

**THE BOARD MEETING  
IS December 18<sup>th</sup> AT  
5:30 PM AND IS OPEN  
TO THE PUBLIC**

**WHEN YOU HAVE A BULK TRASH  
PICK UP**

**(REFRIGERATOR, FURNITURE,  
CHAIRS, AIR CONDITIONERS, ETC.)**

**GO TO <https://mywyco.wyockck.org/>  
AND CREATE AN ACCOUNT  
LOGIN AND MAKE A 311 REQUEST  
CHOOSE TRASH COLLECTION  
ENTER YOUR INFORMATION AND  
SUBMIT.**

**DO NOT PUT THE ITEMS TO  
THE CURB UNTIL THE DAY  
OF THE PICKUP.**

**Mattresses, washers, and dryers will not  
be picked up.**

**If those items or any other items are  
picked up by the Homes a charge of \$100  
will be added to your account.**

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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. What number do you call for illegal dumping?

## Weekly Residential Trash & Recycling FAQ

**Trash should be in a bin and not bags or unsecured trash. Trash bins should not be put to the curb until after 4:30 pm on Tuesday. Trash bins should be brought back to your unit by 8:00 am Thursday.**

### **What happens on holidays?**

If your trash day falls on or after a holiday, your service will be one day later that week. If the holiday falls on a Saturday or Sunday, trash and recycling service is not delayed. Observed holidays are New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

### **Where should I put my trash and recycling?**

Trash and recycling must be placed within 3 feet of the street or curb edge. Trash and recycling should not be obstructed by other items like fences, vehicles, or mailboxes.

### **What can I do about mattresses, rugs, lumber, or toilets?**

Mattresses must be wrapped in plastic for collection at the curb. Rugs must be rolled up and tied with string, and they should not exceed 4 feet long and 50 lbs. Loose lumber is considered construction material and is not collected during weekly curbside service.

### **Construction waste**

Dry wall, glass, plastics, wood and steel, surplus mortar, surplus concrete, broken bricks, green wastes (grass, bushes) and excavated soil are considered construction waste. Construction waste must be taken to the Johnson County landfill. Toilets are collected at the curb, but the tank must be separated from the bowl on all two-piece models. One-piece toilets do not have to be separated.

### **What can I do about refrigerators, freezers, air conditioners and furniture?**

These items are collected for free, but you must contact waste management in advance. To request this service, call (913) 631-3300.

### **What materials are not taken in regular trash?**

Plaster, rubble, & wood from demolition and rehabilitation of buildings are not accepted. Other items not accepted include automotive parts, commercial and industrial waste, hazardous waste like motor oil, polychlorinated biphenyl waste, non-containerized liquid waste, medical waste, and dead animals.

### **How do I report service issues like missed trash or recycling collection?**

Services issues should be reported to the Unified Government by calling 3-1-1 or visiting [mywyco.wycokck.org](http://mywyco.wycokck.org). Do not report services issues to Waste Management. Reporting your issue to the Unified Government allows Public Works' Solid Waste team to track your report and follow up directly with Waste Management.

**IF THE HOMES HAS TO PICK UP ANY TRASH AT THE CURB BECAUSE YOU DID NOT FOLLOW THE RULES OF PUBLIC WORKS SOLID WASTE MANAGEMENT YOU WILL BE CHARGED ACCORDINGLY.**

**IF TRASH/ITEMS ARE PUT TO THE CURB BEFORE TUESDAY AT 4:30 YOU WILL BE CHARGED \$25 A DAY**

MINUTES OF THE BOARD OF DIRECTORS  
THE HOMES, INC.  
November 20, 2023

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on November 20, 2023

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

Three stockholders and residents attended the meeting.

It was announced that the work order report for October 2023 has been posted.

Minutes of the regular meeting of October 16, 2023 and the October 16, 2023, executive session had previously been distributed to all board members. Jerry DeMeyer moved to approve the minutes as submitted. Seconded by Elaine Hines. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of October, 2023 and found it 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 stockholder change requests for board approval were from Adrian Cuellar, 3 Summitcrest, to install a 10 x 12 shed and install a chain link fence around his patio.

Secretary Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
778 Manorcrest	Marsha Taylor	Clarissa Nicassio, Dallas Arnold and Marsha Taylor

After being informed that the stock transfers were in order, it was moved by Elaine Hines and seconded by Ray Olsen that the stockholder change requests be approved and 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:*

The results of the appeal for the 2023 real estate taxes lowered the taxes from \$380,000 to \$216,000. The corporation is still waiting to hear back on the offer made to resolve the dispute regarding the 2022 real estate taxes.

Fall furnace inspections are almost complete. So far, no furnaces have had to be replaced.

6 and 8 Summitcrest have been cleaned out and are listed for sale for \$26,000. Interested parties do not want 2 payments for maintenance and utilities. In a few months, if there is still no interest then The Homes will need to

consider remodeling the units to their original state of two one bedroom units. There is only one kitchen and the units share a driveway to those issues would need to be addressed.

*New Business to be Discussed:*

The Homes will not be able to put 48 Viewcrest up for sale until April 2024 because the unit is in probate. Going forward, The Homes may want to consider putting driveways in units that The Homes owns to offset the lack of parking.

*Comments from Directors and Attorney:*

None.

*Comments from Stockholders:*

The stockholder at 3117 N. Allis commented on trash issues in the community.

The stockholder at 4 Summitcrest commented on the condition of some units and rules violations of those units.

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

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ELAINE HINES  
SECRETARY

APPROVED:

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JERRY DEMEYER  
PRESIDENT

Transcribed by Karen Brokesh

**Trivia Winner**  
Gwen Davis

# Tips for shoveling snow

Winter is here and that means the possibility of snow. For efficiency and safety follow these tips to shoveling snow. **DON'T SHOVEL SNOW INTO THE ROAD. THE PLOW WILL PUSH IT BACK INTO THE PARKING BAYS.**

1. Stretch first. Don't be in a hurry to get outside. Stretch thoroughly using the same sorts of moves that runners, mountain bikers and other athletes use. Stretch your hamstrings, stretch your back, and stretch your shoulders.
2. Clear cars first. Brush snow off cars then clear around the cars.
3. Do the foreground then the background. For example, to clear snow from a rectangle, first shovel a strip clear along the perimeter of the rectangle. Then, moving from the center to the edge, push the snow into the cleared area. Next, lift and throw the snow out of the area.
4. Maintain proper posture:
  - A. Use your leg muscles as much as possible - push snow when you can and use your legs to lift when you can't push it.
  - B. Keep your back straight as you move from the squat position to the upright position.
  - C. Use your shoulder muscles as much as possible.
  - D. Hold the snow shovel as close to your upper body as possible.
  - E. Keep one hand close to the shovel blade for better leverage.
  - F. Don't twist your upper body as you throw snow.
5. Keep hydrated. Take bottles of water out with you and keep them accessible.
6. Rest frequently. Clearing an area by hand means that you may lift and carry anywhere from hundreds of pounds to tons of snow.
7. Be thorough but not fussy. The sun is relatively strong this time of year. Clear an area, spread de-icer if necessary and then let the sun do the rest. The fact is, any surface color that you expose in shoveling (gray, green, brown or black) will be far less reflective than a thick blanket of snow, and remaining snow will melt more easily from that darker surface.
8. Don't overdress. You need to stay warm, but if you overdress you're going to be soaked in sweat in no time. Dress in loose-fitting layers that you can peel off as you heat up.
9. Whenever possible, team up. Shoveling with a friend or neighbor is inherently more enjoyable than shoveling on your own. Plus, it's quicker to get the job done with two or three sets of hands.
10. Go easy on the de-icer. Once the area is clear, all you need is a thin scattering of de-icer to keep it that way. If you're scattering by hand, throw the salt, pellets or granules low along the ground so they bounce and roll into a uniform layer.
11. Maintain your equipment.
12. Stretch when you're done. Stretch gently when you're done and use an ice pack and ibuprofen to take care of inflamed muscles. Rest and remain hydrated.



## 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 backup in your pipes you may be charged for the repair.

**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 does 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 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.

**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.

**STICKS AND LIMBS:** Place sticks/limbs in 4-foot bundles to the curbside for pickup by maintenance

6. When clearing an area of snow how many pounds of snow will you clear?

## EVENTS

12/05/2023 - Storytime with Mrs. Claus

Armourdale Community Center, 730 Osage Ave., Kansas City, KS, 66105. Time: 06:00 PM to 07:00 PM. Free. Lots of exciting holiday activities coming up for the entire family to enjoy! Join us for hot cocoa and a story from Mrs. Claus!

12/07/2023 - NightTime Wine Sampling Tour

Strawberry Hill Museum and Cultural Center, 720 North 4th Street, Kansas City, KS 66101. (913) 371-3264. Price: \$60. Time: 6:00 PM to 9:00 PM. The museum becomes a magical kingdom when viewed in the twilight of the day. Consider a night-time tour of the Strawberry Hill Museum to really get you into the Christmas spirit. The Mansion will be illuminated with all kinds of NEW DECORATIONS including hundreds of special Christmas lights. Limited Seating - Tickets sell out fast!!! After a brief introduction in the Chapel we will move to the Tomasic Hall for our third annual wine sampling. Enjoy two reds and two whites, explained by a wine expert and enjoy each paired with an appetizer or dessert. After the tastings, there will be a tour of the Victorian Mansion, Orphanage and Museum, ending in the Gift Shop for that last minute shopping. This event starts promptly at 6 pm, always best to arrive 10 - 15 minutes early to see all the wonders in the Chapel.

12/09/2023 - Donuts with Santa 2023

Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101. (913) 573-8327. Price: Free! Time: 9:00 AM to 12:00 PM. All are invited to join Unified Government Parks and Recreation staff along with Jolly Santa for "Donuts with Santa 2023". Children of all ages are welcome to enjoy many family fun activities for FREE! EVENT HIGHLIGHTS

Inflatables

Face Painting

Holiday Crafts

Donuts & Hot Chocolate

Photos with Santa (While supplies last)

12/09/2023 - Kansas City Roller Warriors Presents Night 2 - Roller Derby Double Header

Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101. Price: \$15 for adults, \$10 for kids, Students, UG, seniors, & KCK res: \$12, kids 5 & under free. Time: 5:00 PM to 9:30 PM. Join the Kansas City Roller Warriors for our 2023-24 Home Team Season! Doors open at 5PM, first bout starts at 6PM. All going down at Memorial Hall. Our very own Kansas City Junior Roller Warriors will be battling it out in bout 1.

The Midtown Misfits are taking on the 18th & Vines for bout 2. Do the Misfit rats run this city? Or will we see a divine performance by the vines? Come out to see for yourself! Embrace the Grape will have a cash bar and LA Catering will provide the food! Our bouts are all-ages, family-friendly events; kids 5 and under are admitted free! We will have a 50/50 drawing and merch available for purchase during and after the games; 100% of proceeds from our merch sales go back to support the league. All of our seating is general admission, except for our VIP front row seating. As always, after party at the 403 Club! 614 Reynolds Ave Kansas City, KS 66101

12/09/2023 - Wreaths Across America - Leavenworth National

Leavenworth National Cemetery 150 Muncie Road Leavenworth, KS 66048. (913) 461-3355.

Presented By: Wreaths Across America Leavenworth National Committee. Time: 11:00 AM to 2:00 PM. On Ceremony: December 9, 2023 at 11:00 am / Placement: Immediately Following Ceremony, Wreaths Across America will be at Leavenworth National Cemetery to Remember and Honor our veterans through the laying of Remembrance wreaths on the graves of our country's fallen heroes. Individual wreaths are \$17 apiece.

7. What are the times and dates that the credit union is open?

12/10/2023 - 31st Annual Leavenworth Vintage Homes Tour: A Victorian Christmas  
Carroll Mansion Museum 1128 5th Ave Leavenworth, KS 66048. (913) 682-7759. Presented By:  
Carroll Mansion Museum. Price: \$20 - \$25. Time: 1:00 PM to 6:00 PM. Vintage home owners open  
their Doors this one day for you to tour and enjoy the decorations of the holiday season. The tour  
begins at the Carroll Mansion Museum. Reserve your tickets online today at  
[https://www.leavenworthhistory.org/Tour\\_Of\\_Homes.htm](https://www.leavenworthhistory.org/Tour_Of_Homes.htm). After Nov. 1st, tickets will be available for  
pick-up and purchase at the museum, Leavenworth Antique Mall and Candle Queen. For more info  
call 913-682-7759. Tour proceeds benefit the operation of the Carroll Mansion Museum and the  
mission of the Historical Society to preserve Leavenworth County history.

12/14/2023 - NightTime Dinner Tour  
Strawberry Hill Museum and Cultural Center, 720 North 4th Street, Kansas City, KS 66101. (913)  
371-3264. Price: \$60.00. Time: 6:00 PM. The museum becomes a magical kingdom when viewed  
in the twilight of the day. Consider a night-time tour of the Strawberry Hill Museum to really get you  
into the Christmas spirit. The Mansion will be illuminated with all kinds of NEW DECORATIONS  
including hundreds of special Christmas lights. Limited Seating - Tickets sell out fast!!! After a brief  
introduction in the Chapel we will move to the Tomasic Hall for a traditional ethnic dinner. You will dine  
on Sarma (Croatian cabbage roll), Polish Sausage and Sauerkraut, Hot German Potato Salad, Green  
Beans, Tossed Salad, dinner roll and Povitica (Croatian nut bread) for dessert. Dinner will be  
accompanied with beverages. After dinner small groups will take a tour of the Victorian Mansion,  
Orphanage and Museum, ending in the Gift Shop for that last minute shopping. This event starts  
promptly at 6 pm, always best to arrive 10 - 15 minutes early to see all the wonders in the Chapel.  
December 14th (Thurs) - Tickets - \$70 per person.

12/16/2023 - Stocking Decorating  
Lots of exciting holiday activities coming up for the entire family to enjoy! Join us to create your own  
personalized stocking! Free. Time: 10:00 AM to 12:00 PM

## **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.

Open a savings account and earn 0.15%

Loan rates 15%



## UNITS FOR SALE

	Amenities	Owner	Phone	Price
<b>1 Bedroom</b>				
3173 N. Allis	Fridge, Stove, and W/D	Reynoza	913-602-0854	\$25,000
<b>2 Bedroom (down)</b>				
73 Viewcrest	C/A, Fridge, and W/D	Huaman	913-620-6847	\$40,000
<b>2 Bedroom(up)</b>				
773 Manorcrest	Fridge, Stove, W/D, and Shed	Flores	816-269-9393	\$45,000
855 Manorcrest	C/A, W/D, Fridge, Stove	Ramos	913-235-4676	\$80,000
3011 North Allis	Fridge, Stove and W/D	Brown	913-486-8900	\$75,000
75 Viewcrest	C/A, Fridge, Stove, Microwave	Huaman	913-620-6847	\$40,000
<b>3 Bedroom (down)</b>				
3157 N. Allis	C/A, Fridge, Stove, and Dryer	Gardea	913-562-4288	\$65,000
<b>3 Bedroom (up)</b>				
835 Roswell	C/A, W/D, and Fridge	Mendez	913-206-6181	\$50,000
<b>Double Unit</b>				
6/8 Summitcrest (2 Bdr.)	Driveway, Deck, and Shed	The Homes	913-321-2471	\$25,000
936/942 Manorcrest (4 Bdr.)	2 Fridges, 2 Stoves, Deck, and Shed	Adams	913-333-8377	\$75,000

### Trash and Recycle Holiday Schedule

There are six holidays on which residential trash and recycling are not collected:

**New Year's Day**

**Memorial Day**

**4th of July**

**Labor Day**

**Thanksgiving Day**

**Christmas Day**

On these holidays, the pickup of everyone's trash and recycling is moved back one day unless the holiday falls on a weekend.

### **PARKING IN YARDS**

**THE HOMES HAS A NEW POLICY ABOUT PARKING IN YOUR YARD. IF A VEHICLE IS SEEN PARKING IN A YARD, YOU WILL GET ONE WARNING LETTER. IF IT OCCURS AGAIN YOUR ACCOUNT WILL BE CHARGED \$250.00. IF YOU NEED TO PARK IN YOUR YARD FOR A SMALL AMOUNT OF TIME, CALL THE OFFICE TO GET PERMISSION. YOU WILL NOT BE CHARGED. IF YOU WITNESS A RESIDENT PARKING IN A YARD, TAKE A PICTURE. COME TO THE OFFICE SO THAT WE CAN GET A COPY OF THE PICTURE WITH A TIME AND DATE STAMP.**

# December 2023

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 Board Meeting	19	20	21	22	23
24	25 Christmas Office Closed	26	27	28	29	30
31	New Years Office Closed					

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 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		

10. How many units are there for sale?