

**THE BOARD
MEETING IS JUNE
17TH AT 5:30 PM AT
THE CLUBROOM**

**DO NOT PUT THE ITEMS
TO THE CURB UNTIL THE
DAY OF THE PICKUP.
Mattresses, appliances,
and furniture will not
be picked up by the
trash company. If
those items or any
other items are picked
up by the Homes a
charge of \$100 will be
added to your account.**

INSIDE THIS ISSUE

PAGE

Hazardous Waste Disposal	2
Minutes	3
KCK Animal Services	5
Helpful Information	7
Units for Sale	9
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

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 is Juneteenth?

MOWING POLICY

ALL YARDS SHOULD BE MOWED AND TRIMMED.

IF YOU RECEIVE A LETTER TO MOW AND TRIM YOUR YARD AND YOU DO NOT - THE HOMES WILL MOW AND TRIM AND A CHARGE OF \$100 WILL BE ADDED TO YOUR ACCOUNT.

IF YOU MOW YOUR YARD AND DO NOT TRIM - THE HOMES WILL TRIM AND A CHARGE OF \$100 WILL BE ADDED TO YOUR ACCOUNT

During the season if you receive 2 mowing and trimming letters you will not be sent a 3rd letter. Your yard will be mowed and trimmed, and a charge will be added to your account.

**2024 HOUSEHOLD HAZARDOUS WASTE DISPOSAL DAYS
APRIL 20, MAY 18, JUNE 15, JULY 20, AUGUST 17,
SEPTEMBER 21 & OCTOBER 19 8:30 AM - 1:00 PM
LOCATED AT 2443 SOUTH 88TH STREET, KANSAS CITY, KS
66111**

ACCEPTED

- Auto Batteries, Brake Fluid
- Carburetor Cleaner, Degreasers
- Gasoline, Fuel & Used Motor Oil
- Concrete Cleaner, Driveway Sealer
- Furniture Stripper, Glue with Solvents
- Latex & Oil based paint, Paint Thinner, Putty, Grout, Calk
- Roofing Tar, Stain, Varnish, Lacquer
- Turpentine, Water-Based Glues
- Wood Preservatives, Aerosol products
- Drain & Oven Cleaner
- Mothballs, Nail Polish Remover
- Polishes with Solvents
- Spot Remover, Propane Cylinders
- Fertilizer with Weed Killer, Herbicides
- Insecticides, Pesticides (Insects & Pests) & Rodent Bait
- 10 Tire Limit (Rims Must Be Removed From Tires)

NOT ACCEPTED

- Electronics waste
- Smoke detectors
- Ammunition
- Asbestos
- Brush Killers, Chlorophenoxy Derivative
- Compressed Gas Cylinders (Helium)
- Dioxins
- Explosives
- Infectious Waste
- Kepone (Found in Older Insecticides)
- Laboratory Chemicals
- PCB's
- Radioactive Waste
- Wood Preservatives

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
May 20, 2024

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on May 20, 2024.

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

Ten stockholders and residents attended the meeting.

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

Minutes of the regular meeting of April 15, 2024 and the executive session had previously been distributed to all board members. Elaine Hines moved to approve the minutes as submitted. Seconded by Frank Moss. Carried unanimously.

The treasurer's report was tabled for the June, 2024 meeting.

There were no stockholder change requests for manager approval.

The stockholder change request for board approval was from Maria Lerma, 828 Roswell, to install a cement pad and fence. Charles Sawyer moved to approve the stockholder change request. Seconded by Frank Moss. Carried unanimously.

President Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
3157 N. Allis	Fernando Gardea and Blana Gardea	Richard Sheahan, Stacey Sheahan and Davis Sparks
864 Manorcrest	Jennifer Greg	Pamela Simpson
947 Manorcrest	Doug Heronemus	Patricia Cannon
80 Viewcrest	Corina Aguilar and Deborah Moreno	Christopher Aguilar, Eric Aguilar, Edward Aguilar (parent to minor Daniel Aguilar) and Johnny Aguilar

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

Manager is waiting for an official offer from the Unified Government Legal Department. A credit will be issued for any accepted offer.

New Business to be Discussed:

The credit union has an information tab on The Homes' website. Residents can see basic information about the credit union and print out a loan application.

5 and 7 Reidcrest roofs sustained damage from a tree falling on a building during a storm. The roofs will need to be replaced.

The repairs at 123 Viewcrest have started. The work should be completed within a few weeks.

Manager looked into maintenance fee amounts based on a resident's income. While there are some benefits to this practice, other factors would make it very difficult. The median income would be based on the area, which is very low compared to surrounding areas. All residents' incomes would have to be reviewed yearly, which would be very time consuming.

Resident and previous maintenance technician Marvin Smith passed away. His family/friends are planning a memorial service. The celebration of life will be held September 22, 2024 at Wyandotte County Lake. Information will be posted in the newsletter and in the office.

Greg Goheen created an amendment to the Rules and Regulations about short term rentals which states: "Subleasing of units, including short term rentals, are prohibited. Stockholders are not allowed to operate or advertise short term rentals of their units (such as Airbnb and Vrbo)." Elaine Hines moved to approve the new rule to include in the Rules and Regulations. Seconded by Charles Sawyer. Carried unanimously.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 7 Reidcrest expressed gratitude that the hole in the roof will be patched soon and asked a question about subletting units.

The stockholder at 73-75 Viewcrest thanked everyone in the office for helping with the recent move to the community.

The stockholder at 12 Summitcrest reported that the painters aren't painting the gutters.

The stockholder at 22-24 Summitcrest expressed pleasure for getting the unit painted recently and commented on speeders in the neighborhood.

The stockholder at 832 Manorcrest reported the gutters need to be cleaned, discussed sidewalk repairs and had a question about occupancy limits.

JERRY DEMEYER, SECRETARY

APPROVED:

ELAINE HINES, PRESIDENT

TRIVIA WINNER
VIVIAN BRUNNER

Transcribed by Karen Brokesh

KCK Animal Services Announces New Options for Spay/Neutering

Starting this month, the KCK Animal Services team is thrilled to announce that KCK residents can now schedule spay/neuter surgeries at KCK Animal Services. In a partnership with the Pet Resource Center of Kansas City, KCK Animal Services will be hosting a regular mobile clinic to help improve access to these important veterinarian services.

"Increasing spay and neuter options for our residents and their pets will help us make even greater strides in addressing some of the animal control issues we see across the community," said Ashley Scott, Director of Animal Services. "From roaming pets to our stray population, we appreciate the work of the Pet Resource Center and look forward to this partnership."

Why Spay/Neuter Services?

According to the Humane Society, the average lifespan of spayed and neutered cats and dogs is longer than the lifespan of those not. This is in part attributed to the increased urge to roam among unaltered pets. Such roaming can expose your pet to fights with other animals which can result in injuries and infections, trauma from vehicle strikes and other accidents. Spaying or neutering your dog should reduce urine-marking and may even stop it altogether. Neutering solves 90% of all marking issues among cats, even in cats who have been doing it for a while. It can also minimize howling, the urge to roam and fighting with other males. By spaying or neutering your pet, you can help protect them against certain illnesses, perhaps address certain unwanted behaviors and save money.

To make an appointment, please call 816-353-0940 ext. 4 or email mobileclinic@prckc.org

FILE ANIMAL COMPLAINTS ONLINE GO ONLINE TO

<https://www.kckpd.org/Animal-Services/Animal-Complaints>

If this is an active emergency with an immediate threat to safety, call 911.

Types of common complaint reports may include: Barking overnight, Deceased animals in the road, and Nuisance

Step 1. Gather Information

These types of items will be useful when making a report.

Date & Time

Location

Description of the Animal

Pictures associated with the incident

Step 2. Complete the Form

Animal Complaint Online

Step 3. Know What to Expect

Complaints are prioritized by urgency/emergency status.

Reports are confidential, however if you choose to provide your information, we could contact you with follow-up information or questions.

SPRING INSPECTOINS HAVE BEGUN

THE MAINTENANCE DEPARTMENT WILL BE TURNING ON YOUR OUTSIDE WATER AND CHECKING FOR LEAKS.

THE GROUNDS INSPECTOR WILL BE CHECKING PORCHES AND RAILINGS. IF ANYTHING NEEDS TO BE PAINTED YOU WILL RECEIVE A LETTER AND HAVE 30 DAYS TO COMPLETE THE TASK.

UG Partners with Re.Use.Full to Launch Recycling Challenge

Local nonprofit Re.Use.Full has teamed up with the Unified Government of Wyandotte County and Kansas City, KS (UG) to launch the Community Recycling Challenge, a year-long recycling campaign to divert hard-to-recycle plastics from the landfill.

For every thousand pounds of material collected, Trex will repurpose the material into a park bench to be placed in the community.

Over the next 12 months, residents, workers, and visitors of Wyandotte County are asked to drop off certain plastic items, such as grocery bags, produce bags, ice bags, bread bags, bubble wrap, Ziploc bags, cereal box liners, newspaper sleeves, dry cleaning bags, and plastic mailers at one of the following locations:

**Neighborhood Resource Center (4953 State Avenue)
Recycling & Yard Waste Center (3241 Park Drive)
Municipal Building Lobby (701 N. 7th Street)**

Materials should be clean, dry, and free of food and organic residue.

The goal is to collect 1,000 pounds of plastic items, which will then be used to produce a public bench made of these recycled items. This challenge is hosted by NexTrex, a company working to divert waste from landfills and waterways. Re.Use.Full and the Unified Government will collect and weigh the items collected before they are sent to be repurposed.

The Public Works Solid Waste team will be working with Re.Use.Full to identify more opportunities for participation introduced in the coming months, including a way for community organizations and neighborhoods to create their own recycling drives and drop-off locations.



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. EXPIRED VEHICLE TAGS WILL BE TURNED OVER TO THE SHERIFF'S DEPARTMENT FOR TICKETING AND TOWING.**

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.

7. Where can you schedule spay/neuter services?

Stay Informed: Air Quality during Wildfire Season

Canadian wildfire season has started and can be expected to run through October. This can have an impact on our air quality. The best thing we can do is to stay informed. Here are some tools to help:

- Keep an eye on the air quality indexes in your weather apps.
- Find the current air quality for your city or zip code at www.airnow.gov
- Sign up for EnviroFlash text/email alerts.
- Understand the potential health risks of wildfire smoke using this guide.

Stay informed about air quality during Canadian wildfire season, now through October. Check air quality by city or zip code at www.airnow.gov

I-70/I-435 Ramp Closed for Repair

Work on a Kansas Department of Transportation (KDOT) bridge repair project on the westbound I-70 to I-435 ramp began earlier this month.

Project work on the ramp bridge, located over the I-435 exit to State Avenue, includes bridge joint replacements, bridge patching, and mill and overlay. For the duration of the project, the I-435 northbound and State Avenue eastbound exist ramps via westbound I-70 will remain closed. The detour for this area is:

Westbound I-70 traffic will travel to the 110th Street exit and turn left to travel south, then turn left and use the 110th Street to eastbound I-70 entrance ramp and continue to enter northbound I-435. Traffic will be controlled by barricades, message boards, signs, channelizers, and warning lights. Comanche Construction of Olathe is the contractor for the \$440,000 project. Work is permitted daily and nightly, Monday through Saturday, and is expected to be completed in late July.

KDOT urges all motorists to be alert and obey the warning signs when approaching and driving through a highway work zone. To stay aware of all road construction projects across Kansas, go to www.kandrive.gov or call 5-1-1. Drive safely and always wear your seat belt.

Network Incident Reported at KCKPD

On Tuesday, May 21, 2024, the Kansas City, Kansas Police Department (KCKPD) reported a network incident which has impacted some of our non-emergency services. The team is actively investigating the cause of the issue so there is limited information at this time. All emergency services, including Fire, Police and EMS, are fully-functional with no impact to response times. The public can call 9-1-1 to request emergency services as usual and be assured that we continue in our mission to keep the community safe.

While the investigation is ongoing, we can confirm some of our non-emergency services have been adapted during the network interruption to minimize service disruptions. Please be advised that all KCKPD and Kansas City, Kansas Fire Department (KCKFD) emails are currently down and some of the external phone system has been impacted. The KCKFD website is also down. Community members needing non-emergency services from either department, including Animal Services, are encouraged to call 3-1-1 (913-573-5311) for assistance. All other Unified Government services are fully operational with no impact from this network incident.

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
2 Bedroom(up)				
773 Manorcrest	Fridge, Stove, W/D, and Shed	Flores	816-269-9393	\$45,000
855 Manorcrest	C/A, Fridge, Stove, and W/D	Ramos	913-235-4676	\$35,000
872 Manorcrest	Fridge, Stove, and Washer	Mirabeaux	913-325-3719	\$39,000
3011 North Allis	Fridge, Stove and W/D	Brown	913-486-8900	\$40,000
6 Reidcrest	C/A, Fridge, Stove, W/D, and shed	Guzman	816-914-8938	\$45,000 obo
3 Bedroom (up)				
828 Manorcrest	C/A, Fridge, Stove, W/D, Shed & Deck	Storms	913-244-3027	\$50,000
820 Roswell	Fridge, Stove, W/D, Deck, & A/C Window Units	Castillo	913-953-9190	\$60,000

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

THE CREDIT UNION NEEDS VOLUNTEERS. WE RELY ON VOLUNTEERS TO MEET FEDERAL GUIDELINES. WITHOUT THOSE VOLUNTEERS THE CREDIT UNION WILL NOT CONTINUE TO EXIST. IT ONLY TAKES 1-3 HOURS A MONTH TO HELP. PLEASE CONTACT THE CREDIT UNION FOR MORE INFORMATION.

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.

Savings accounts earn 0.25%

Loan rate is 15%

Shared savings rate is 4%

June 2024

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 Credit Union closed in observance of Juneteenth	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 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