

THERE IS NO BOARD MEETING IN THE MONTH OF JANUARY. THE OFFICE WILL BE CLOSED MONDAY JANUARY 15TH IN OBSERVANCE OF MARTIN LUTHER KING DAY

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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

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

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 foul odor?

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. 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.
December 18, 2023

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

Six stockholders and residents attended the meeting.

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

Minutes of the regular meeting of November 20, 2023 and the November 20, 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 November, 2023 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Frank Moss. Carried unanimously.

There were no stockholder change requests approved by the manager.

There were no stockholder change requests for board approval.

There were no stock transfers for approval.

Reports and Announcements:

None.

Old Business to be Discussed:

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 revealed a handful of furnaces that had issues due to the A-Coils being dirty due to lack of stockholder maintenance. Expenses incurred from this are being charged to the resident. Furnaces that are neglected are at risk of being damaged and the board will discuss the possibility of making it mandatory to have air conditioners checked every two years at the February, 2024 meeting.

New Business to be Discussed:

The roof for the building at 871-877 Manorcrest needs to be replaced. Manager is gathering bids.

Units are selling at higher prices now. Stockholders that have a unit for sale are setting their prices higher than what they are worth. Stockholders are cautioned to make sure they have disclosed to potential buyers that they are buying a share of stock in the corporation and that there are rules and regulations that must be followed. Any stockholder that does not disclose all information to the potential buyer may have the sale denied or delayed. Any stockholder who uses a real estate agent to sell their unit will have to pay a \$150.00 fee.

There have been a couple vehicles broken into in the community lately. Residents are reminded to make sure they lock their vehicles.

A coyote was spotted on North Allis recently. Coyotes can kill dogs or cats so residents are reminded to supervise their pets while they are outside.

Delores Hartner has resigned from the credit union and Diane Simmons will retire at the end of the month. Annie “Jude” Bothwell has been hired as the new manager. Please take the time to reach out to Diane and Dee in appreciation of their hard work over the last 20 years.

Elaine Hines moved to set the date of the annual meeting for Friday, March 8, 2024. Seconded by Charles Sawyer. Carried unanimously.

Elaine Hines moved to mail nomination forms for the annual meeting on or before January 16, 2024. Seconded by Charles Sawyer. Carried unanimously.

Elaine Hines moved that all nomination forms must be returned to the office no later than noon on January 30, 2025. Seconded by Ray Olsen. Carried unanimously.

Elaine Hines moved to send the notice of the annual meeting for February 9, 2024. Seconded by Ray Olsen. Carried unanimously.

Elaine Hines moved to appoint Sherry McCool and Karin Miller as ballot inspectors. Seconded by Charles Sawyer. Carried unanimously.

Comments from Directors and Attorney:

Manager reminded all stockholders not to block the air return vents with furniture because it impacts the efficiency of the furnaces.

Manager will be out in the community this week checking for vehicles with expired tags.

Comments from Stockholders:

The stockholder at 56 Viewcrest thanked all of the maintenance workers for all they do.

The stockholder at 4 Summitcrest commented on the beautiful Christmas lights in the community.

The stockholder at 3117 N. Allis reported an abandoned vehicle in the overflow parking lot.

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

ELAINE HINES
SECRETARY

APPROVED:

JERRY DEMEYER
PRESIDENT
Transcribed by Karen Brokesh

<p>Trivia Winner Sharon Carrazco</p>

Weatherization Relief Assistance Program

The Kansas City Board of Public Utilities (BPU) has partnered with Habitat for Humanity of Kansas City to help Wyandotte County homeowners decrease energy costs and improve the efficiency of their home. If you are a Wyandotte County homeowner and a BPU customer, you may be eligible for a free home improvement project to protect from the sun, rain, wind, or freezing temperatures.

Qualified projects are completed at no cost to the homeowner, outside of a \$25 application fee. BPU will provide participants with six CLF light bulbs when the project is completed.

Typical projects might include:

- Adding insulation
- Upgrading windows and doors for efficiency
- Sealing air leaks

Funding is limited, applications will be accepted until December 2024 or until \$120,000 in assistance is reached.

Application

Before starting the application, please make sure you have the following required documents available:

1. Proof of Homeownership – Your most recent mortgage statement. If you do not have a mortgage, you must provide a recorded deed showing yourself as the grantee. This document can be obtained from your county courthouse. *If home is owned jointly, a waiver may be required from the other owner.
2. Proof of Income – Two months of paycheck stubs and most recent tax return including W-2's, current Social Security or disability award letter, current pension, or retirement statement and/or zero income certification, if applicable. These documents are required for all members of your household.
3. Utility Bill – Your most recent utility bill for gas, electric or water.
4. Identification – Your state issued I.D. or driver's license.

Once you submit your application and supporting documents, our team will review your information and contact you within two weeks to provide more details. If you need assistance or encounter difficulty completing the application online, please call 816-924-1096.



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. Who is partnering with BPU to help decrease energy costs?

UTILITY AND SALES TAX REBATE

Residents of Wyandotte County with a BPU account for utilities can apply for a *Utility Tax* rebate. If you answer yes to these questions, this rebate could be available to you:

- Are you a BPU ratepayer in Wyandotte County?
- Will you be sixty-five or disabled on January 1, 2024?
- Is your income \$40,500 or below (Some disability income may be excluded)
- Qualification for the Utility Tax rebate will also qualify you for BPU PILOT relief beginning June 1, 2024

Residents of the City of Kansas City, Kansas can apply for a *Sales Tax* rebate. If you answer yes to these questions, this rebate could be available to you:

- Are you a resident of the City of Kansas City, Kansas?
- Will you be sixty-five or disabled on January 1, 2024?
- Is your income \$40,500 or below (Some disability income may be excluded)

Step 2. When can I apply?

You can only apply for the rebates from January 2 through April 15, 2024.

Step 3. What documents do I need?

1. Your contact information (full name, complete home address, date of birth and telephone number). If you want your check mailed to a different address, please provide the mailing address and mark separately as your preferred mailing address.
2. If disabled, the date of disability and from what agency (i.e. Social Security, Railroad, Veterans Administration).
3. Proof of income for you for all of 2023. Documents accepted are:
 - W-2, 1099
 - Social Security statement (received at the beginning of the year showing how much you received for the previous year {usually has pink boxes with total amounts on the form})
 - Railroad retirement statement
 - Veteran's disability statement
 - Bank interest statements
 - Food stamp award
 - Child support income
4. If you pay BPU, Kansas Gas, Atmos Gas or telecommunication bills, you will need copies of your 2023 utility bills. You can obtain copies of your BPU bills by calling BPU. Be sure you tell them you are applying for the *Utility* Rebate.

7. What number do you call for assistance with the weatherization relief?

Step 4. How do I submit my documents?

By Mail

Mail your documents to the Clerk's Office. We will return your original documents to you.

In Person

Bring your information to the Clerk's Office between 8:30 AM and 4:00 PM. Monday through Friday on a walk-in basis. Various sites will be designated throughout the county where applications will be processed.

The following locations will be hosting appointments for rebate applications:

Daily	8:30 – 4:00	City Hall, 3rd Floor Clerk's Office
Tuesday	9 -1 Weekly	Area Agency on Aging (849-C N. 47th) 573-8531
Wednesday	9 -12 (1st & 3rd weeks)	Argentine Community Center (2810 Metropolitan) 573-5311
Wednesday	11 – 2 *Once Monthly*	Turner Recreation Center (831 S. 55th)
Thursday	9 – 12 Weekly	Eisenhower Community Center (2901 N. 72nd) 573-5311
Friday	8:30 – 4:30 Weekly	UG Annex (8200 State Ave.) 573-5311

*1/17, 2/14, 3/20 to coincide with Elder Bearies luncheon

Please call 573-5311 to schedule an appointment for the Argentine Community Center, Eisenhower Community Center, or the UG Annex. Call the Area Agency on Aging directly to schedule an appointment with that agency. No appointments are required for City Hall or the Turner Recreation Center.

If you need transportation, please notify the call taker at the time you schedule your appointment and transportation services will be arranged on your behalf.

How long will it take to receive my rebate?

The Clerk's Office will process your application and mail you a copy for your records within five business days of our receipt. You should receive your rebate check from the Unified Government approximately eight weeks after your application has been processed.

Double parking is against the law and interrupts safe driving. Please be mindful of this.

UNITS FOR SALE

	Amenities	Owner	Phone	Price
1 Bedroom				
3173 N. Allis	Fridge, Stove, and W/D	Reynoza	913-602-0854	\$25,000
2 Bedroom (down)				
73 Viewcrest	C/A, Fridge, and W/D	Huaman	913-620-6847	\$40,000
2 Bedroom(up)				
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
3 Bedroom (down)				
3157 N. Allis	C/A, Fridge, Stove, and Dryer	Gardea	913-562-4288	\$65,000
3 Bedroom (up)				
835 Roswell	C/A, W/D, and Fridge	Mendez	913-206-6181	\$50,000
Double Unit				
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

No collection occurs on the following **2024** holidays:

Martin Luther King Jr. Day - Jan. 15th (one day delay all week)

Presidents Day - Feb. 19th (one day delay all week)

Memorial Day - May 27th (one day delay all week)

Juneteenth - Wednesday, June 19th (No collection on Wednesday. Trash will be delayed Thursday to Saturday)

Independence Day - July 4th (No collection on Thursday. Friday collection will take place on Saturday)
 Amnesty Week/No-tag pickup will run Friday, July 5th to Wednesday, July 10th during regular collection.
 12 bags will be collected.

Labor Day - Sept. 2nd (one day delay all week)

Veterans Day - Nov. 11th (one day delay all week)

Thanksgiving Day - Nov. 23, Thursday collection will take place on Friday

Day after Thanksgiving -Nov. 28th, Friday's collection will take place on Saturday, Nov. 30th.

Christmas Day - Dec. 25th (No collection on Wednesday. Trash will be delayed Thursday to Saturday)

New Year's Day – Jan. 1 (No collection on Wednesday. Trash will be delayed Thursday to Saturday)

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.

January 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 Office and Credit Union closed	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 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

Pro rata portion of 2023 Real Estate Taxes

Single - \$626.86

Double - \$1253.72