

THE HOMES, INC.

NEWSLETTER

NOVEMBER 2025

BOARD MEETING IS NOVEMBER 17TH IN THE CLUBROOM At 5:30 pm

**STOCKHOLDERS ARE RESPONSIBLE FOR
TRIMMING BUSHES, LANDSCAPE,
MOWING AND TRIMMING THEIR
YARD. STOCKHOLDERS THAT DO NOT
MOW THEIR YARDS REGULARLY WILL
BE MOWED BY THE HOMES AND A
CHARGE OF AT \$100 WILL BE ADDED
TO THEIR ACCOUNT**

**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.

**REMEMBER TO CHANGE YOUR
FURNACE FILTER EACH MONTH.
THEY ARE FREE AT THE OFFICE**

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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 FIRE DEPARTMENT	913-573-5550
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

**FREE ICE MELT
(FOR PORCHES AND SIDEWALKS)
AT THE OFFICE**

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 double units are for sale?

FOLLOW US ON...

facebook

TELL US ABOUT LOCAL BUSINESSES

The Homes would like to highlight local businesses that our residents have used. If you have been to a local business that you would recommend let us know. We will put the business in our monthly newsletter so that other residents can benefit from your contribution. It could be a restaurant, a grocery/convenient store, laundromat, pet grooming services, dry cleaner, etc. You can call or email us about a business.

NUNEZ FOODS

2110 N 18th St, Kansas City, KS 66104

(913) 279-1989

<https://nunezfoodsk.com/>

Mon-Sat 7:00 am - 10:00 pm

Sun 10:00 am - 10:00 pm

Casual eatery dishing up Mexican standards, from birria burgers and ramen to burritos and fries.

4.6 out of 5-star reviews on Facebook



QUIET HOURS

In Wyandotte County/Kansas City, Kansas, the general quiet hours are from 10:00 p.m. to 7:00 a.m.. During this time, certain noises that are "plainly audible" at a specific distance are restricted, especially in residential areas.

Specific regulations include:

- **General Noise Disturbances:** Sound from portable, non-vehicular music or sound production devices operated in a public space shall not be plainly audible by any person other than the operator between the hours of 10:00 p.m. and 7:00 a.m..
- **Power Tools/Lawn Equipment:** The operation of power tools, lawnmowers, or similar equipment is prohibited in a residential area if the sound is plainly audible across a property boundary line between the hours of 10:00 p.m. and 7:00 a.m..
- **Parties/Gatherings:** Congregating in a party or gathering that produces sound disturbing the peace, quiet, or repose of a reasonable person residing in a residential area may result in a police officer ordering dispersion, especially between 10:00 p.m. and 7:00 a.m..
- **Decibel Limits:** The ordinance also sets specific decibel limits (dB(A)). In residential areas, the outdoor sound pressure level limit is 60 dB(A) between 7 a.m. and 10 p.m., and 55 dB(A) between 10 p.m. and 7 a.m..
- **"Plainly Audible" Standard:** A "plainly audible" standard can be used by law enforcement, which does not require a sound meter measurement.

These rules are part of the Unified Government of Wyandotte County and Kansas City, Kansas Code of Ordinances and are designed to prevent excessive, unnecessary, or unusually loud noise.

TRIVIA WINNER
CHRISTINA AQUINO

WYANDOTTE COUNTY SHERIFF'S OFFICE 10/29/25. We have received numerous reports today about people getting calls claiming to be from our agency saying that they have missed a court date, have a warrant out for their arrest, etc. The caller will threaten an arrest unless you provide payment. They will try to get money to pay off these "debts" through gift card, Bitcoin, Venmo, CashApp, and many other ways. Please do not fall for this!!

This scam can be hard to detect as scammers are now able to "spoof" calls, which means that they can program it to show up with a caller ID from the "Sheriff's Office". They will use real names of real employees and may sound extremely legitimate.

We will never call you with this kind of information, and we definitely will not request payment of any kind over the phone. If you are unsure if you are being scammed, please hang up the phone and call our office directly at (913) 573-2861.

NEWS FROM A RESIDENT. I am excited to have opened my new Avon Boutique Online! The holiday brochure just launched and there are tons of gift bundles, decor, candles, make-up and fragrance deals.

Avon is decades old with golden oldies, such as Skin So Soft and fragrances such as Wild Country, Sweet Honesty, and Candid. Avon is meeting the demands of the modern consumer with options that are not only animal friendly, but some contain essential oils and are vegan or organic.

My reasons for venturing out on this endeavor is having to become a dialysis patient, over a year ago. I am limited on driving and can no longer substitute teach to make ends meet. I am able to do online fundraisers as well as retail sales. Please consider shopping with me. Don't forget to sign up for the sweepstakes online to possibly win lots of free Avon!

To Shop: www.avon.com/repstore/msmarla5220

Follow me my Facebook page:

Marla's Avon Beauty Boutique On Line



THANKSGIVING MEALS

Looking for an inexpensive Thanksgiving meal this year, Walmart and Aldi's offer a full meal that will feed 10 people for \$40.00. The meals includes Turkey, 13.5 lb., Fried Onions, 4.5 oz., Cream of Mushroom Soup, Turkey Stuffing, Twin Pack 2 x 6 oz., Dinner Rolls, 12 ct., Russet Potatoes, 5 lb., Fresh Cranberries, 12 oz., Baby Carrots, 2 lb., Corn, 15 oz. (3 cans), Green Beans, 14.5 oz. (3 cans), Macaroni & Cheese, 12 oz. (3 boxes), Brown Gravy Mix, 0.87 oz. (2), Pie Crusts, Evaporated Milk, 12 fl. oz., 100% Pure Pumpkin, 15 oz.

If you need a little more help, try the following local food pantries.

Kansas City, KS Food Pantry by Catholic Charities of Northeast Kansas
600 Minnesota Avenue, Kansas City, KS 66101 - 816-277-4587
Monday, Tuesday & Friday from 9am-12pm & 1-3pm

Pleasant Green Baptist Church
340 David L Gray Drive, Kansas City, KS 66101 - 913-371-5393
Monday, Wednesday & Friday from 11am-2pm

Mount Carmel Community
1130 Troup Avenue, Kansas City, KS 66104 - 913-621-4111
Monday from 10am-5pm (by appointment only). Tuesday and Thursday from 10am-2pm.

Bible Temple
Drive-Thru Food Pickup. 2804 Hiawatha Street, Kansas City, KS 66104 - 913-337-6745
3rd Saturday of month from 10-11:30am

Bridges of Hope Compassion Ministries
1925 N. 11th Street, Kansas City, KS 66104 - 913-602-0660
Monday through Thursday from 10am-12am

Greater Jerusalem Baptist Church
1610 N 10th Street, Kansas City, KS 66102 - 913-371-1487
Wednesday from 5-7:30pm and Saturday from 3-5pm

New Creations of Faith
1060 Freeman Avenue, Kansas City, KS 66102 - 913-281-1578
Saturday from 12-4pm

Saint Peter Christian Church
1419 N 8th Street, Kansas City, KS 66101 - 913-321-8220
Tuesday through Thursday from 10am-2pm

Avenue of Life
500 N 7th Street Trafficway, Kansas City, KS 66101 - 913-521-2252
Monday through Friday from 8am-4pm & Saturday from 8am-1pm

Metropolitan Lutheran Ministry
722 Reynolds Avenue, Kansas City, KS 66101 - 913-342-8333
Monday through Friday from 8:30-11am
TEFAP Distribution Site (913-296-2337)

UPCOMING EVENTS

11/07/2025 - 11/08/2025 - 2025 American Royal World Series of Barbecue

Kansas Speedway 400 Speedway Blvd, Kansas City, KS 66111. (816) 221-9800. Join us in Kansas City for a BBQ experience like no other! It is also the American Royal's largest fundraiser. What we raise that weekend goes straight to our mission to be the nation's leader for food and agriculture education, events and engagement. Your weekend wristband, or single event day ticket, gets you access to the fun, stage performances, games, and activities throughout the event. Friday, November 7: 3:00pm – 11:00pm. Saturday, November 8: 11:00am – 6:00pm.

11/07/2025 - KCK Mayor's Christmas Tree Lighting Festival

Memorial Hall 600 N. 7th Street, Kansas City, KS 66101. mayorchristmastree@wycokck.org. Free! Time: 4:00 PM to 8:00 PM. You are cordially invited to join the Unified Government for the 2025 Mayor's Downtown Holiday Lighting Festival! This traditional event will be held in person at Memorial Hall on Friday, November 7th from 4PM - 8PM. We are so excited to welcome families back to downtown KCK and kick off the holiday season together. The official tree lighting will take place at 7PM. Please share this invitation with your school administrators, parents, residents, neighborhood groups, and community partners. We're excited to have free live entertainment, hot chocolate, Santa, Small business vendors, food trucks, games, and so much more.

11/08/2025 - 01/11/2026 - Olde World Christmas at Strawberry Hill Museum

Strawberry Hill Museum and Cultural Center, 720 N 4th Street Kansas City, KS 66101.

shecs@strawberryhillmuseum.org. (913) 371-3264. Buy tickets online -

<https://strawberryhillmuseum.org/plan-a-visit/>. Recurring weekly on Saturday and Sunday.

November 1st is the date set for the opening of the Strawberry Hill Museum's "Olde World Christmas" season! Guided tours will be available through the Victorian Mansion, which will be adorned with its beautiful decorations. The gift shop will be open and well stocked with lots of special Christmas gifts. Tour times: Saturdays & Sundays, 11:30, 1:00, and 2:30. Purchase tickets online at www.strawberryhillmuseum.org.

11/11/2025 - 106th Annual Leavenworth County Veterans Day Parade

Historic Downtown Leavenworth 417 Spruce St, Leavenworth, KS 66048. Price: Free. Time:

10:30 AM to 1:00 PM. 2025 Theme: "Honoring America's Veterans". The 2025 Leavenworth County Veterans Day Parade will be held on Tuesday, November 11, in downtown Leavenworth, KS. Participant line-up will begin at 9 am and the parade will start at 10:30 am. We are known as the largest and the oldest continuously held parade for Veterans Day west of the Mississippi River. Join us as we pay tribute and honor all US Armed Forces members both past, present and into the future, for all they have done and continue to do to ensure our freedoms in the United States. If you wish to be a parade participant, you may begin submitting entries at <http://lvvetsparade.com/> the first part of May. Entry deadline is Oct. 31. We work to make each year's parade bigger and better than the previous years. Help us make this our largest parade! Open to the public - no entry fee!!

11/15/2025 - Holiday Tree Lighting at the Legends

Tanger Kansas City at Legends 1843 Village West Parkway, Kansas City, KS 66111. Time:

5:00 PM to 8:00 PM. Saturday, November 15th | 5:00–8:00 PM Kick off the holiday season with a magical, family-friendly evening at Tanger Kansas City! Enjoy festive fun for all ages, featuring roaming holiday characters, live musical performances, interactive holiday experiences—and a special appearance by Santa himself!

7. Name a golden oldie product from Avon?



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 back up 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. IT COULD RESULT IN A FINE OF \$250.00**

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. **IT COULD RESULT IN A FINE OF \$250.00**

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 \$2500.00.

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.**

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
2 Bedroom (down)				
73 Viewcrest	C/A, Fridge, Washer/Dryer	Ruiz	323-273-3408	\$40,000
2 Bedroom (up)				
855 Manorcrest	C/A, Fridge, Stove, and W/D	Ramos	913-235-4676	\$35,000
67 Viewcrest	C/A, Fridge, Stove, Shed, Driveway	Diaz	913-488-5563	\$45,000
112 Viewcrest	C/A, Shed	Garcia	913-742-3418	\$40,000

CLEANING UP YOUR DOGS WASTE

Wyandotte County requires dog owners to pick up their dog's poop in public areas and on private property not belonging to the owner. It is considered an unlawful discharge and a sanitation issue due to public health and environmental risks. Violations of the animal control ordinance are considered a misdemeanor offense. Fines can vary depending on the specific violation and whether it is a repeat offense, potentially ranging from \$50 to over \$500, in addition to potential court costs or imprisonment in some cases.

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

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%

\$25.00 charge for returned checks.

\$35.00 charge for appraisals.

NOVEMBER 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11 The Homes Closed in observance of Veteran's Day	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27 The Homes Closed	28 The Homes and Credit Union Closed	29
30						

Please call or email the office if you would like the Newsletter hand delivered. The newsletter is always available in the office and online at www.thehomesinc.com

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