

**THE HOMES
BOARD
MEETING IS
NOVEMBER 21ST
AT 5:30 PM AND
IS OPEN TO THE
PUBLIC**

INSIDE THIS ISSUE

PAGE

Announcements	2
Minutes	3
Helpful Hints	5
How to Have a Safe Halloween	7
Events	8
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

**WHEN YOU HAVE A BULK TRASH
PICK UP
(REFRIGERATOR, FURNITURE,
CHAIRS, AIR CONDITIONERS, ETC.)
CALL (913) 631-3300
YOUR REQUEST WILL BE
FORWARDED TO WASTE
MANAGEMENT AND YOUR BULK
TRASH WILL BE PICKED UP ALONG
WITH REGULAR TRASH PICK UP.**

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 a stray animal?

FALL/FURNACE INSPECTIONS HAVE BEGUN

We will be installing carbon monoxide detectors on the first floor of your unit. You agree to maintain the carbon monoxide detectors and replace the batteries as necessary for as long as you occupy the unit. If you already have a carbon monoxide detector please call the office.

If we do not have a key to your unit, you must provide a key to the office. This is part of the rules and regulations of The Homes, Inc.

If you prefer to be home or if you have a dog, please contact the Office to make arrangements.

As in the past - we will enter your Unit to check:

- **Furnace:**

We ask that your utility room be clean and free of debris. If Maintenance has to move items in the utility room to gain access, you will be charged \$30.

- **Smoke Detectors:**

If you do not have a working smoke detector - we will install one. (Two-story Units require 2 smoke detectors). The charge for this is \$8 per smoke detector and \$2 for batteries.

- **Outside Water:**

All outside water will be turned off. The outside spigot will be left open so the pipes do not freeze during the Winter. **(Please be mindful of this if you turn the water back on.)**

If you turn the water back on and damage is incurred to the plumbing, you will be responsible for damages.

- **Unit Inspection:**

Conduct routine overall interior inspection of your unit.

TAG ENFORCEMENT

THE SHERIFF'S DEPARTMENT REGULARLY PATROLS THE HOMES FOR VEHICLES WITH IMPROPER TAGS. THE OFFICE KEEPS A LIST OF IMPROPER TAGS REPORTED BY RESIDENTS. THIS LIST IS GIVEN TO THE SHERIFF'S DEPARTMENT AND VEHICLES WILL BE TOWED.

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
September 19, 2022

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on September 19, 2022.

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

The meeting was closed to stockholders due to health concerns due to COVID-19. One stockholder attended by videoconference.

It was announced that the work order report for August 2022 has been posted.

Minutes of the regular meeting of August 15, 2022 and August 15, 2022, executive session had previously been distributed to all board members. Jerry DeMeyer moved to approve the minutes as submitted. Seconded by Ron Bond. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of August, 2022 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Ron Bond. Carried unanimously.

There were no stockholder change request approved by the manager.

There were no stockholder change requests for board approval.

Secretary Bond read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
131 Viewcrest	Jose Melendez, Alberto Acosta and Mathilde Acosta	Esteban Renteria and Rosa Quiroga-Villegas
14 Viewcrest	Joshua Bennett and Keith Wilson	Beatriz Nunez

After being informed that the stock transfers were in order, it was moved by Ron Bond 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:

Furnace inspections have begun. The fall inspections will begin in a few weeks. They have been delayed due to employee shortages. Interviews are ongoing for new maintenance technicians with plumbing experience.

The new parking areas have been added and look great. The Homes will construct a retaining wall in the area to help with erosion. Next year, smaller parking areas will be added throughout the community where needed.

3. Where will you have the opportunity to meet some of the original Rosie Riveters?

New Business to be Discussed:

The Homes current pet policy does not reflect the city ordinance that all cats and dogs must be spayed or neutered after the age of six months. There are exceptions to the ordinance but they are rare and must have a special permit issued by Animal Services. Some residents have asked that The Homes' policies be revised to include the requirement that dogs and cats be spayed or neutered. The board declined to amend the current policy.

The board discussed the amount of extra work by office staff when a real estate agent is used by the buyer or seller of a unit. The board decided to charge a fee of \$200.00 to any party who uses a real estate agent to buy or sell a share of stock.

Manager reported that the fruit trees purchased with grant money two years ago are doing great and some are already bearing fruit. The trees are located in parks in the neighborhood.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

None.

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

RON BOND
SECRETARY

APPROVED:

JERRY DEMEYER
PRESIDENT

Transcribed by Karen Brokesh



HELPFUL HINTS ABOUT LIVING IN THE HOMES

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. CHANGE YOUR FURNACE FILTER ONCE A MONTH. FILTERS ARE FREE AT THE OFFICE.**

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 back-up 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 resident's needs. Second, it is against the law. Littering is a Class C violation that is punishable by a fine up to a \$2500.00. 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.

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. If you have vehicles that you do not drive, park it in a overflow lot. **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.

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 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.

5. When should you provide extra water for your plants?

Prepare your lawn and plants for winter

Many people think that putting away their lawn mower makes them ready for winter. There's a little more to it than that, especially if you're at all concerned about pests and as well as the overall health of your trees, shrubs, and garden beds.

Watering

Water appropriately. All plants, especially evergreen, need to remain hydrated throughout the winter. When it's cold, the sun can still heat up a plant so that it loses water through its foliage but can't take up water from the frozen ground. So, it's important to make sure plants go into winter well hydrated. Make sure that the soil is moist, not soaking wet, throughout the fall and into the winter. Water is especially critical for evergreens such as juniper, gardenia, and azalea. In too much wind or sun, they can lose water. For these plants, it doesn't take but a day of water loss to burn tissue and kill part of the plant. How much water is enough? If there's a week without rain, you want to provide extra water. This is especially true with younger plants. Established plants are more resistant, but still aren't immune to winter drying. Continue to water until the ground is frozen, at least into the middle of December.

Mulching

Another thing you can do is to mulch the root zone of your trees and shrubs to hold in the moisture. Mulch has the added benefit of holding in warmth, so when you use mulch it takes longer for the underlying soil to freeze. Caveat: Mulch should never be placed directly against the trunk. Rodents such as voles burrow into mulch and, if it's close to a plant, will chew the bark, creating a problem known as girdling. Girdling, which is the removal of a strip of bark, can kill a tree or shrub.

Pruning

Correct pruning this time of year can help a plant better overwinter, by reducing demand on the plant's roots.

Protecting plants

You can cover "barely hardy" plants such as gardenias with burlap or another permeable, soft fabric. Covering a plant in this way can reduce loss of moisture from sun and wind.

Here are some other ideas for managing your lawn and garden

Clean sheds, pots, seed trays, and equipment (they harbor pests and disease)

Clean out bird houses (they harbor parasites)

Prune deciduous hedges (prune evergreens in the spring)

Mix well-rotted organic matter with soil for any plantings

Plant hardy climbing plants so that they can root well before harsh weather

Plant tulips and bare-root roses now, but wait until spring to plant lilies (soil permitting)

Take your lawn mower in for servicing

Insulate pots that are too large to move indoors

Water potted plants frugally

If you cut down perennials, mark where they're planted so that you can dig and divide them in spring.

However, leaving dead stems standing benefits wildlife over the winter.

WE ARE IN NEED OF NON PERISHABLE ITEMS FOR THE PANTRY. PLEASE DROP OFF DONATIONS TO THE OFFICE. DONATIONS ARE APPRECIATED AND THANK YOU.

How to Have a Safe Halloween

Thinking about how to have a safe Halloween helps you plan wisely to insure that the holiday is full of fun and safe activities. Because there is more to Halloween than just trick-or-treating, there are measures to consider for before and after the actual night of Halloween. This can include costumes, Halloween parties or planning the décor around your own house.

Costumes and How to Have a Safe Halloween

Costumes are a favorite among children and adults when it comes to Halloween. There are some things to be careful of, though, when it comes to your Halloween costume. For example, it is important that a costume or mask does not obstruct your vision. Also, be sure there is no part of the outfit that hangs off of it that could be a tripping hazard or become ensnared on another object. Try the costume on and move around in it. Better to find out before the party or Halloween night if there is a problem with the attire. Make mends and adjustments to fix any potential problems. Also, this is a good way to make sure the costume is comfortable in general.

Make up can occasionally be a safety concern. First, it is important to make sure you or your child do not have an allergic reaction to the makeup. Dab some of it on your hand and wait for a few hours to make sure there are no irritating results. Eye makeup can also run into the eye and cause problems. For both of these reasons, it is a good idea to carry wipes that will help remove makeup if there is a problem or at the end of the evening to let your skin breathe.

Also keep in mind any accessories that come with the costume. Make sure nothing about the getup and accessories could become loose and end up a choking hazard for small children. Also, any knives, swords or similar objects should be short, soft and flexible. While trick-or-treating, you may want to hold this type of item for your child.

Safety for Trick-or-Treating

Before setting out to hit the streets and collect candy, there is a check list of items you and your youngster should have on hand. Be certain you have these items: a map of the route, a flashlight and a cell phone. Make certain your child wears good sturdy shoes, such as sneakers, even if it doesn't go with the Halloween costume. Also, try to have something attached to the costume that acts as a reflective device.

While on the streets, obviously, pay attention for drivers who aren't doing just that. Stick together and, when traveling in groups, make sure each trick-or-treater is accounted for before heading to the next door. Do not allow any child a single piece of candy until they have all been inspected thoroughly.

Upon arriving home, all the food items should be checked out. Make sure candies have secure wrappers and are not choking hazards. Baked goods should only be permitted if they have been made by someone you absolutely know and trust. Fruits should be inspected for puncture, injection or slit marks.

Decorating Safety for Halloween

This is a great part of the Halloween tradition, but should also be planned well to prevent potential hazards or threats. Candle-lit jack-o'-lanterns should be monitored closely at all times. Make sure the candle is fully extinguished before bedtime and that the pumpkin is not in the path of a great deal of foot traffic. Also, when in doubt, go with the plug in type or use glow sticks to illuminate jack-o'-lanterns.

Keep an eye out for anything that could be a tripping concern. It can be easy to get caught up in the festive decorating and lose sight of the functionality of the set up. Anything that could get caught on a foot or around the neck or a limb should be avoided. Monitor this even after the decorations have been up for a bit. Things can fall or slip out of their original place just enough to cause a problem. Use fire retardant items for decorating whenever possible and make certain anything that uses electricity is not overheating or near something that could ignite with long exposure to heat.

Common Sense

The idea to having a safe holiday is to use common sense and trust your instincts. You don't have to be overly paranoid, but you should be aware, alert and informed. How to have a safe Halloween is just using the guidelines so that everyone has a good time without any problems.

7. Why does the Sheriff's department regularly patrol the Homes?

EVENTS

09/28/2022 – 10/02/2022 WORLD SERIES OF BARBECUE HOSTED BY THE AMERICAN ROYAL

American Royal of Kansas City, 1701 American Royal Court, Kansas City, MO 64102, (816) 221-9800. Ticket price varies, 3:00 PM, Recurring daily. The American Royal World Series of Barbecue is the largest barbecue contest in the WORLD and the American Royal's largest fundraiser! Join us in Kansas City for a BBQ experience like no other!

10/06/22 7th Annual Fairfax Festival at Kaw Point

1401 Fairfax Trafficway, Kansas City, KS 66115, (913) 915-2327. Free. Time:3:30 PM to 7:30 PM. In addition to the usual live music, beer & wine garden, local food, raffle prizes, lawn game tournament and historical boat rides, this year the Fairfax Industrial Association will have a mini-Wyandotte County Museum at the event for all of the 130 company executives and employees to relish and appreciate enormous community pride in working with one of the United States' most historic area. There will be opportunities to meet some of original Rosie Riveters (and some reenactors). A special fireworks display at the end of the Festival will commemorate this momentous year for all Festival attendees and Kansas Citians alike. This is an event you won't want to miss!

10/08/22 - TURNER DAYS

Turner Middle School - 1312 S 55th St. Kansas City, KS 66106. Parade - Douglas Ave. to Inland Drive, S. 55th St. at 10 am. Turner Days Festival 10 am to 6 pm. Car Show register by noon. Awards at 3:00 pm.

A community coming together every October for the past 37 years to celebrate all that makes us who we are today. Enjoy shopping from numerous booths. Have some eats & drinks from a wide variety of food vendors. Watch live performances from Turner USD 202 programs & choirs, local bands, and more. Get involved in activities, play games, & win prizes. We look forward to having you!

COME ON OUT & HAVE SOME FUN!

10/15/22 - 38th ANNUAL INTERNATIONAL LINEMAN'S RODEO

In Bonner Springs, Kansas at the National Agriculture Center & Hall of Fame. Evergy and KCBPU are the host utilities. The Lineman's Rodeo attracts the best lineman from around the world to compete in events based on traditional lineman tasks. The first Lineman's Rodeo was held in September 1984, with twelve participating teams from Kansas and Missouri. The Rodeo has grown now to over 200 teams and more than 300 apprentices that come to compete.

10/21/22 – 10/22/22 WYCO Dumpster Days

The Unified Government's Public Works Department is excited to announce the second WyCo Dumpster Days of 2022. Dumpster Days is an event to help residents recycle most common electronics waste and dispose of unwanted bulky items like old mattresses and furniture for free.

Visitors will need to show proof of Wyandotte County residency with something displaying their name and address, like a driver's license or utility bill. Items accepted include electronics recycling, mattresses, furniture, refrigerators, general appliances, fixtures, microwaves, freezers, televisions, and more. The event will be held at Wyandotte County Park (126th & State) in Bonner Springs, Kansas, on October 21 & 22 from 8 AM to Noon.

10/26/22 - TRUNK OR TREAT FAMILY HALLOWEEN PARTY

KCK Public Library - 625 Minnesota Ave, Kansas City, KS 66101, (913) 295-8250. Free. 6:00 PM to 8:00 PM. Join us in the library parking lot of the Main Library for a night of Halloween excitement! Children under 18 and families are welcome. Costumes are encouraged, but not required.

8. If you already have a carbon monoxide detector, what should you do?

UNITS FOR SALE
NONE

Human Services Department: Winter Donation Drive

The weather is cooler and our Human Services Department invites you to donate new or gently used coats, hats, gloves, and scarves for those most impacted by the winter weather. If you would like to donate, please contact the office at humanservices@wycokck.org or 913-573-5502 or swing by 701 N. 7th Street, Room 346 to drop-off your donation.

NEWSLETTER TRIVIA WINNERS WAS VIVIAN BRUNNER

THE HOMES WOULD LIKE TO GET YOUR MOST CURRENT EMAIL TO USE FOR COMMUNICATION. PLEASE EMAIL US AT THEHOMESINC@THEHOMESINC.COM.

KERA (Kansas Emergency Rental Assistance) is still accepting applications. They can help with Maintenance Fees. If you make less than \$48550 for one adult or \$55450 for two adults you will qualify. I have assisted many residents with their applications and can help you.

Please bring a copy of the following to the office

- Copy of your driver's license
- Proof of income (one of the following will do W-2, 1099 or 2020 taxes or Social Security Statement)
- The number of adults living in the unit, their Date of Birth and their Social Security #. If they have an income they need to provide proof of income
- A reason for your hardship due to COVID (Example: Had Covid and it affected something, lost job, hours were cut back)

OCTOBER 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 Board Meeting	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