

**THE HOMES
BOARD MEETING
FEBRUARY 17, 6:00 pm
IN THE CLUBROOM**
Stockholders and residents are
welcome

**The Homes offers free ice
melt. Stop by the office and
pick up a bag.
REMEMBER
Don't shovel snow into the
street.
The plow will push it back
into the parking bays.
If you didn't shovel a parking
spot don't park in a spot that
has been shoveled.**

**2019 Real Estate Taxes
Pro rata portion of 2014
real estate taxes:
Single unit: \$332.56
Double unit: \$655.12**

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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 3 bedrooms are for sale?

NEIGHBORHOOD WATCH NEWS

Come meet your neighbors and learn more about Neighborhood Watch

Meeting the first Tuesday of every month at 6:00pm.

Mark Dupree, our WYCO district attorney, will be the speaker at our Neighborhood Watch meeting 6:00PM February 4th. He will be happy to answer your questions about his office and prosecutions, etc. in the county.

CHANGE YOUR FURNACE FILTER EVERY MONTH. THE HOMES PROVIDES AIR FILTERS FOR FREE. STOP BY THE OFFICE & PICK ONE UP!

5 REASONS YOU SHOULD CHANGE YOUR AIR FILTER

Keeping your system running properly, Extending the life of your HVAC unit, Keeping energy costs down, Maintaining healthy air quality and Keeping your HVAC system clean

URPOWER Solar Lights 8 LED Wireless Waterproof Motion Sensor Outdoor Light for Patio, Deck, Yard, Garden with Motion Activated Auto On/Off (4-Pack)

- **UNIQUE DESIGN:** We designed the internal circuit diagram of the lamp beads by ourselves. There are positive and negative pole directions on the bottom of our LED, which is different with those lights on the market.
- **SUPER BRIGHT&LONG WORKING TIME:** Compared with other common 4 or 12 led solar lights, we designed our solar lights with 8 led lights, which is brighter than 4 led and working longer than 12 led.
- **WEATHER RESISTANCE:** IP64 waterproof and heatproof, solar powered lights, suitable for most kinds of weathers. Great outdoor light for your garden, yard, aisle, porch, patio, or driveway etc...
- **AUTOMATED SWITCH:** Turn on at night when motion sensor detected , and automatically off after motion stops. sensing range of 10 feet with a 120 degree sensing angle.
- **SOLAR PANEL LIFE SPAN:** 5 years - LED Life Span - 50000 hours only takes 6-8 hours to fully charge.

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
January 13, 2020

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 6:00 p.m. on January 13, 2020.

Present were: Effie Barber, Ray Olsen, Rebecca Westpfahl and Frank Moss, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, Attorney; and Karen Brokesh, Transcriber. Beatrice Arce was absent.

Sixteen stockholders and residents attended the meeting.

The stockholders and occupants were welcomed to the meeting. All persons in attendance were asked 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.

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 November and December 2019 has been posted.

Minutes of the regular meeting of November 18, 2019 and November 18, 2019 executive session had previously been distributed to all board members. Ray Olsen moved to approve the regular meeting minutes as submitted. Seconded by Effie Barber. Carried unanimously. Approval of the executive minutes was tabled pending further discussion in executive session.

Treasurer Olsen reported that he has reviewed the financial statement for the months of November and December, 2019 and found them to be in good order. Rebecca Westpfahl asked why she had not been provided with the financial documents she had requested. Manager responded that Ms. Westpfahl was not at home and manager did not want to leave the financial documents posted on her door. Ray Olsen moved to approve the financial report. Seconded by Frank Moss. Motion was opposed by Effie Barber and Rebecca Westpfahl. The matter was tabled.

There were no stockholder change requests for approval by the manager.

There were no stockholder change requests for board approval.

Effie Barber read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
33 Viewcrest	Cassie Sanford	Cassie Sanford and Barbara Krueger
883 Manorcrest	Jessie Skinner and Kimberly Kuntz	Kelly Perez
879 Manorcrest	Scott Mantooth and Chad Mantooth	Robert Knowles

After being informed that the stock transfers were in order, it was moved by Effie Barber 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.

3. What is the speed limit in the Homes?

Reports and Announcements:

The Neighborhood Watch Committee will have District Attorney Mark Dupree at its February, 2020 meeting. The Committee is trying to get former police chief Terry Zeigler to attend the March, 2020 meeting.

There was no stockholder trivia drawing this month.

Old Business to be Discussed:

A proposal was submitted by CFS Engineering for professional engineering and surveying services for the additional parking. The cost of the proposal was \$18,900 just to look at the area. Manager is looking at alternatives to this requirement by the City. The City did not require the engineering and surveying work when additional parking was installed four years ago.

Two trucks have been purchased for the maintenance department.

New Business to be Discussed:

Effie Barber moved to set the date of the annual meeting for Friday, March 6, 2020. Seconded by Ray Olsen. Carried unanimously.

Ray Olsen moved to mail nomination forms for the annual meeting on or before January 17, 2020. Seconded by Effie Barber. Carried unanimously.

Effie Barber moved that all nomination forms must be returned to the office no later than February 7, 2020. Seconded by Ray Olsen. Carried unanimously.

Effie Barber moved to send the notice of the annual meeting for February 2, 2020. Seconded by Ray Olsen. Carried unanimously.

Ray Olsen moved to appoint Joanne DeMeyer, Sherry McCool and Karin Miller as ballot inspectors. Seconded by Frank Moss. Carried unanimously.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder comments portion of the meeting was omitted so that the board could adjourn into executive session due to scheduling conflicts with the board's attorney.

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

EFFIE BARBER, SECRETARY

APPROVED:

BEATRICE ARCE, PRESIDENT

Transcribed by Karen Brokesh

4. When can you apply for the Utility Tax Rebate Program?

EVENTS

12-2-2019 – 02-21-2020 - Music Was My First Love" Exhibit at the Wyandotte County Museum

Recurring weekly on Monday, Tuesday, Wednesday, Thursday, Friday. Wyandotte County Museum, 631 N 126th, Bonner Springs, KS 66012, (913) 573-5002. Time: 9:00 AM to 4:00 PM. Price: Free.

www.wycokck.org/wycomuseum. The Lupe M. González Orchestra was a popular Kansas City, Kansas dance orchestra heard far and wide in various towns and cities in the Midwest. The music they played reflected Mexican musical standards, and the popular swing and show music of the day-- often with a Latin flavor. This exhibit documents the Lupe M. González story through photographs, newspaper articles, and musical memorabilia. The exhibit's themes focus on Lupe's strong family and musical origins; his own musical development; the "life and times" of the Lupe M. González Orchestra, and Lupe's contributions to the community.

02/07/2020 - Father Daughter/Mother Son Dance

Take your special little girl or little boy and treat them to a night out! Come enjoy a special night created just for you at Joe E. Amayo Argentine community center. (2810 Metropolitan Ave, Kansas City, KS 66106). Fee: \$5.00 per couple, \$2.00 per additional kid. Registration Deadline: Thursday, February 6, 2020. 7pm-9pm ---Doors open at 7:00pm--- **space is limited**register at 5033 State AVE KCK 66102 or 3488 West Drive KCK 66109.

02/07/2020 - Invicta FC 39: Frey vs Cummins 2

Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101, Time: 7:00 PM to 11:00 PM

Invicta Fighting Championships will kick off its 2020 slate with a stacked fight card on Friday, Feb. 7. Invicta FC 39 will take place from Memorial Hall in Kansas City, Kan., at 7 p.m. CT.

02/08/2020 - KC Roller Warriors

Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101, Time: 6:00 PM, Price: \$5 - \$20

Join KC Roller Warriors **Saturday February 8th** for Night 4 of their 15th season! Show up at 6pm to see the Black Eye Susans take on the Victory Vixens. Then, stick around as the Knockouts face off against the Dreadnought Dorothys. Doors open at 5pm. First whistle is at 6pm. Buy tickets at the door or online.

02/10/2020 - Blood drive scheduled

A Red Cross blood drive is scheduled from 11 a.m. to 3 p.m. Monday, Feb. 10, at the New Story Church, 5500 Woodend Ave., Kansas City, Kansas. For more information or to make an appointment to donate blood, visit www.redcrossblood.org.

03/13/2020 - HNMA 8th Annual Chili Cook-Off

Historic Northeast- Midtown Association (HNMA) will hold its 8th annual chili cook-off contest, raffle and fundraiser party at Nefretiti's Banquet Hall at 1301 Quindaro Boulevard from 6 to 10 p.m. This annual was especially designed for neighborhood groups to attend and enjoy. Elected officials, neighborhood residents, college presidents, first responders and people who represent both for profit and non-profit businesses participate as judges. It's a way for those who serve the northeast to get to know the neighborhood groups. Tickets are only \$10. HNMA uses the money to support the programs and services that are offered to the northeast neighborhood groups and the youth that live in the northeast. One program supported is the annual Learn to Earn program. It gives on-site business experience for youth ages 11 to 16 during the summer. The youth apply and if accepted, they are placed in a business, learn the operations including customer service and marketing. At the successful completion of the program, the youth earn a stipend. Please let Bob Anver know if you want to buy a ticket.

NEVER LEAVE YOUR ORIGINAL CAR REGISTRATION AND/OR TITLE IN YOUR CAR. KEEP BOTH ORIGINAL DOCUMENTS AT HOME IN A FIRE SAFE. KEEP A COPY OF YOUR CAR REGISTRATION IN YOUR VEHICLE. THIS WILL PROTECT YOU IF SOMEONE STEALS YOUR CAR.

5. What company never sells their product door to door?

BPU Warns Customers of Telephone Scams Targeting Customers

The Kansas City Board of Public Utilities (BPU) is warning customers about phone scams targeting electricity customers regarding their utility bills.

The latest scam involves telephone callers claiming to be from a utility company and then using various techniques to defraud customers. Some threaten customers with disconnecting electric service to their home or business if they do not make a payment immediately.

In some instances, the caller requests that the customer purchase a money gram or a prepaid credit card and the caller gives out a return number for customers to call back.

Some of the scammers are using software that fraudulently mimics a utility company's phone number that appears on the Caller ID.

"We've had numerous reports from customers who have been contacted by these methods. Any customers who receive such a call should refrain from providing any personal or banking information, hang up and should instead contact the BPU Customer Service Department," stated David Mehlhaff, BPU Chief Communications Officer.

BPU customer service representatives are reassuring customers that this is a scam and warning them to not give out any personal information to these scam artists. The BPU Customer Service Department can be reached by calling 913-573-9190.

Mehlhaff added some other important safety tips to keep in mind:

Never give credit card, debit card, Social Security, ATM, checking or savings account numbers to anyone who comes to your home, calls, texts and/or sends an email requesting this information in respect to your utility bill, without verifying that person is with BPU by either asking to see company identification or by calling BPU's Customer Service Department. Be suspicious if you receive an email regarding your utility bill if you have not requested online communications from BPU. For customers using BPU's online bill pay system, always make online payments directly through bpu.com. Never provide personal information via email or click on any suspicious links.

If you are 62 or older, you are exempt from late fees on your BPU bill. You must call the BPU service number and give them your date of birth.

Watch out for anyone coming to your door selling Google Smart thermostats or other Google products. It is a fraud. They will tell you that they are required to go into your home to confirm your system and they have the right. Close the door and call the police. They are wearing clothes with Google on it and have paperwork. Look legit but definitely not. They have threatened homeowners and tried to force their way into homes across the area. These guys were in South Windsor the afternoon of Dec 19. **Confirmed with Google that they NEVER sell door to door** Do NOT let them in and sign nothing. Call 911. Warn your friends and family especially seniors!

6. What dance takes place on 02/07/20?

Utility Tax Rebate Program

General information for 2020

To qualify for the refund, all three must apply:

Be a Kansas City, Kansas resident. Residents of Bonner Springs and Edwardsville are not eligible for the refund. Be 65 years of age or older during the entire calendar year of 2019 (born prior to January 1, 1954). Gross income from all sources, including that of spouse, shall not exceed \$25,000 per year.

To apply for the refund: You must come to the Unified Government Clerk's office- City Hall, third floor, Room 323, (701 North 7th street, Kansas City, Kansas 66101). Bring all 2019 utility bills for telephone, gas, and BPU. You must also provide proof of income received in 2019 from social security, pensions, w-2s, interest earned, rental properties, etc. Said information may also be mailed to the clerk's office. All mail-ins must be postmarked no later than Tuesday, March 31, 2020.

Make application between January 2 and March 31, 2020, between the hours of 8:30 a.m. and 4:00 p.m. The area agency on aging, located at the midtown KCK Metrocenter (849 north 47th street) will fill out applications by appointment only on Tuesdays and Thursdays starting February 4, 2020. Make an appointment by calling 913-573-8531.

If you are eligible, your refund will be the total of the following (not to exceed \$150):

- Gas franchise tax paid to Kansas gas or Atmos energy
- 90% of water pollution control charges paid to the board of public utilities
- 11.9% of water and electricity paid to the board of public utilities
- Franchise tax (special municipal charge) paid to AT&T

Please note: individuals other than the senior citizen and spouse living in the residence will result in the refund being lowered by one-half for water pollution, electricity/water and gas. Example, adult children and those with children living with the applicant. This also includes adult grandchildren. For additional information, call the Unified Government Clerk's office at 913-573-5260

City Sales Tax Refund

General information for 2020

To qualify for the refund, all three must apply:

Be a Kansas City, Kansas resident. Residents of Bonner Springs and Edwardsville are not eligible for the refund.

Be 65 years of age or older during the entire calendar year of 2019 (born prior to January 1, 1954).

Gross income from all sources, including that of spouse, shall not exceed \$25,000 per year.

To apply for the refund:

You must come to the Unified Government Clerk's office- City Hall, third floor, Room 323, (701 north 7th street, Kansas City, Kansas 66101). Provide proof of income received in 2019 from social security, pensions, W-2s, interest earned, rental properties, etc. Said information may also be mailed to the clerk's office. All mail-ins must be postmarked no later than Tuesday, March 31, 2020.

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If you are eligible, your refund will be according to the total household income. For additional information, call the Unified Government Clerk's office at 913-573-5260.

7. How many ballot inspectors are there?



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.

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. 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.

BE KIND! If it snows don't park in a spot you normally wouldn't. If a neighbor takes the time to shovel out the space they normally park at, then respect their hard work and don't park there.

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.

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. **DO NOT PARK OVER THE LINES. 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.

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.**

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.

CURRENT CONTACT NUMBERS. It is crucial that the office can reach every resident. We might have a question about a work order or need to alert you to damage to your unit because of a fire. Please call the office and give us your current telephone number.

8. How many stock transfers were there?

UNITS FOR SALE

One Bedroom Down	Amenities	Owner	Phone	Price
20 Summitcrest	C/A, Stove, Fridge	Pier	816.337.1066	\$6,500
Two Bedroom Up	Amenities	Owner	Phone	Price
743 Manorcrest	Fridge, Stove	QHFCU	913.321.2471	\$6,500
855 Manorcrest	C/A, Stove , Fridge , Deck	Ramos	913.235.4676	\$9,900
65 Viewcrest	Fridge Stove	Foran	913.321.2471	\$9,000
84 Viewcrest		QHFCU	913.321.2471	\$7,500
85 Viewcrest	C/A, Stove	Palacios	913.749.2947	\$12,000
112 Viewcrest	C/A	Sanchez	913.499.5435	\$6,000
113 Viewcrest		The Homes	913.324.2471	\$5,000
3109 N 9 th St	C/A	QHFCU	913.321.2471	\$7,000
Two Bedroom Down	Amenities	Owner	Phone	Price
771 Manorcrest	C/A	Garcia	913.944.3438	\$8,000
789 Manorcrest	C/A , Shed	Peresic	913.669.0766	\$11,000
72 Viewcrest	Dishwasher, Patio, Shed	Hackeny	619.929.1307	\$10,000

A RESIDENT OF THE HOMES IS WILLING TO DONATE BEDDING TO RESIDENTS THAT HAVE PETS OUTDOORS. CALL TH OFFICE FOR MORE INFORMATION

Need alterations for men and/or women’s wear. Contact Le Vo at 913-709-1577.

During the month of March you will receive a postcard from the US Govt. requesting census information.

It is VERY IMPORTANT that you furnish this information. The number of people in Wyandotte County will determine the amount of federal funds we receive. It doesn’t ask for your name, social security number, citizenship status, etc. There are only 10 questions.

You can reply by phone (may be a long wait), by mail (you have to get a mail-in form) or online.

If you don’t have a computer on the internet, you can go to the library and use their internet or come to the Anvers’ home on Viewcrest and use their internet. Call first to make sure they are available at 913-342-2660.

After April 1st the Census will make personal visits until they get the information.

According to United States Code, Title 13 (Census), Chapter 7 (Offenses and Penalties), SubChapter II, if you're over 18 and refuse to answer all or part of the census, you can be fined up to \$100. If you give false answers, you're subject to a fine of up to \$500.

FEBRUARY 2020

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4 Neighborhood Watch 6pm	5	6	7	8
9	10	11	12	13	14	15
16	17 The Homes Board Meeting 6pm	18	19	20	21	22
23	24	25	26	27	28	29

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

10. When are nominations forms due?