyer and seconded by Ray Olsen 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:

3. What will be located on the deck at the office?

Work on the installation of the first ribbon driveway is ongoing.

New Business to be Discussed:

Ray Olsen moved to accept the acceptance of directors and consent to meeting from the annual meeting. Seconded by Jerry DeMeyer. Carried unanimously.

The unit at 775 Manorcrest was recently given to The Homes by the heir of former resident Michael Roy. The unit needs some work. It has the old 8 pane windows. New windows will likely cost between \$3,000 and \$5,000. The unit has not been updated in many years. Manager will check with the credit union to see if it will loan more money for the unit after the windows are replaced. Manager was asked to set the sale price after speaking with the credit union.

Manager is working with the two commissioners and the mayor for assistance on the parking issues. The sheriff is also working on tagging cars that are either not operable or have been sitting abandoned for extended periods of time.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

None.

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

JERRY DEMEYER
ACTING SECRETARY

APPROVED:

FRANK MOSS
PRESIDENT

4. Name a reason to join Nextdoor.com?

THE HOMES, INC.
MINUTES OF THE 73rd ANNUAL MEETING
March 12, 2021

The 73rd Annual meeting of the Stockholders of The Homes, Inc. was called to order by Charles Sawyer, Vice-President, at 8:00 p.m. on Friday, March 12, 2021. President Frank Moss was absent.

Manager Elizabeth Bothwell welcomed the stockholders representing quorum to the 73rd Annual Meeting.

It was announced that, as provided by the By-Laws of the corporation, only stockholders of record are entitled to attend the annual meeting. All stockholders in attendance were informed that they would have time at the end of the meeting for comments or questions. Attendance was limited due to COVID-19 restrictions.

Secretary DeMeyer read the proof of notice of mailing.

Manager Bothwell introduced the present members of the board: Frank Moss, President (absent), Charles Sawyer, Vice President, Effie Barber, Secretary; Ray Olsen, Treasurer; and Jerry DeMeyer, member at large and acting secretary. She then introduced herself as the Manager; the corporate attorney, Greg Goheen of the firm McAnany, Van Cleave & Phillips, PA; and the minutes transcriber, Karen Brokesh.

Manager Bothwell announced that the work order report for the year 2020 has been posted.

Secretary DeMeyer announced that the minutes of the 72nd Annual Meeting of the Stockholders of The Homes, Inc. had been posted. Charles Sawyer moved to approve the minutes as written. Seconded by Ray Olsen. Carried unanimously.

The accountant Rick Beaubien, was absent due to a conflict with his schedule. However, treasurer Olsen reported that the corporation is in good financial condition and revenue did not drop over the past year.

Manager Bothwell turned the meeting over to Greg Goheen who thanked the board and stockholders for the opportunity to continue providing legal services for the corporation.

The manager presented the year in review. The manager thanked the office staff, LaKyah Johnson, Aly Simmons and Daisy Rodriguez; the maintenance staff, Marvin Smith, Rogers Latimer, Todd Bothwell and Cesar Jurado; attorney Greg Goheen and transcriber Karen Brokesh for all their work over the past year.

Liz Bothwell, Lakyah Johnson and Diane Simmons were thanked for their work on the Nominating Committee. Sherry McCool, Karen Miller and Joann DeMeyer were thanked for their work on the Election Committee.

Dee Hartner was acknowledged for her work as manager and Diane Simmons as assistant manager of the Quindaro Homes Federal Credit Union. Bob Anver was recognized as President of Neighborhood Watch and members of Neighborhood Watch who still patrol were thanked by the Board.

Accountant Rick Beaubien was recognized for all of his work as accountant for the corporation. Jim Tavis was acknowledged for his work as financial adviser and Devra Harrison, Elaine Hines and Jim Tavis were thanked as members of the Credit Committee.

5. Name one of the new directors for 2021-2023?

The Homes had new expenses this year because of COVID-19. Approximately \$6,000 was spent on COVID-19 including face masks, gloves, hand sanitizer, disinfectant wipes, hazmat suits, sanitizing fogger, rope borders, plexiglass, respirators and more. This will be a continuing expense for years. The corporation received a PPP loan which was forgiven. In the future, The Homes will work with the State of Kansas and the federal government to see if it qualifies for any assistance programs that arise from COVID-19.

The manager reflected on the many improvements made to the community through maintenance this year including fall inspections, furnace inspections and replacements, water heater replacements, porch roof replacements, structural repairs, electrical repairs, structural repairs, tree trimming and mowing of common areas.

In addition to improvements planned for next year, the reserves/savings will be replenished to pay future real estate taxes and property and administrative insurances and plumbing repairs.

A moment of silence was held for stockholders, family and friends who have passed away this year.

There were no motions.

Liz Bothwell thanked the employees for all their hard work during COVID this past year.

Board member Effie Barber said she was glad to have served on the board and enjoyed her time living in The Homes.

Secretary DeMeyer announced the results of the election:

Karen Anver	16
Effie Barber	30
Jerry DeMeyer	35
Frank Moss	38

The three new directors for 2021-2023 are Effie Barber, Jerry DeMeyer and Frank Moss.

Manager Bothwell thanked everyone for attending the annual meeting.

The board members signed the consent to meeting. Effie Barber, Jerry DeMeyer and Frank Moss will sign the acceptance of the office as new board members.

Charles Sawyer moved to adjourn. Seconded by Jerry DeMeyer. Carried unanimously.

JERRY DEMEYER
SECRETARY

APPROVED:

FRANK MOSS
PRESIDENT

Transcribed by Karen Brokesh

6. What has increased considerably?

**Homestead Property Tax Refund
Deadline April 15**

If you were a Kansas resident for all of 2020 and owned and occupied a homestead, you are eligible for a refund of \$700 if your total household income is \$36,000 or less, AND you:

- were born before January 1, 1965; OR
- were totally and permanently disabled or blind for the entire year of 2020; OR
- have a dependent child who lived with you the entire year that was born before January 1, 2020 and was under the age of 18 for all of 2020; OR,
- are a disabled veteran (50% or more) or the surviving spouse of a disabled veteran who has not remarried, or the surviving spouse of an active duty military personnel who died in the line of duty and not remarried.

Household income is generally all taxable and non-taxable income received by all members of the household. You can complete a Form K-40H electronically or have our Clerk's Office help you complete the required documentation. 913-573-5260.

2021 Real Estate Taxes

The Homes, Inc. real estate taxes have increased considerably. This **WILL NOT** cause an increase to maintenance fees but certainly justifies an appeal. If the Appraisers office decreases the values it will be reflected in our 2nd half of 2021 Real Estate taxes.

JOIN NEXTDOOR.COM

Keep up with community discussions where you have an interest. Learn about community events you want to attend. Have something to sell? Nextdoor classifieds is a free tool to reach people in your community. Post about missing and found pets.

Visit www.nextdoor.com.

Enter your residential street address* and email address.

Select Find your neighborhood. At this point, one of two things will happen:

If there is already a Nextdoor website for your neighborhood, you will automatically be assigned to that neighborhood.

If there is not yet a Nextdoor website for your neighborhood, you'll be given the option to create one.

Complete all of the required fields.

If you received an invitation to join Nextdoor, select and enter the code on the invitation letter in order to give your neighbor credit for inviting you.

Click Sign up. Finally, verify your address.

The Homes in creating a food pantry. The pantry will be available for all residents that might need a little help with groceries. It will be located on the deck at the office. The pantry will be locked to keep critters from getting inside. The key will be attached to the pantry so you can lock and unlock it as needed. Some of the items that will be available are can goods, grains, pastas, peanut butter, boxed goods and more. This pantry will be available 24/7 and users privacy will be kept confidential.

7. What unit was given to the Homes?

WHAT TO DO BEFORE YOUR COVID-19 VACCINE

Updated January 22, 2021

Please note: We are currently in Phase 2 of vaccinations.
Learn more at ughealth.info/Vaccine and at kansasvaccine.gov



ONLINE FORM
QR CODE

STEP 1: SIGN UP ughealth.info/Vaccine

- Employers with eligible staff should sign up their workers as a group
- Other organizations and individuals can also sign up
- Fill out the form online! People who do not have internet access can call 3-1-1 for assistance filling out the form.

STEP 2: GET SCHEDULED

- The Unified Government Public Health Department will contact employers, organizations and individuals who are eligible to set up appointments for vaccinations.
- Vaccinations are offered by appointment only

STEP 3: BEFORE YOU ARRIVE

- Have a meal beforehand - it's important that it's not just water or coffee, something with calories to raise blood sugar will help prevent complications with the vaccine
- Wear something with short sleeves that makes it easier to access your upper arm for the vaccination
- Bring your ID or something else to show your eligibility, like a work badge, pay stub, uniform. ID will be required for minors, with parent present: *Picture ID of parent, birth cert of child (with parent's name indicated), picture ID of child (school ID).*
- Make sure you bring your mask and put it on before you enter the building

STEP 4: WHEN YOU ARRIVE

- Use the entrance marked for Vaccines
- At the intake area, you'll check in with your ID or other proof of eligibility
- You'll be given a short form to fill out while you wait in line
- You'll be vaccinated in an area that is screened off for privacy
- You will need to wait in the observation area for 15-30 minutes afterward
- Sign our wall on the way out!

VACCINE BASICS:

Vaccines went through rigorous trials with tens of thousands of individuals and are deemed safe by CDC and FDA.

MOST COMMON SIDE EFFECTS FOR EITHER VACCINE:

- Injection site pain, fatigue, headache, muscle pain, joint pain, and fever.
- Side effects are more common after the second dose and usually only last 1-2 days.

PFIZER/BIONTECH VACCINE:

- Approved for people aged 16 and older.
- Two shots delivered 21 days apart.
- 95% effective at preventing symptomatic COVID-19 infection.

MODERNA VACCINE:

- Approved for people aged 18 and older.
- Two shots delivered 28 days apart.
- 94.1% effective at preventing symptomatic COVID-19 infection.



7836 State Ave in KCK Monday-Friday, 9 AM - 3 PM
Appointment only - 2 more vaccine sites coming soon!
For more information visit wycokck.org/COVID-19



UNITS FOR SALE

Two Bedroom Down	Amenities	Owner	Phone	Price
6 Craigcrest	C/A	The Homes	913-321-2471	\$12,000

ON-LINE PAYMENTS

The Homes, Inc. is able to accept on-line payments.

Go to our website at www.thehomesinc.com

At the bottom of the homepage click

“MAKE A PAYMENT”

You can make a onetime payment or create an account to make reoccurring payments.

Wyandotte County - December 2020 - UPDATE

FREE COVID-19 TESTING

No appointment needed. People can get tested regardless of symptoms or exposure to COVID-19.

Most of these testing events are indoors, socially distanced, so testing can be done during inclement weather.



Wyandotte
County
Health Equity
Task Force



**Mondays
8 - 11 AM**

Oak Ridge Baptist
Church
9301 Parallel Pkwy
Kansas City, KS 66112



**Tuesdays
8 - 11 AM**

All Saints Parish /
Todos los Santos
811 Vermont Ave
Kansas City, KS 66101



**Wednesdays
3 - 6 PM**

Faith Deliverance
Family Worship Center
3043 State Ave
Kansas City, KS 66102

CLOSED DECEMBER 23 & 30



**Thursdays
4 - 6 PM**

Vibrant Health
Argentine Location
1428 S 32nd St
Kansas City, KS 66106

CLOSED DECEMBER 24 & 31



**Friday,
Dec 4 & 18
10 AM - 1 PM**

South Park Rec.
246 Shadyside Ave.
Bonner Springs, KS 66012



**Sat., Dec. 12
9 AM - 12 PM**

Beatrice Lee
Community Center
1310 N 10th St
Kansas City, KS 66101



**Monday -
Friday
9 AM - 3 PM**

Former Kmart building
7836 State Ave
Kansas City, KS 66112

TEST SITE HOLIDAY HOURS:
December 24 - OPEN 8 AM - 11 AM
December 25 - CLOSED
December 31 - OPEN 9 AM - 3 PM
January 1 - CLOSED

Learn more:



wycokck.org/COVID-19



3-1-1

Event changes or updates will be posted here:



facebook.com/UGHealthDept



twitter.com/UGHealthDept

APRIL 2021

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 Board Meeting	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. The newsletter is always available in the office.

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 Dog – 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 information contact Livable Neighborhoods Task Force – 573-8737. AA Hotline – 816-471-7229

Congratulations to LaKyah Johnson. She graduated as a nail technician. We wish her the best in her new endeavor.