

THE HOMES, INC. NEWSLETTER

NOVEMBER 2018

THE HOMES BOARD MEETING NOVEMBER 19, 6:00 pm IN THE CLUBROOM

Stockholders and residents are
welcome

**THE HOMES IS CONSIDERRING A
VIDEO SURVEILANCE PROGRAM
WITH EACH OF THE RESIDENTS
OF THE HOMES. IF INTERESTED
IN PARTICIPATING PLEASE CALL
THE OFFICE.**

The Homes Thanksgiving Dinner
In the clubroom at 5:00 pm.
Please come and meet some of
your neighbors! We have a good
time. Please bring a covered dish.
See you then! Elaine Hines.

The Homes and credit union offices will
be closed November 12th, 22nd, and 23rd
in observance of holidays.

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IMPORTANT TELEPHONE NUMBERS

THE HOMES INC	913-321-2471
AFTER HOURS MAINTENANCE	913-948-2211
QHFCU	913-321-3214
KCK POLICE DEPARTMENT	913-596-3000
KCK ANIMAL CONTROL	913-321-1445
POTHoles	913-573-8307
CITY QUESTIONS & COMPLAIN	311
BPU(Customer Service)	913-573-9190
BPU ELECTRIC (Street lights and 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 and drop it in the lock box. 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 maintenance. The following is the first question...

1. How many 3 bedroom downs are for sale?

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NEIGHBORHOOD WATCH NEWS

Meeting at the clubroom, on Tuesday, Dec. 4th at 6:00
BBQ Dinner from Slaps BBQ will be served.

We will also be drawing for some valuable door prizes.
Everyone is invited BUT YOU MUST CALL BOB OR KAREN
AT 913-342-2660 AND MAKE YOUR RESERVATION BY
NOVEMBER 30th.

Come meet your neighbors and learn more about Neighborhood Watch

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 ourself. 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.

TriGlow LED Dusk-to-Dawn A19 Bulb, 9W (60W Equivalent) 800 Lumen, Non-Dimmable, Dusk-to-Dawn LED Bulbs

SAVE MONEY: 9 Watt bulbs replaces 60 Watt incandescent equivalent, saving you 85% in energy costs!

DUSK TO DAWN: These light bulbs feature automated built in dusk to dawn sensor that will automatically turn on and shut off based on whether or not there is daylight.

The Neighborhood Watch will come and install the light for you. Cost is \$11.00. Call the office 913-321-2471 for more information.

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
October 15, 2018

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 6:00 p.m. on October 15, 2018.

Present were: Effie Barber, Beatrice Arce, Karen Anver, Jerry Demeyer and Ray Olsen, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, attorney; and Karen Brokesh, Transcriber.

Nineteen 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 reports for August and September, 2018 have been posted.

Minutes of the regular meeting of August 20, 2018 and August 20, 2018 executive session had previously been distributed to all board members. Karen Anver moved to approve the minutes as submitted. Seconded by Ray Olsen. Carried unanimously.

The resignation of Todd Bothwell from the board of directors was announced. Beatrice Arce moved to appoint Ray Olsen to fulfill Todd Bothwell's remaining term on the board of directors. The motion carried unanimously.

The resignation of Charles Sawyer from the board of directors was announced. Beatrice Arce moved to appoint Jerry Demeyer to fulfill Charles Sawyer's remaining term on the board of directors. The motion carried with Effie Barber abstained.

Beatrice Arce moved to accept the resignations of Todd Bothwell and Charles Sawyer from the board of directors and to appoint Ray Olsen and Jerry Demeyer to fulfill their terms. Seconded by Karen Anver. Carried unanimously.

The meeting was turned over to attorney Greg Goheen to take motions for the officers. Effie Barber moved to nominate Ray Olsen as Treasurer. Seconded by Karen Anver. Motion carried. Karen Anver nominated Jerry Demeyer as President. Seconded by Effie Barber. Carried unanimously. Effie Barber will remain as secretary. Karen Anver will be member at large. Mr. Goheen turned the meeting over to President Demeyer.

Treasurer Olsen reported that he has reviewed the financial statement for the months of August and September, 2018 and found them to be in good order. Ray Olsen moved to approve the financial report. Seconded by Karen Anver. Carried unanimously.

The stockholder change requests approved by the manager this month are:
10 Summitcrest: Install cement patio – Angelica Martinez.

2. How do you plan for your future and the Homes future?

- 670 Manorcrest: Install a dog run – Charles Sawyer.
- 3165 N. Allis: Install an 8 x 10 shed – Charles Guchul.
- 860 Manorcrest: Install a 7 x 10 shed – Gruedda Magano
- 953 Manorcrest: Install a 10 x 12 shed – Kelly Bradford

There were no stockholder change requests for board approval.

Effie Barber read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
14 Viewcrest	Catherine Andrews	Joshua Bennett and Keith Wilson
39/41 Summitcrest	John and Sharon Carrazco	Helenn Aidoo and Ralph Stephenson
3124 N. Allis	Jennifer Morris	The Homes, Inc.
780 Manorcrest	Richard Kerns	James Stewart
826 Roswell	Ricardo Patlan, Ana Laura Millan-Millan and Jose Alberto Flores-Mendoz	Jaquelin Hernandez Renteria Luz Renteria
870 Manorcrest	Janice Rock	Gabriel Llave Melendez and Jose Manuel Llave
872 Manorcrest	Quindaro Homes Federal Credit Union	Noemi Mirambeaux and Elena Florida Vazquez

After being informed that the stock transfers were in order, it was moved by Karen Anver and seconded by Beatrice Arce 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:

The Neighborhood Watch committee announced that the Neighborhood Watch meeting on December 4, 2018 will have a BBQ dinner at 6:00PM. Reservations are requested for the dinner. They still have dawn to dusk light bulbs and motion detector LED lights for purchase. Anyone interested in purchasing either of these should contact the office.

The winner of the stockholder trivia drawing is 56 Viewcrest who will receive \$60.00 of next month’s maintenance fee.

Old Business to be Discussed:

Manager is working with the BPU about security lights in the community. Residents are still needed to sign up for security camera. Stockholders who wish to have security cameras installed outside their units should contact the office. The Homes will install and maintain the cameras.

New Business to be Discussed:

Annie Bothwell has been hired as a grounds inspector. She will be walking the grounds weekly to ensure units are in compliance with codes and the rules and regulations. Letters will be sent to stockholders who have violations.

Fall furnace inspections have begun. A new contractor, Summit, has been hired to do the inspections. There is an increased cost of \$13.00 per unit to do the inspections but Summit’s inspections include additional checks that the previous contractor has not been doing.

Cement repairs, structural repairs and replacement porches have begun and will be ongoing through the months of October and November.

3. With cold weather coming what should you make sure is closed?

Manager has been meeting with the Unified Government Public Works Department to add additional parking and plan repairs to streets and parking. Photos of potential new parking were on display during the meeting for residents to review.

A claim has been made with WalMart about the damage their truck caused when the cab of its truck hit power lines and pulled meters off buildings about 4 weeks ago.

Comments from Directors and Attorney:

Karen Anver will drive residents who cannot drive to the polls to vote on November 6 between 8:00AM and 2:00PM. Please contact the office or Karen if you would like her to drive you to the polls.

Comments from Stockholders:

Bob Whittington commented on pest control products available in the stores.

Dottie Reynolds discussed the crawl space in her unit.

Sherry McCool thanked the board members for serving on the board.

Martin Bosch asked about the process for delivering the newsletter.

Juanita Pirillo had a question for the board to be addressed in executive session.

Rob Tavis thanked the manager and the board for the new porch awning that was installed at his sister's unit.

Doug, Heronemus asked to be placed on the newsletter delivery list.

Todd Bothwell stated that he regretted that he had to resign from the board but said he would still be active in the community.

Kelly Bradford commented about the security cameras in the community.

Bob Anver discussed the ownership of the streets and parking bays.

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

EFFIE BARBER
SECRETARY

APPROVED:

JERRY DEMEYER
PRESIDENT

Transcribed by Karen Brokesh

4. Who is offering transportation the voting polls on November 6th?

FALL FURNACE INSPECTIONS

BEGAN OCTOBER 1

**AND WILL BE ONGOING THRU THE MONTH OF NOVEMBER
WE ARE TRYING TO KEEP TO A STRICT SCHEDULE SO THAT
FURNACE INSPECTIONS CAN BE COMPLETED ON TIME AND
EFFICIENTLY**

- MAKE SURE YOUR UTILITY ROOM IS CLEAN AND FREE OF CLUTTER** (The technician needs to be able to work easily in your utility room)
- IF YOU HAVE A DOG** (Call the office to make arrangements)
- IF YOU HAVE A SECURITY ALARM** (Call the office to make sure we have a code)
- IF WE DO NOT HAVE A KEY** (Come to office and we will make a copy)

IF YOU HAVE A SECURITY ALARM SYSTEM, PLEASE CALL THE OFFICE

IF YOU HAVE INSTALLED A NEW SYSTEM
IF YOU ARE NO LONGER USING THE SYSTEM
IF YOU HAVE CHANGED THE CODE

The Homes has hired a part time grounds inspector to make weekly inspections of the entire neighborhood. They will be documenting violations and taking pictures. They will also document issues that the Homes needs to address such as peeling address numbers, trees that need to be removed or trimmed, damaged guttering, cement repairs along with other issues. Violation letters will be sent out daily and follow up to the violations will be conducted weekly.

THE ONLY ITEMS THAT ARE ALLOWED ON PORCHES ARE-

**LAWN CHAIRS
LAWN TABLES
PATIO/DECK BOXES
FLOWER POTS
GRILLS
BICYCLES**

Veterans Day originated as “Armistice Day” on Nov. 11, 1919, the first anniversary of the end of World War I. Congress passed a resolution in 1926 for an annual observance, and Nov. 11 became a national holiday beginning in 1938. Unlike Memorial Day, Veterans Day pays tribute to all American veterans—living or dead—but especially gives thanks to living veterans who served their country honorably during war or peacetime. The following are a few retail establishments honoring veterans with deals or discounts.

54 th Street Grill	On The Border
Ameristar Casino	Outback Steakhouse
Argosy Casino	Panera Bread
Applebee’s	Price Chopper
Cracker Barrel	Ruby Tuesday
Denny’s	Great Clips
Dickey’s BBQ	Home Depot
Famous Dave’s	Sports Clips
Golden Corral	Starbucks
Hereford House	Stroud’s
Hy-Vee	Texas Roadhouse
IHOP	Tractor Supply Co.
Longhorn Steakhouse	Olive Garden
Olive Garden	Bed Bath & Beyond
Dollar General	IKEA

Donations Needed

Diamond Diva’s

**Annual blankets, socks, warm winter attire
(new or gently used)**

Help our homeless adults stay warm this winter

Please contact Betty Toombs at 816-588-3151

to assist you with your donations

diamonddivaskcmo@yahoo

Donation deadline is November 9, 2018

EVENTS

11/3/2018 - Central Avenue Dia de los Muertos Parade

1621 Central Avenue, Kansas City, KS 66102, (913) 707-4622, Time: 3:00 PM to 9:00 PM, www.cabackk.org/dia-de-muertos. The Central Avenue Betterment Association invites you to participate in the Second Annual Central Avenue Day of the Dead Parade. Enact the joy of being reunited with your love ones who have passed and enjoy the culture and community! This celebration is acknowledged internationally in many other cultures. The multi-day holiday including the Parade focuses on gatherings of family and friends to ask for and remember friends and family members who have died, and help support their spiritual journey. In 2008, the tradition was inscribed in the Representative List of the Intangible Cultural Heritage of Humanity by UNESCO. We all can be part of the celebration!

11/4/2018 - Pysanky Egg Decorating Class at Strawberry Hill Museum

720 North 4th Street, Kansas City, KS 66101, (913) 371-3264, Time: 12:00 PM to 3:00 PM, Price: \$35.00, www.strawberryhillmuseum.org. Pysanky is an ancient Slavic egg decoration. These amazing eggs are not painted, but dyed using a batik/wax resist. The end result is a long lasting stunning piece of art. Learn about the symbolism of these amazing eggs, and dye one of your own to take home! Reservations & pre-payments are required. Tickets are \$35.00. Visit website for more information.

11/6/18 - Transportation to the polls

Voters who are unable to drive will be able to get a ride from Karen Anver. Call Karen at 913-342-2660. She will provide transportation at 8:00 am, 10:00 am, 12:00 pm and 2:00 pm.

11/10/18 - Annual Wyandotte County Veterans Day Commemoration

Salvation Army Harbor Light Village, 6723 State Avenue, Kansas City, KS 66102, (913) 321-5800, 10:00 AM to 12:00 PM, <http://www.vfw6401.org>. Show your appreciation for our honorable Veterans at the annual Wyandotte County Veterans Day Commemoration! Gretchen Meitler, an Iraq Veteran and member of the Tonganoxie VFW Post 9271 will be delivering a speech. There will be entertainment provided by Piper High School Music In Motion along with commemorative displays and brunch. This year's program will recognize Current Era Veterans with a special acknowledgment of Iraq & Afghanistan Veterans. This is a free community event.

11/17/18 - 14th Annual Legendary Tree Lighting Ceremony

Legends Outlets Kansas City, 1843 Village West Parkway, Kansas City, KS 66111, (913) 788-3700, Time: 6:00 PM to 8:00 PM, <http://legendsshopping.com/events/uncategorized/13th-annual-legendary-tree-lighting-ceremony/>. Save the date! Legends Outlets is welcoming another holiday season with our 14th Annual Legendary Tree Lighting Ceremony on Saturday, Nov. 17, from 6 to 8 p.m. Featuring live entertainment, family-friendly activities, prize giveaways and more! More information coming soon!

11/22/18 - The Homes Thanksgiving Dinner

In the clubroom at 5:00 pm. Please come and meet some of your neighbors! We have a good time. Please bring a covered dish. See you then! Elaine Hines.

Olde World Christmas Night Time Tour

11/24/2018, 11/30/2018, 12/7/2018, 12/15/2018, 12/21/2018, 12/29/2018. Strawberry Hill Museum, 720 North 4th Street, Kansas City, KS 66101, (913) 371-3264, 6:00 PM to 8:00 PM. Consider a nighttime tour of the Strawberry Hill Museum. During these evening tours, the museum will be illuminated using Victorian oil lamps and special Christmas lighting. It's a fun time so plan to take advantage of one of these tours. Refreshments will also be served. For more information, call the museum or purchase your tickets here. Reservations and pre-payments are required. Victorian era decorations will adorn the mansion and the ethnic rooms will be filled with Christmas season "Olde World" traditions. In addition to our permanent ethnic exhibitors, there will be displays representing Mexico, Ireland and African-American cultures. Additional space has also been added to display German, Italian and Belgium

7. If the Homes does not have a key to your unit what should you do?

traditions. There are also new items in the Gift Shop, so make sure you stop by after your tour and pick up those unusual gifts for your family and friends.

11/30/18 - Downtown Kansas City, KS Holiday Lighting Festival

City Hall, 701 N 7th St, KS 66101, 573-5000, Time: 3:00 PM to 7:00 PM, <http://www.wycokck.org>. Gather in front of City Hall in downtown Kansas City, KS for arts and crafts, movies, snacks, dance performances, a visit with Santa and a viewing of the mayor's Christmas tree lighting!

**CRAWL SPACE DOORS
WITH COLD WEATHER COMING MAKE SURE THAT YOUR
CRAWL SPACE DOORS ARE CLOSED.**

Oscar "Ray" Stacy, 66, passed away at the University of Kansas Medical Center in Kansas City, Kansas on Friday, October 12, 2018 surrounded by family and friends who loved and will miss him dearly. Oscar Ray was born on his in Peterborough, New Hampshire. In the mid 1970's he moved to the greater Kansas City area. He worked in food service for most of his career. Following his retirement, in late 2015 he moved to Dolgeville, New York to be near his son's family. In the summer of 2018, he returned to Kansas City where he remained until his passing. In his retirement he was an enthusiastic and involved resident and stockholder of The Homes Incorporated, an historic housing cooperative in northeastern Kansas City, Kansas. During his tenure in the Homes, Oscar Ray led the effort to establish a memorial fund in honor of several deceased stockholders whom he counted among his many friends. The fund allowed the cooperative to purchase trees and shrubbery for common areas of the Homes in memory of these people. Oscar loved to cook and entertain and could always be counted on to help with neighborhood events including the annual Thanksgiving dinner and other social times. In the summer he loved listening to the Boston Red Sox on the radio or watching them on TV. He never met a stranger in his life and always had a smile, a funny story, or a joke to share. Even during his last illness, the doctors and nurses who treated him unanimously praised his cheerful attitude and friendly manner.

8. How many stockholder change requests were there in the month of October?



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.

SECURE YOUR HOME. It is very important that you have a trusted family member or friend on your stock certificate or a TOD (Transfer on Death) or a will specific to your unit. If you do not, then the Homes will incur legal debt proving that the Homes has equity in the unit. The Homes will have to take a financial loss because we will not receive HOA fees (Home Owner Assoc. fees – maintenance fees) for an unknown number of months. Plan for your future and the Homes future.

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 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 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.

9. What should you make a reservation for by November 30th?

UNITS FOR SALE

One Bedroom Down	Amenities	Owner	Phone	Price
935 Manorcrest	Stove, Fridge, Washer, Dryer, Shed, Screen in porch	Aidoo	913.944.8724	\$9,000
Two Bedroom Up	Amenities	Owner	Phone	Price
773 Manorcrest	C/A, Stove, Fridge, Basement	Garcia	913.602.7737	\$11,500 -nego
855 Manorcrest	C/A, Stove, Fridge, Deck	Ramos	913.235.4676	\$9,900
3020 N Allis	C/A, Stove, Fridge	The Homes	913.321.2471	\$5000.00-OBO
65 Viewcrest	Can Show	Foran	913.371.6780	\$10,000
113 Viewcrest	C/A, Stove, Fridge, W/D	Millan	816.803.2697	\$8,500
83 Viewcrest	C/A, Stove	The Homes	913.321.2471	\$9,500
Two Bedroom Down	Amenities	Owner	Phone	Price
823 Manorcrest	C/A, Stove , Fridge	Paxton	913.626.7498	\$12,000
Three Bedroom Up	Amenities	Owner	Phone	Price
828 Manocrest	C/A, Stove, Fridge, Shed	Lopez	913.486.0456	\$13,000
30 Viewcrest		Walters	913.321.2471	\$8,100
3150 N 9 th		QHFCU	913.321.2471	\$ 8,819.25
58 Viewcrest	C/A , Appliances ,Shed	Magenheimer	913-940-6940	\$13,200.00
135 Viewcrest		QHFCU	913.321.2471	\$5,000
139 Viewcrest	C/A , Stove , Fridge	Mora	816.419.9387	\$12,000.00
Double Unit	Amenities	Owner	Phone	Price
3133/3141 N Allis	Fridge , 2 Sheds	Ward	913.832.9266	\$6,000

REMODEL SERVICES

Ricardo Isaiah - 973-380-5646

Child Care, First Aid/CPR Certified, Pet Sitting, House Sitting and Domestic Assistance

Sherry Davis
913-321-2471

MOWING SERVICES

Paul Eklund - 913-626-2646
Jerry Ben - 913-321-2471
Josh Atkinson - 816-438-8868
John Holt - 913-375-6948

10. Where can you have Thanksgiving dinner?

NOVEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7 KCKPL Mobile Library 3-5pm	8	9	10
11	12 The Homes and Credit Union Closed	13	14	15	16	17
18	19 The Homes Board Meeting 6pm	20	21 KCKPL Mobile Library 3-5pm	22 The Homes and Credit Union Closed	23 The Homes and Credit Union Closed	24
25	26	29	30			

Please call or email the office if you would like the Newsletter hand delivered, emailed, or both. The newsletter is always available in the office.

WISHING YOU A HAPPY AND HEALTHY THANKSGIVING