

THE HOMES, INC.

NEWSLETTER

OCTOBER 2025

BOARD MEETING IS OCTOBER 20TH 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**

INSIDE THIS ISSUE

PAGE

Local Businesses	2
Minutes	3
Upcoming Events	7
Units for Sale/QHFCU	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 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 GRASS SEED 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. What number do you call for a stray animal?

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.

KC Turkey Leggman
916 Quindaro Blvd
KANSAS CITY, KS 66104
(816) 603-0834
Recently, The New York Times' list of the 50 Best Restaurants in America right now. BBQ spot serving up mac and cheese, bone, potato salad, and greens, among other dishes.



TRICK OR TREATING SAFETY TIPS

Costume Safety

- **Visibility:** Wear light-colored clothing or add reflective tape to costumes and treat bags to help drivers spot you.
- **Vision:** Choose face paint or makeup over masks to avoid obstructed vision.
- **Fit:** Ensure costumes fit well to prevent trips and falls.
- **Flame-Resistant:** Look for "flame resistant" labels on costumes and accessories, and avoid long, trailing fabrics.

Walking Safely

- **Adult Supervision:** Young children should always trick-or-treat with a parent or trusted adult.
- **Stay in Groups:** Older children trick-or-treating without adult supervision should stay together in a group.
- **Use Crosswalks:** Always cross streets at corners using traffic signals and crosswalks.
- **Stay on Sidewalks:** Walk on sidewalks and paths, not in the street.

Visiting Homes

- **Look for Lights:** Only approach houses with porch lights on.
- **Stay at the Door:** Accept treats only at the front door; never go inside a stranger's house or car.
- **Animals:** Be cautious around unfamiliar animals.

Treat Safety

- **Inspect Candy:** Parents should check all candy before children eat it.
- **Discard Unsafe Treats:** Throw away unwrapped, homemade, or any suspicious-looking treats.

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
September 15, 2025

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on September 15, 2025.

Present were: Elaine Hines, Ray Olson, Joe Merrick and Charles Sawyer, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, Attorney; and Karen Brokesh, Transcriber. Oscar Solis was absent.

Eight stockholders and residents attended the meeting.

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

Minutes of the regular meeting of August 18, 2025 and the executive session had previously been distributed to all board members. Elaine Hines moved to approve the minutes as submitted. Seconded by Joe Merrick. Carried unanimously.

Treasurer Olson reported that he has reviewed the financial statement for the month of July 2025 and found it to be in good order. Ray Olson moved to approve the financial reports. Seconded by Charles Sawyer. Carried unanimously.

The stockholder change request for board approval was submitted by Marcia Merrick, 3125 N. 9th Street, to install a chain link fence.

Charles Sawyer moved to approve the stockholder change requests. Seconded by Ray Olson. Carried unanimously.

President Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
885 Manorcrest	Stephen & Kristi Hoskins & Steven Houghton	Maria Benavides
3125 N. 9 th Street	The Homes, Inc.	Marcia Merrick
48 Viewcrest	The Homes, Inc.	Tamara Stalcup and Jenny Alfredy Velasquez Oviedo
966 Manorcrest	Maria Rascon & Jose Gallo	The Homes, Inc.
757 Manorcrest	Arnay Alfonso-Donet and Blanca Torres	Veronica Cheral Martinez and Elmer Perez
3133 N. Allis	Christian Zapata	Richard Vega and Yoni Armando Perez Velasquez
3141 N. Allis	Christian Zapata	Richard Vega and Yoni Armando Perez Velasquez

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

Stockholder Devra Harrison provided an update on the road construction in the area.

The Unified Government supplied a letter to send out to residents about the changes on Viewcrest and The Homes will mail them out. The Unified Government's Street Department is going to stripe the new diagonal parking but The homes will have to purchase the paint. The expenses that The Homes is incurring will be reflected in the challenge of the real estate taxes. Manager is hopeful the changes will be made before winter.

New Business to be Discussed:

Manager would like to create a separate nonprofit business entity specifically for the betterment of The Homes and its residents that would be similar to Neighborhood Watch. The nonprofit would be able to obtain financial grants for playground equipment, landscaping, animal welfare, walking paths in the parks and anything that would benefit The Homes. The nonprofit would have its own board of directors, by-laws, accounting system and serve the residents of The Homes. Strict guidelines would keep the business entity separate from The Homes. Manager will have more information at next month's meeting. Greg Goheen commented that The Homes looked into the formation of a similar entity about ten years ago and documents were drafted at that time that may be able to be used.

Recently, there have been stockholders who have not been able to locate other stockholders on their stock certificates. Manager distributed information that has been gathered to help stockholders legally remove another stockholder from their share of stock.

Parents in The Homes are reminded to make sure that their children understand that they need to be respectful of other residents' property. Recently, there have been issues with children entering units without permission and damaging property. Parents will be held responsible for their children's actions.

A double chain has been put up to block access to the dumpster when the office is closed. Residents have been overfilling the dumpster and leaving a mess that maintenance has to clean up. As a reminder, there are cameras around the office and residents caught dumping after hours will be fined.

A groundskeeper has been hired and started last week.

Fall inspections have begun.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 108 Viewcrest asked about a piece of personal property that was stored in The Homes' garage and commented on the condition of sheds in the neighborhood.

The stockholder at 127 Viewcrest commented on the size of the front doors of the units compared to the size of appliances.

The stockholder at 22-24 Summitcrest commented on the unkept yards and asked if the board had a plan to clean them up.

The stockholder at 1 Reidcrest suggested options for cleaning up yards and asked a question about the one way street on Viewcrest.

The stockholder at 24 Viewcrest commented on the condition of sewers and her conversations with the Unified Government to repair them.

The stockholder at 12 Summitcrest commented on the need for quiet hours in the community.

CHARLES SAWYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

Transcribed by Karen Brokesh

TRIVIA WINNER SHARON CARRAZCO

FURNACE INSPECTIONS HAVE BEGUN

We have startted inspections at the back of the community and working our way forward.

Have Pets? Please call the office in advance to either: Be put on the list to receive a call before entry, or Schedule a specific date for your inspection.

Important Notes: We will do our best to keep scheduled dates. However, if we miss you on your scheduled day, you must contact the office to reschedule. Appointments may be pushed to the end of the inspection process.

Please clear all access areas, pathways to the attic, return vents, and furnace area

Greener Lawns and Cleaner Ponds

We all want what's best for our plants; fertilizing them is a common way to help them. However, using too much fertilizer can cause problems, not just for your yard. When fertilizer is overused, rainstorms and periodic watering can result in large amounts of nutrients being washed off into our storm sewers and, eventually, into our local waterways. Once there, it can cause anything from the overgrowth of aquatic plants to large-scale fish kills.

How much fertilizer is too much fertilizer? Luckily, this question, and others, can be answered with a simple soil test, provided by the Unified Government for residents of Kansas City, Kansas, for free! Your soil test can help you answer four critical questions:

- 1. What nutrients does my soil need?**
- 2. What type of fertilizer should I use?**
- 3. How much fertilizer should I use?**
- 4. How often should I fertilize?**

By taking advantage of your free-soil test, you will be more informed about how to take care of your lawn better, and you will also be protecting our local waterways in the process! Keep your lawn green and our waterways clean!

How to Take a Good Soil Sample

Follow these steps to get a representative soil sample for testing.

1. Using a clean shovel or garden trowel, dig down to a depth of:
 - 4 inches for lawns or pastures
 - 6 inches for vegetables, flowers, and small fruits (blackberries, raspberries, strawberries)
2. Collect soil from 4 - 5 locations for testing the area. Each sample should be about 1 cup in size.
3. Mix soil samples together in a clean bowl or container. Remove all plant material or debris, like roots, sticks, leaves, worms, grubs, and bugs.
4. Let the soil dry out in the open air. The soil should be dry, but do not use heat to dry the sample.
5. Place two cups of the dry, mixed soil in a resealable, quart-size plastic bag; write your name and phone number on the bag.
6. Fill out your soil test form on the K-State Soil Testing webpage - https://www.wyandotte.k-state.edu/program_areas/lawn-garden/soil_testing/ (If you are unable to print out the form then come to the Homes office and we can print one for you.)
7. Bring the soil sample to the Wyandotte County K-State Extension Office at 1216 N. 79th Street, Kansas City, KS 66112, during the weekday (Monday to Friday) between 8:00 AM and 4:30 PM.
8. You will receive the soil test results by mail in 2-3 weeks.

UPCOMING EVENTS

08/30/2025-10/12/2025 - Kansas City Renaissance Festival 2025

Kansas City Renaissance Festival 633 N 130th St Bonner Springs, KS 66012. Price: Online Prices: <https://www.kcrenfest.com/ticket-information/> Adult: \$27.17 Child: \$17.93 Senior (60+)/Student: \$24.98 Adult 2-Pack: \$33.23 Does not include processing fee. Time: 10:00 AM to 5:00 PM. Recurrence: Recurring weekly on Sunday, Saturday. The Kansas City Renaissance Festival began its journey in September of 1977 and has grown to be one of the largest Renaissance Festivals in the United States! Step into a world of kings and queens, knights and ladies, mermaids, pirates, fairies, jousting, and all kinds of enchanting entertainment! Open weekends (Saturday & Sunday) August 30-October 12, 2025, PLUS Labor Day 10:00am- 7:00pm, AND Monday, October 13 10:00am- 5:00pm Rain or Shine. 2025 themed weekends include: High Seas Adventure (August 30-September 1), Celtic Celebration (September 6 & 7), Viking Invasion (September 13 & 14), World Wind Romance (September 20 & 21), Once Upon a Time (September 27 & 28), Barktoberfest (Oct. 4 & 5), and Haunted Huzzah (Oct. 13 & 14)

10/4/2025 - Edwardsville Potato Festival

Join for the Inaugural Edwardsville Potato Festival. Beginning at noon, great events are planned for the whole family! Tater tot focused fun from noon - 4pm and a more relaxed fall evening in older Spuds Lounge featuring LIVE MUSIC until 8pm followed by a FIREWORKS DISPLAY! Be sure to click Interested or Going to stay informed on featured attractions, vendors and events! 696 S. 3rd street, Edwardsville, KS 66111. Event Itinerary-Subject to Change * Tickets required for some activities
12:00 Official opening ceremony Potato Festival, Makers Fair - Open for Business, DJ, Inflatables, Quad Jump, Touch a Truck, Food Trucks, face painting (12-4pm), pony rides (12-4pm), petting zoo open (12-4pm), 12:15 Chainsaw show 1, 1:00 K9 Demo - Main Stage, 1:15 Chainsaw show 2, 1:30 Potato Sack Race, 2:00 Elementary School Choir - Main Stage, 2:15 Chainsaw Show 3, 2:30 Learn a Line Dance - Main Stage (2:30 - 3:30pm), 3:00 Potato launch competition, 3:15 Chainsaw artist show 4, 4:00-ColdWater Live Band - Main Stage- Caricature artist (4-7pm)-Chainsaw artist show 5- Hayrides Begin, 5:00 Potato Sack Race, 5:30 Potato launch competition, 6pm Bubble demo, 6:30 ColdWater Live Band - Main Stage
7:50 Fireworks Display

10/10/2025 - Spooky Bingo

Armourdale Community Center, 730 Osage Ave, Kansas City, KS, 66105. Join Parks and Recreation for a free, family-friendly bingo night, featuring prizes for the winners. This month's theme is spooky songs to add a fun Halloween twist. Feel free to wear your Halloween costumes early for some spooktacular fun! Fun beginning at 6:00 PM. This event is open to families and people of all ages to enjoy. Please pre-register so we know how many guests to expect. We will also be accepting candy donations to help support trick-or-treaters this Halloween.

10/17/2025 - Pumpkin Painting 2025

Armourdale Community Center, 730 Osage Ave, Kansas City, KS, 66105. **Time:** 5:00 PM – 7:00 PM. Join us for a fun, safe, and creative way to celebrate the spooky season—no carving required! Instead of using sharp tools, we'll be painting pumpkins, making this the perfect activity for all ages, especially younger artists. Each participant will receive one pumpkin and have access to a variety of paint colors to create their own spooky or silly masterpiece. Let's celebrate fall together with some colorful, hands-on fun. Registration is free but required to participate.



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 an overflow lot. **NEVER PARK IN YARDS OR COMMON GROUND. IT COULD RESULT IN A FINE OF \$250.00**

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

TRASH. Do not put your trash to the curb before 4:30 pm the day before pickup. Do not put your trash in your neighbor's trash bins.

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
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
3 Bedroom (up)				
830 Roswell	C/A	Haygood	618-750-8114	\$35,000
Double Unit				
73/75 Viewcrest	2 BD + 2 BD, C/A, Fridge, Stove, Dishwasher, Trash Compactor, Washer/Dryer	Ruiz	323-273-3408	\$70,000

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

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.

OCTOBER 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11
12	13 Credit Union Closed in observance of Columbus Day	14	15	16	17	18
19	20 Board Meeting	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 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