

THE HOMES, INC.

NEWSLETTER

SEPTEMBER 2025

BOARD MEETING IS SEPTEMBER 15TH 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 broken street sign?

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.

Wilson's Pizza & Grill

1801 Quindaro Blvd, Kansas City, KS 66104
(913) 621-4066

Welcome to Wilson's Pizza & Grill. We serve Pizza and Grill such as Hamburger, Custom Pizza, Grilled Basa, Gourmet Pizza, and Garlic Cheese Sticks. We are located on Quindaro Blvd, near to On Quindaro at Hiawatha Eastbound Bus stop. Order online for carryout or delivery today!



Bullyvard Pet Supplies & Grooming

1901 Quindaro Blvd, Kansas City, KS 66104
913-242-8131

Pet-friendly shop featuring a range of dog supplies such as food and toys, plus grooming services. Finding top-quality dog care solutions can be a daunting task, but as with anything else, focusing on established providers with a strong reputation is crucial. Businesses like Bullyvard Pet Supplies & Grooming cater to a wide array of canine needs, ensuring dependability, quality, and customer satisfaction. They're committed to fostering a positive and nurturing environment, creating a strong bond between their team, the dogs, and their owners.



MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
August 18, 2025

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on August 18, 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.

Six stockholders and residents attended the meeting.

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

Minutes of the regular meeting of July 21, 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.

There was one stockholder change request for manager approval was submitted by Julio Armendariz, 3 Craigcrest, to install an 8 x 10 shed.

President Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
36 Viewcrest	Mochin Huang & Shingen Huang	Mochin Huang, Shingen Huang & Aline Reed

After being informed that the stock transfers were in order, it was moved by Elaine Hines and seconded by Charles Sawyer 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. Progress is being made on 18th Street and K-5.

During the next week or so, the Unified Government should be sending out notifications to each resident informing them of the change to part of Viewcrest from a two way street to a one way street. Manager is not sure when the work will be done.

New Business to be Discussed:

All roofs were replaced in 2009. Since then, about 15 roofs have been replaced again. Due to the age of the roofs there has been an increase in roof leaks. This year, 7 roofs have been replaced. Manager anticipates for the next several years, 5-8 roofs will need to be replaced a year at a yearly expense of \$50,000 to \$70,000.

Fall inspections will begin in September. If a resident wants to be home during the inspection, please contact the office so it can be scheduled. A day can be scheduled but not a time. Is it possible that the scheduled day may need to be changed due to unforeseen circumstances.

Manager distributed an updated application packet to the board that has more space for completing information. Some questions were removed that were redundant or where the information is confirmed on the credit report. Revisions were also made to the proof of income requirements and added a pager for vehicle registration. If an applicant has several vehicles, they may be informed of the parking problems this may cause. An applicant that is otherwise qualified cannot be denied because they have multiple vehicles. Elaine Hines moved to approve the updated application. Seconded by Ray Olson. Carried unanimously.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 127 Viewcrest reported trees that need to be trimmed.

The stockholder at 22-24 Summitcrest commented on the appearance of units and the repairs made to 19-21 Summitcrest.

The stockholder at 108 Viewcrest discussed the condition of sheds in the neighborhood.

The stockholder at 12 Summitcrest commented on the flower beds that have been cleaned up on 10th Street.

CHARLES SAWYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

TRIVIA WINNER BOB WHITTINGTON

Transcribed by Karen Brokesh

SPAY AND NUETER COLLABERATIVE OF KC (SNCKC) is a pet advocacy organization made up of multiple organizations focused on humanely reducing overpopulation of domestic pets. We offer Kansas City-wide spay/neuter events that are free to the public. These events include spay/neuter surgery, rabies vaccines, and microchips. By working with the community, we can reduce the number of homeless pets, support pet owners and make a positive impact on the lives of people and pets in the Kansas City area. Since its inception in late 2023, SNCKC has altered 1741 pets in the Kansas City area—all free of charge to pet owners.

Low-Cost Kansas City Area Spay/Neuter Clinics

The list below has contact information about animal shelters and clinics that offer low-cost spay and neuter services on an on-going basis.

Pet Resource Center of Kansas City
1116 E. 59th Street
Kansas City, Missouri 64110
816.353.0940

Northland Animal Welfare Society (NAWS)
6972 N. Broadway
Gladstone, Missouri 64118
816.336.1888

Lawrence Humane Society
1805 E. 19th Street
Lawrence, KS 66046
785.843.6835

Great Plains SPCA
5428 Antioch Drive
Merriam, KS 66202

Coronado Animal Hospital
5600 State Avenue
Kansas City, Kansas 66104
913.287.6777

Independence Animal Hospital
300 S. Noland Road
Independence, Missouri 64050
816.254.4282

Northeast Animal Hospital
6605 Independence Avenue
Kansas City, Missouri 64125
816.241.6555

Rainbow Pet Hospital
4468 Rainbow Blvd.
Kansas City, Kansas 66103
913.831.2034

Humane Society of Greater Kansas City
5545 Parallel Parkway
Kansas City, Kansas 66104
913.596.1000

FURNACE INSPECTIONS BEGINNING SOON

Start Date: Second Week of September. We will be starting 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

5. Name an item that is not accepted at Household Hazardous Waste Disposal?

Household Hazardous Waste Disposal

Saturday, September 20, 2025 | 08:30 AM to 01:00 PM

Have some household hazardous waste that can't go in your trash? Dispose of it safely and for free at the HHW!

The HHW is open to Wyandotte County residents at no charge. Proof of residency is required, so bring something with your name and address on it (driver's license, BPU bill, etc.).

Accepted items include 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, Spackle • 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)

Items not accepted include Electronics waste • Smoke detectors • Ammunition • Asbestos • Brush Killers with 2,3,5-T or 2, 4, 5-TP, Chlorophenoxy Derivative Acids • Compressed Gas Cylinders (Helium) • Dioxins • Explosives • Infectious Waste • Kepone (Found in Older Insecticides) • Laboratory Chemicals • PCB's • Radioactive Waste • Wood Preservatives Containing Tri, Tetra, or Pentachlorophenols

Please keep in mind that only containers of 5 gallons or less of hazardous waste liquids are accepted. It's okay to bring multiple 5 gallon containers.

Available to Wyandotte County residents. Visitors must show proof of residency with a document displaying their current name and address. The center will not accept hazardous waste from businesses, non-profits, or other commercial entities. WWW.WYCOKCK.ORG/WASTE | 2443 SOUTH 88TH STREET, KANSAS CITY, KS 66111

Dumpster Days

September 05 & 06, 2025 | 08:30 AM to 12:30 PM

Dumpster Days helps residents recycle electronics waste for a fee and dispose of unwanted bulky items like old mattresses and furniture for free at Indian Springs, 47th & Orville, Kansas City, KS 66102.

Visitors 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, general appliances, fixtures, microwaves, freezers, televisions, and more.

For televisions, computer screens, flat screens, and monitors, the following fees are charged:

- CRT Computer Screens, \$40
- LCD/Flat Screen TVs, \$20
- CRT TVs, \$40

Cash only. Exact change is required.

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 AM. 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)

09/06/2025 - 2025 Dotteversity Parade & Festival

Wyandotte County's Central Avenue Parade is the single most important Civic Event/Venue on East Wyandotte County or Downtown Kansas City, Kansas. Annually produced by Central Avenue Betterment Association since 1976, the parade has historically drawn circa of 5,000 visitors to the Central Avenue Commercial Corridor every year, benefiting many businesses and reshaping the metro wide perception of the City. This year the parade is reaching its 43rd anniversary and we are looking forward to having your visit and participation for an outstanding parade production. Almost 55 floats, 6 High School Marching Bands, several local schools, horse clubs, vintage cars, businesses and private family' floats on top of nearly 10,000 people following the day's events on Central Avenue and Bethany Park to continue the celebration! 1120 Central Avenue, Kansas City, Kansas 66102. 11:00 AM TO 3:00 PM. FREE

09/12-2025 - Memorial Hall Centennial Event

Join us as we celebrate the 100-year anniversary of the beloved Soldiers and Sailors Memorial located in the heart of Downtown Kansas City, KS. On Friday, September 12th community members are invited to a fun fill block-party at Memorial Hall with live music, vendors and lots of FREE family festivities. This event will be held both indoor and outdoors. 600 N 7th St., Kansas City, KS 66101. 5:00-9:00

09/25/2025 - Area Agency on Agency Presents: Medicare Basics Presentation

Be prepared for Medicare Open Enrollment this year. Tell your friends and neighbors to come to attend. West Wyandotte Library Conference Room A at 1737 N. 82nd St., Kansas City, KS, 12:00-1:00 pm. Medicare Open Enrollment is just around the corner! If you are turning 65 this year or planning on making a change to your Medicare coverage, then join us this month for one of our Medicare Basics presentations. Learn about each part of Medicare, its costs, penalties, and more from this presentation given by the Wyandotte/Leavenworth Area Agency on Aging's Medicare Grants Coordinator, Ellen Gillespie.

9/26/2025-09/27/2025 - Camp Leavenworth

C. W. Parker Carousel Museum 320 S Esplanade Leavenworth, KS 66048. Price: Free. Time: 5:00 PM to 9:00 PM. Recurring daily. Come join in the fun! The sixth annual Camp Leavenworth is a free two-day festival that invites everyone to discover the wonders of Leavenworth. Camp Leavenworth will feature Friday night fireworks, live music, family activities, Makers Fair and unique experiences around our historic downtown — people will see how much fun it is to break out from the ordinary and live life free. Leave it to Kansas to throw a shindig as adventurous as this. Admission is free to the public.

7. What is the charge to recycle a LCD/Flat Screen TV?



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 (down)				
3175 N. 9 th	C/A, Shed	Martinez	913-309-9405	\$30,000
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
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	\$80,000

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.

SEPTEMBER 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 Board Meeting	16	17	18	19	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 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		