

**THE BOARD
MEETING IS
SEPTEMBER 16th AT
5:30 PM AT THE
CLUBROOM**

**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.**

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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 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 |

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 trash and debris?

Residential Trash and Recycling Delayed on Labor Day

In observance of Labor Day, Waste Management will not collect residential trash and recycling in Kansas City, Kansas, on Monday, September 2, 2024.

Residential trash & recycling collection will be delayed by one day:
Wednesday Collections - Put your items out on Thursday, September 5

Telephone Scams Target BPU Customers for Nonpayment

The Kansas City Board of Public Utilities (BPU) is warning customers about recent telephone scams in which the caller threatens to shut off power unless immediate past due utility payments are made over the phone. Please be aware – BPU will never ask for payment or threaten disconnection due to non-payment over the phone.

2024 HOUSEHOLD HAZARDOUS WASTE DISPOSAL DAYS SEPTEMBER 21 & OCTOBER 19-8:30 AM - 1:00 PM LOCATED AT 2443 SOUTH 88TH STREET, KANSAS CITY, KS 66111

ACCEPTED

- 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
- 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)

NOT ACCEPTED

- Electronics waste
- Smoke detectors
- Ammunition
- Asbestos
- Brush Killers, Chlorophenoxy Derivative
- Compressed Gas Cylinders (Helium)
- Dioxins
- Explosives
- Infectious Waste
- Kepone (Found in Older Insecticides)
- Laboratory Chemicals
- PCB's
- Radioactive Waste
- Wood Preservatives

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
August 19, 2024

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on August 19, 2024.

Present were: Frank Moss, Charles Sawyer, Ray Olson and Elaine Hines, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, Attorney; and Karen Brokesh, Transcriber. Jerry DeMeyer was absent.

Eight 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 15, 2024 and the executive session had previously been distributed to all board members. Elaine Hines moved to approve the minutes as submitted. Seconded by Charles Sawyer. Carried unanimously.

Treasurer Olson reported that he has reviewed the financial statement for the month of July 2024 and found it to be in good order. Ray Olson moved to approve the financial report. Seconded by Frank Moss. Carried unanimously.

There were no stockholder change requests for manager or board approval.

President Hines read the stock transfer approvals as follows:

| ADDRESS | TRANSFER FROM | TRANSFER TO |
|----------------|-----------------------------|------------------------------|
| 924 Manorcrest | Eric Adams and Reagan Adams | Tammy Miller and Gary Meyers |
| 930 Manorcrest | Jamie Adams and Eric Adams | Tammy Miller and Gary Meyers |

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:

Updated occupant forms have been sent out.

The State of Kansas will not refund the \$1,800 filing fee from the 2022 real estate tax appeal.

New Business to be Discussed:

The office is working on updating stockholder computer files. There will be digital copies of stock certificates, leases, addenda to leases, occupant forms and TODs. This will serve as extra backup for these important documents in case of a fire.

The 2024 real estate taxes are increasing by \$22,500 from 2023 and will be around \$240,000. Manager will file an appeal if possible.

Recently, several vehicles have been broken into and/or were stolen. Residents who see suspicious behavior should call the police.

The manager attended a public hearing for the Area on Aging. If residents are at least 60 years old and need assistance with health care, transportation, diet/nutrition and many other services, please contact them. There are a lot of resources for people in need.

In the last month approximately 15 stockholders have submitted transfer on death (TOD) forms. Forms are available on The Homes website or at the office.

Stockholders are reminded that political signs are not allowed in resident's yards.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 108 Viewcrest asked a question about TOD's.

The stockholder at 12 Summitcrest thanked the staff and commented on boundary lines for the units.

The stockholder at 114 Viewcrest provided information on the former employee's celebration of life.

The stockholder at 1 Reidcrest asked questions about the board election, methods of communication with the office, tree trimming, holes in her yard, hot water heater, community policing, lawncare, boundary lines for units, stockholder participation and items stockholders are responsible for.

The stockholder at 24 Viewcrest commented on mowing in the common areas.

JERRY DEMEYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

Transcribed by Karen Brokesh

| |
|----------------------------------|
| TRIVIA WINNER SHARON CARRAZCO |
|----------------------------------|

EVENTS

09/06/2024 - CHWC Block Party

700 Waterway Drive, Kansas City, KS 66102, (913) 229-3182. Free. Time: 5:00 PM to 9:00 PM. Dress comfortably and bring your friends & family to join us at Waterway Park for a fun night celebrating the mission of local nonprofit Community Housing of Wyandotte County - working to build abundant, inclusive, and welcoming communities where every person can feel at home in a neighborhood they love. Event includes live music from Seleкто Show, dance performances from the Gateway High Steppers and Rosemarie's Fiesta Mexicana KC, an appearance from the KCK Low Riders Club, and a variety of local food vendors including Don Antonios KC and Paula's Cuisine... and more! The event is FREE to attend. Meal & drink pass is optional - it will get you a special deal with one of our food vendors and is required for alcoholic beverages.

09/07/2024 - ArchFest 2024

3818 Springfield St, Kansas City, KS 66103, (913) 677-5097. Free. Time: 10:00 AM to 8:00 PM
CEREMONY - 10:00AM-11:30AM. Rosedale Middle School Field. The Arch will be rededicated with a patriotic ceremony featuring speakers (tba), a recognition of Rosedale veterans, and presentation of a commemorative wreath. Come early to enjoy the American Legion Band. Seating limited to first 150 people. Blankets and camp chairs allowed. Veterans and their families are encouraged to attend. Parking available at school and Lot C.
FESTIVAL - 12:00PM to 8PM. Fisher Park 39th & Springfield. Join us for our inaugural event! Come celebrate the best of Rosedale with music, food, vendors, and information from community organizations.

09/13/2024 - 913 Day 2024

Minnesota Ave, Kansas City, KS 66101. FREE! Time: 5:00 PM to 9:00 PM. 913-day is THE day to celebrate everything Wyandotte County; the Culture, History, and Community! Come join us Friday, September 13th from 5:00 - 9:00 pm on Minnesota Avenue between 7th and 8th street. Experience live entertainment, support local vendors and enjoy activities for you and the family!

09/14/2024 - Quindaro Day Celebration & 913 Day

18th & Quindaro, Kansas City, KS 66101, (913) 318-2009. Time: 12:00 PM to 7:00 PM. 913 DAY "FOR US BY US". Come out and shop local vendors & celebrate the rich history of Quindaro and KCK, black business tour, etc!

09/28/2024 - Hispanic Heritage Festival 2024

719 S Pyle St, KS 66105. Free. Time: 4:00 PM to 7:00 PM. John Fiske Elementary School: Home of the Lions and ARA (Armourdale Renewal Association) are happy to bring you all the Fall Festival to celebrate with families and friends! Save the date for lots of free fun activities and performances on the 28th of September.

10/05/2024 - Personal Safety Training for Women

Our very popular self-defense class for women with KCKPD is back! This FREE training incorporates lecture and hands-on exercises to empower women to take charge of their personal safety through awareness, prevention, and self-defense skills. Taught by KCKPD officers, participants will leave with both the knowledge and skills to better defend themselves in threatening situations. Enrollment is open to females 13 years or older. Anyone younger than 18 must have a parent/guardian sign your waiver. We suggest wearing loose, comfortable clothing, such as shorts and a t-shirt and athletic shoes.

DUMPSTER DAYS

The Unified Government's Public Works Department is excited to announce the second WyCo Dumpster Days event of 2024! Dumpster Days helps residents recycle electronics waste for a fee and dispose of unwanted bulky items like old mattresses and furniture for free.

The event will be held on **September 6 and 7** from **8 AM to 12 PM** 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, most general appliances, fixtures, microwaves, 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. Items that cannot be accepted include:

| | | |
|------------------------------------|--------------------------|----------------------------|
| All household hazardous waste | Paint | Refrigerators |
| Yard & storm debris waste | Batteries | Food waste |
| Medical waste | Tires | Glass & plastics recycling |
| Construction & demolition material | Any item from businesses | |

These items will be turned away at the event, so remember not to bring them.

Residents may use the Recycling & Yard Waste Center at 3241 Park Drive, Kansas City, KS 66102, at no charge for yard waste, storm debris, and glass or paper recycling. The center is open from 10 AM to 3 PM, Thursday through Saturday, until December 21. It is closed on holidays. Household Hazardous Waste (HHW) may be taken to the HHW Center at 2443 South 88th Street, Kansas City, KS 66111. The HHW is open on September 21 and October 19 from 8:30 AM to 1:00 PM.

CHAMPSS Orientation - Food Program for Seniors

Next date: Tuesday, August 10, 2024 | 10:00 AM to 12:00 PM

The Wyandotte/Leavenworth Area Agency on Aging administers a meal program, the Choosing Healthy Appetizing Meal Plan Solutions for Seniors or CHAMPSS, with funding by the Older Americans Act. CHAMPSS

CHAMPSS is a meal program where seniors, ages 60 years old or more, can enjoy a nutritious meal seven (7) days a week. Seniors have the option to "grab & go" or "dine-in" at either the Hy-Vee grocery store in Mission or IHOP Legends.

You are invited to join us for orientation - appointments are required. Please call 913-573-8531 for an appointment.

Client donations of \$3.50 per meal is strongly encouraged for enrollment into the CHAMPSS meal program. If attending orientation, please bring a cash, check or money order. No credit cards are accepted.

When

- Tuesday, September 10, 2024 | 10:00 AM - 12:00 PM
- Tuesday, October 08, 2024 | 10:00 AM - 12:00 PM
- Tuesday, November 12, 2024 | 10:00 AM - 12:00 PM
- Tuesday, December 10, 2024 | 10:00 AM - 12:00 PM

Location

Please let us know if you plan to attend by calling to make an appointment.
Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS, 66102



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.

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. EXPIRED VEHICLE TAGS WILL BE TURNED OVER TO THE SHERIFF'S DEPARTMENT FOR TICKETING AND TOWING.**

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 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.

STICKS AND LIMBS: Place sticks/limbs in 4-foot bundles to the curbside for pickup by maintenance.

7. Approximately how many residents have recently turned in a TOD?

**FALL/FURNACE INSPECTIONS
WILL BEGIN ON MID SEPTEMBER**

We will be installing carbon monoxide detectors in the kitchen near the utility room. You agree to maintain the carbon monoxide detectors and replace the batteries as necessary for as long as you occupy the unit

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.

VICTORY HILLS BAPTIST CHURCH

2010 N. 66th Terr, KC, KS 66104 913-299-0555 Cindy Boyer, pastor 816-809-0805

Weekly Calendar

| | | | |
|------------------|--|------------------|---|
| Sunday | 9:30 Sunday School 10:30 Worship 11:45 Lunch fellowship hall 1:11 A.A. Group | Wednesday | 9:00 Exercises with Wayland 11:00 Knitting 11:00 Bible study with Bob 12:00 Worship Team Rehearsal |
| Monday | 9:00 Exercises with Wayland | | 1:30 Victory Kids Activity Program |
| Tuesday | 10:00 Exercises Grow Young Fitness 11:30 Bingo 4:30 Bible Study with Ashli zoom Friday | | 5:00 Bible study with Sandy zoom 6:30 Adult strings 10:00 Exercises Grow Young Fitness |
| Mon – Fri | 10:30 Congregate meals | | 11:15 Bible study with Barbara |

Monthly Events

| | | |
|------------------------|-------|---------------------------|
| 2 nd Sunday | 11:45 | Potluck with Greater Love |
| 2 nd Wed | 10:00 | Nutrition class |
| 4 th Sunday | 1:30 | Sing at Kaw River Care |

Other Activities and Services

- Quilting-Contact Rusty 913-205-1562
- Flower and vegetable gardens
- Food pantry
- Basketball outside anytime

Call Cindy if you would like a visit, need transportation to any church activities, or want assistance connecting with us on zoom.

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 |
| 872 Manorcrest | Fridge, Stove, and Washer | Mirabeaux | 913-325-3719 | \$39,000 |
| 3011 North Allis | Fridge, Stove and W/D | Brown | 913-486-8900 | \$40,000 |
| 6 Reidcrest | C/A, Fridge, Stove, W/D, and shed | Guzman | 816-914-8938 | \$30,000 obo |
| 2 Bedroom (down) | | | | |
| 747 Manorcrest | Fridge, Stove & Window Units | Rodriguez | 816-503-2450 | \$33,000 |
| 80 Viewcrest | Fridge, Stove, W/D, Shed & Deck | Aguilar | 323-401-8641 | \$50,000 |
| 3 Bedroom (up) | | | | |
| 828 Manorcrest | C/A, Fridge, Stove, W/D, Shed & Deck | Storms | 913-244-3027 | \$35,000 |
| 820 Roswell | Fridge, Stove, W/D, Deck, & A/C Units | Castillo | 913-953-9190 | \$60,000 |
| 830 Roswell | C/A | Haygood | 618-750-8114 | \$35,000 |

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

THE CREDIT UNION NEEDS VOLUNTEERS. WE RELY ON VOLUNTEERS TO MEET FEDERAL GUIDELINES. WITHOUT THOSE VOLUNTEERS THE CREDIT UNION WILL NOT CONTINUE TO EXIST. IT ONLY TAKES 1-3 HOURS A MONTH TO HELP. PLEASE CONTACT THE CREDIT UNION FOR MORE INFORMATION.

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%

September 2024

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|--|---------|-----------|----------|--------|----------|
| 1 | 2 Office and Credit Union Closed in Observance of Labor Day | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 Board Meeting | 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.

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