

**THE HOMES
BOARD MEETING
AUGUST 15, 5:30 pm. THE
MEETING WILL BE CLOSED TO
THE PUBLIC DUE TO THE
CORONAVIRUS
THE MEETING WILL BE
AVAILABLE THROUGH ZOOM.
PLEASE EMAIL
THEHOMESINC@THEHOMESINC.
COM IN THE SUBJECT TAB TYPE
ZOOM
A LINK WILL BE SENT TO YOU
THAT WILL ALLOW YOU TO
ATTEND THE MEETING**

<u>INSIDE THIS ISSUE</u>	<u>PAGE</u>
The Homes	2
Minutes	3
Helpful Hints	5
Free School Supplies	6
Events	8
Calendar	10

**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

**WHEN YOU HAVE A BULK TRASH
PICK UP
(REFRIGERATOR, FURNITURE,
CHAIRS, AIR CONDITIONERS, ETC.)
CALL (913) 631-3300
YOUR REQUEST WILL BE
FORWARDED TO WASTE
MANAGEMENT AND YOUR BULK
TRASH WILL BE PICKED UP ALONG
WITH REGULAR TRASH PICK 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. 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. When are the occupant forms due?

The Fairfax Industrial District 100th Anniversary exhibit highlights the progression of the district alongside personal memories. The Homes is participating in the exhibit. Below are a few pictures showing The Homes as it was created.

1



2



3



4



5



6



7



8



MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
July 18, 2022

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on July 18, 2022.

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

The meeting was closed to stockholders due to health concerns due to COVID-19. One stockholder attended by videoconference.

It was announced that the work order report for June 2022 has been posted.

Minutes of the regular meeting of June 20, 2022 and June 20, 2022, executive session had previously been distributed to all board members. Jerry DeMeyer moved to approve the minutes as submitted. Seconded by Ron Bond. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of June, 2022 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Ron Bond. Carried unanimously.

The stockholder change request approved by the manager was that of Claudia Meraz, 46 Viewcrest, to install a 10 x 12 shed.

The stockholder change request for board approval as by Maria Guzman at 6 Reidcrest to install a privacy fence. A privacy panel is okay but a chain link fence is prohibited by the rules. Ron Bond moved to approve the request as amended to allow for a privacy panel. Seconded by Ray Olsen. Carried unanimously.

There were no stock transfers for board consideration.

Reports and Announcements:

None.

Old Business to be Discussed:

The board discussed cars in the neighborhood that are inoperable and not moving as well as vehicles with expired tags.

The occupant forms and rules and regulations booklets have been sent out.

The manager distributed revised move-in packets that include the lease, addendum to lease, types of stockholder change requests fire/smoke alarm agreements, lead paint disclosure, important numbers, yard definition policy, trash pickup and pet policy. Revisions were made to include some of the requirements by the County that would apply to stockholders. The matter was table for further discussion at the August, 2022 meeting.

New Business to be Discussed:

3. What can you have fun doing at the Croatian Festival?

Going forward, manager will now meet with the stockholders at the unit they have been approved to purchase and the inside and outside of the unit will be viewed so the stockholders understand their responsibilities and The Homes' responsibilities.

A database is being created for all clean outs with pictures so they can be more accurately located.

A database is being created for all plumbing that has been replaced. This does not include minor replacement such as under sink plumbing. The Homes can use this database to show the work that needs to be done.

Manager has obtained four bids for the first phase of adding parking (turning parallel bays into pull in bays) at 110-126 Viewcrest and 814 Roswell. Ron Bond moved to approve the bid from R&E in the amount of \$45,700.00. Seconded by Frank Moss. R&E has done work for The Homes in the past.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

None.

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

RON BOND
SECRETARY

APPROVED:

JERRY DEMEYER
PRESIDENT

Transcribed by Karen Brokesh

NEED YOUR YARD MOWED
CALL JALON 816-447-2949
CALL JOSE 913-963-0751

4. How often should you update your Child ID Kit?



HELPFUL HINTS ABOUT LIVING IN THE HOMES

KEEP FURNACE 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. CHANGE YOUR FURNACE FILTER ONCE A MONTH. FILTERS ARE FREE AT THE OFFICE.**

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.

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 resident's needs. Second, it is against the law. Littering is a Class C violation that is punishable by a fine up to a \$500.00. If you are witnessed littering the police will be called and you will be charged, by The Homes, for the time it takes to pick it up and dispose of it.

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. If you have vehicles that you do not drive, park it in a overflow lot. **NEVER PARK IN YARDS OR COMMON GROUND.**

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.

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 idea to store your items in are: deck and patio boxes. 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 the porches.

ONLY FLUSH TOILET PAPER. The pipes in our homes are over 60 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. If maintenance finds these items consistently causing a back up in your pipes you may be charged for the repair.

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 go 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.

5. What are the dates of Missouri's tax-free holiday?

FREE BACK TO SCHOOL SUPPLIES

The Back to School Fair Committee and KCKPS have partnered for the 23rd annual Wyandotte County Back to School Fair, Saturday, August 6, at F. L. Schlagle High School and North Central Office Campus, from 8:00 AM to 1:00 PM.

This fun-filled event is an opportunity for all students across Wyandotte County to receive much needed school supplies, backpacks, hygiene kits, books and more. Organizers plan to hand out at least 3,000 backpacks at the event, while supplies last.

Sports physicals will also be offered to students as well as recommended school immunizations, COVID test kits and vaccines, as well as health screenings, such as dental and vision, at no cost.

Leaders of the Enough is Enough campaign, which is an anti-crime prevention group, will be in attendance. They'll be offering important information on conflict resolutions among students, along with games, live music, and treats.

The Wyandotte County Back to School Fair event is important because it helps get students off to a positive school year. They don't have to worry about not having the right supplies, or other necessities for class. The fair also makes going back to school a little easier for parents. The heavy burden of making sure their child is ready for class is lifted.

Students will be required to register upon arrival. Parents must also provide proof of residence in Wyandotte County.

Families will have the opportunity to register and pre-enroll their child for the upcoming 2022-2023 school year.

Last year's Wyandotte County Back to School Fair was drive-through only due to Covid-19 concerns. But this year, the fair will be in-person at F. L. Schlagle High School, located at 2214 N. 59th St. in Kansas City, KS.

The Back to School Fair Committee is comprised of caring members of the Wyandotte County Community, who are dedicated to improving the lives of our students.

For more information, you can visit the KCKPS district website at kckps.org or by calling Markl Johnson, 913-609-0140.

From Aug. 5-7, Missouri is holding a tax-free holiday on clothing, computers and school supplies. Clothing (up to \$100), computers and computer peripheral devices (up to \$1,500), computer software (up to \$350), diapers (up to \$100), school supplies (up to \$50), graphic calculators (up to \$150)

When recovering a missing child, the most important tools for law enforcement are an up-to-date, quality photograph and descriptive information. Complete this Child ID Kit by attaching a recent photograph of your child and listing all identifying and medical information. Update the photograph and information every 6 months, and keep the Kit in a secure, accessible location.



PLACE PHOTO HERE

Remember to use a high-resolution, head-and-shoulders photo of your child, and update it every 6 months.



PERSONAL INFORMATION

Address: _____

City: _____ Zip/Postal Code: _____

State/Province/Region: _____ Country: _____



PHYSICAL CHARACTERISTICS

Sex: Female Male

Race/Ethnicity: _____

Hair Color: _____

Eye Color: _____

Height	Weight	Date



DISTINGUISHING CHARACTERISTICS

Last Name: _____

First/Middle Name: _____

Nickname: _____

Date of Birth: _____

My child wears or has:

Glasses Contacts Braces Birthmarks Piercings Tattoos

Special Needs: _____

Other: _____



MEDICAL INFORMATION

Physician's Name: _____	Emergency Contact: _____	Emergency Contact: _____
Office #: _____	Relationship: _____	Relationship: _____
Allergies/Conditions: _____	Cell #: _____	Cell #: _____
Medications: _____	Home #: _____	Home #: _____
Blood Type: _____	Work #: _____	Work #: _____



FINGERPRINTS

Fingerprints are critical to a complete child identification record and should be taken by trained individuals, such as law-enforcement personnel.

Left Thumb	Left Index	Left Middle	Left Ring	Left Pinky
Right Thumb	Right Index	Right Middle	Right Ring	Right Pinky

EVENTS

07/05 – 09/24/2022 - Fairfax Industrial District: 100th Anniversary Exhibit

Wyandotte County Historical Society and Museum, 631 N 126th, Bonner Springs, KS 66012, (913) 573-5002. wycmuseum@wycokck.org. Price: free, Time: 9:00 AM to 4:00 PM, Recurrence: Recurring daily. The Fairfax Industrial District 100th Anniversary exhibit highlights the progression of the district alongside personal memories. It includes familiar and untold stories of people, places, and events in the district. This exhibit is designed to help visitors connect with the place where tens-of-thousands of residents have worked over the past 100 years. Many of the objects and stories on display were shared especially for this exhibit. Visitors will see products made in Fairfax together with items employees saved from their time in Fairfax. Visitors can compare maps of the district, find out how long a company was in business, and look through employee newsletters and newspaper articles. It is a great way for families to connect with their past and we encourage visitors to share their memories connected to the district. The Fairfax Industrial District began more than 100 years ago with a vision for the future. In 1922, area property owners signed a petition to form the Fairfax Drainage Board. This move ultimately led to the area becoming one of the first planned industrial district, in the country. Through the 1920s the district became a hub for flight schools and airplane manufactures. It continued to expand with new industries despite the Great Depression. The district became a National Center of the Defense Industry during World War II, housing the North American Aviation of Kansas, B-25 plant and the Darby Corporation, which produced landing crafts, aerial bombs, and more. After the war new companies made the district their home. Since then, the Fairfax Industrial District has grown to house more than 130 companies and is still going strong. A version of this exhibit will also be highlighted at the Fairfax Festival on October 6th, as part of the larger Centennial celebration brought together by the Fairfax Industrial Association.

08/13/2022 - The Flavors of Central Tour

1120 Central Ave., Kansas City, KS 66102. 913-281-9222. Price: Adult Passport - \$45. Kids Passport - \$35. Time: 10:00am. Enter a foodie adventure this August and buy a passport for The Flavors of Central Tour. The Central Area Betterment Association (CABA) invites all of the Kansas City Metro to experience this authentic culinary adventure! The Central Area Betterment Association is spicing up its bespoke foodie offerings with the launch of self-guided excursions designed to introduce visitors to The Central Area of Kansas City Kansas multi-layered food scene – peeling the richness of every layer over the course of a four-hour exploration through the area’s food venues. Launched in partnership with La Placita, Market at the Park we present a meticulously curated selection of unique dishes, centered on the stories behind our local food places, “The Flavors of Central Tour” introduces the adventurous to the evolution of Mexican Food in the KCK community – from street-taco and local outdoor markets to Caribbean or Latin-American family eateries and contemporary Kansas City BBQ or Chinese Desserts. More than just an opportunity to taste authentic Mexican dishes, the experience takes visitors on a journey through the progression of Central Avenue’s rich and varied culinary landscape, where no restaurant or bar is being left behind.

08/20/2022 - 2022 Croatian Festival

708 N. 4th St., Kansas City , KS 66101, (913) 371-0627. Price: Free. Time:5:00 PM to 10:00 PM. Join us for the Annual Croatian Festival with St. John the Baptist Croatian Parish. Our Croatian Parish values faith, community, and heritage. What better way to celebrate that than on Strawberry Hill? Stop by to sample traditional food, listen to music, and have fun dancing. Raffles and games will be available for all attendees. We hope to see you there.

08/25 – 08/26 - 08/27/2022 - Tiblow Days

127 Oak St., Bonner Springs, KS 66012-1049. (913) 708-3881. Price: Free. Time: 6:00 PM to 11:00 PM. Join us for the Tiblow Trot, carnival, car show, parade, food trucks, vendor booths, and TWO nights of music! You won’t want to miss.

UNITS FOR SALE

Two Bedroom Up	Amenities	Owner	Phone	Price
14 Viewcrest	C/A , Fridge, Deck	Wilson	816-825-3987	\$40,000

NEW MOWING POLICY

If you do not mow your yard by the date indicated in a mowing and TRIMMING letter, you will be assessed \$10 each day until you mow and TRIM your yard. If a week goes by and your yard is still not mowed and TRIMMED, the Homes will mow and TRIM it and you will be charged \$100 for the mowing and TRIMMING and \$70 for not mowing and TRIMMING by the due date.

If for some reason you are unable to mow and trim your yard by the due date please call the office to make arrangements.

NEWSLETTER TRIVIA WINNERS WAS ARLINE AYERS

THE HOMES WOULD LIKE TO GET YOUR MOST CURRENT EMAIL TO USE FOR COMMUNICATION. PLEASE EMAIL US AT THEHOMESINC@THEHOMESINC.COM.

KERA (Kansas Emergency Rental Assistance) is still accepting applications. They can help with Maintenance Fees. If you make less than \$48550 for one adult or \$55450 for two adults you will qualify. I have assisted many residents with their applications and can help you.

Please bring a copy of the following to the office

-Copy of your driver's license

-Proof of income (one of the following will do W-2, 1099 or 2020 taxes or Social Security Statement)

-The number of adults living in the unit, their Date of Birth and their Social Security #. If they have an income they need to provide proof of income

-A reason for your hardship due to COVID (Example: Had Covid and it affected something, lost job, hours were cut back)

OCCUPANT FORMS

Occupant forms were mailed to residents. Please complete the form and return it to the office by Friday, August 5th. You can drop it off at the office, fax it (913)-3212482 or email it to thehomesinc@thehomesinc.com

AUGUST 2022

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	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.

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

IF YOU RECEIVE A LETTER FROM AMERICAN WATER RESOURCES, PLEASE DISREGARD IT. THE HOMES IS RESPONSIBLE FOR THE PLUMBING LINES REFERENCED IN THEIR LETTER.