

**BOARD MEETING IS  
APRIL 21<sup>ST</sup>  
IN THE CLUBROOM  
At 5:30 pm**

The last few months have been incredibly windy. You have probably noticed trash in your yard that didn't come from you. Please take the time to pick up the trash. Particularly in garden beds and tree lines.

The Homes office offers free grass seed.

**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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**The 2024 pro rata portion of the real estate taxes is**  
**Single Unit - \$614.65**  
**Double Unit - \$1229.30**

**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 **8** 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 is the charge for an appraisal by the QHFCU?

## Important Trash & Recycling Update!

Starting February 1, 2025, the Unified Government is transitioning trash and recycling calls to WM (Waste Management) customer service. After this date, please do not call 3-1-1. Instead, report service issues directly to WM using one of these options: Important Trash & Recycling Update!

Visit WM.com and sign up for 24-hour access to your account. You'll need your Customer ID to sign up. WM will mail a postcard with your Customer ID and step-by-step registration instructions in January 2025, ensuring you're ready before the transition begins. If you did not receive the postcard, call Waste Management at 1-800-796-9696 and received your Customer ID. Visit WM.com or download the My WM Mobile App from the Android or iOS store for 24-hour access to your account. Use the Customer ID provided on the January postcard to register.

Services that you will need to contact Waste Management about:

Bulk pick-up (**DO NOT PUT THE ITEM TO THE CURB UNTIL THE DAY OF PICK-UP**)

Trash and/or Recyclables that were not picked up

Electronic Waste

Hazardous Waste

### 17th Annual Wyandotte County Ethnic Festival

Saturday April 5, 2025, from 10:00 AM to 6:00 PM. Free admission  
Pierson Community Center, 1800 South 55th Street, Pierson Park,  
Kansas City, KS 66116

Take a trip around the world without ever leaving KCK! The Wyandotte County Ethnic Festival is an annual event that explores the diverse cultures that live, work, attend school, or have ties to Wyandotte County. The event celebrates our ethnic differences and common humanity. Everyone is invited to taste, see and enjoy the wonderful ethnic foods, dance, music, clothing, educational culture booths, and more.

**TRIVIA WINNER  
LANA SMITH**

MINUTES OF THE BOARD OF DIRECTORS  
THE HOMES, INC.  
March 17, 2025

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on March 17, 2025.

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

Four stockholders and residents attended the meeting.

The meeting was turned over to attorney Greg Goheen to take motions for the officers. Charles Sawyer moved to nominate Elaine Hines as President. Seconded by Ray Olson. Carried unanimously.

The meeting was turned back over to President Hines. Ray Olson nominated Oscar Solis as Vice-President. Seconded by Charles Sawyer. Carried unanimously. Charles Sawyer nominated Ray Olson as Treasurer. Seconded by Joe Merrick. Carried unanimously. Ray Olson nominated Charles Sawyer as Secretary. Seconded by Oscar Solis. Carried unanimously. Charles Sawyer nominated Joe Merrick as member at large. Seconded by Ray Olson. Carried unanimously.

Elaine Hines moved that the board of directors meetings will be held the 3<sup>rd</sup> Monday of every month at 5:30 p.m. Seconded by Charles Sawyer. Carried unanimously.

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

Minutes of the regular meeting of February 17, 2025 and the executive session had previously been distributed to all board members. Elaine Hines moved to approve the minutes as submitted. Seconded by Ray Olson. Carried unanimously.

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

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

Treasurer DeMeyer read the stock transfer approvals as follows:

<b>ADDRESS</b>	<b>TRANSFER FROM</b>	<b>TRANSFER TO</b>
29 Viewcrest	Cynthia Cisneros	Cynthia Cisneros and Brionna Hargraves
80 Viewcrest	Christopher Aguilar, Eric Aguilar, Edwar Aguilar and Johnny Aguilar	Marco Sanchez
40 Summitcrest	Bernard Smith	Phillip Smith
40 Summitcrest	Phillip Smith	Keely Purcell

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:*

3. Name an item that should never be flushed?

None.

*Old Business to be Discussed:*

The hearing on the challenge to the real estate taxes went well and the decision is pending. The 2025 appraisal was received and the taxes increased by 3.7%. The 2025 appraised values will be appealed.

*New Business to be Discussed:*

There has been a delay in preparing 48 Viewcrest for sale. The pipes froze this winter causing damage. It should be ready for sale by the first of May.

The bathroom at 3125 N. 9<sup>th</sup> Street will need to be updated and new windows will be installed. The unit should be ready for sale by the first of May.

A stockholder expressed interest in having hens due to the rising cost of eggs. Currently, there is a rule prohibiting chickens which was created because of stockholders having roosters. Wyandotte County allows chickens but there are rules about the number, location of the coop by the street and neighbors. Approval is also needed from animal control. The board discussed the issue and many units would not qualify due to their proximity to neighbors and the street. The board decided not to allow chickens in The Homes.

The residents at Peregrine Falcon Estates are interested in creating an HOA. They have contacted the manager for guidance.

*Comments from Directors and Attorney:*

None.

*Comments from Stockholders:*

The stockholder at 3117 N. Allis reported a toilet on the corner of Manorcrest and Viewcrest.

The stockholder at 12 Summitcrest commented on the recent election.

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CHARLES SAWYER  
SECRETARY

APPROVED:

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ELAINE HINES  
PRESIDENT

Transcribed by Karen Brokesh

THE HOMES, INC.  
MINUTES OF THE 77<sup>th</sup> ANNUAL MEETING  
March 7, 2025

The 77<sup>th</sup> Annual meeting of the Stockholders of The Homes, Inc. was called to order by Elaine Hines, President, at 7:15 p.m. on Friday, March 7, 2025.

President Elaine Hines welcomed the stockholders representing a quorum to the 77<sup>th</sup> Annual Meeting.

It was announced that, as provided by the By-Laws of the corporation, only stockholders of record are entitled to attend the annual meeting. All stockholders in attendance were informed that they would have time at the end of the meeting for comments or questions.

Secretary Demeyer read the proof of notice of mailing.

President Hines introduced the members of the board: Elaine Hines, President, Jerry Demeyer, Secretary; Ray Olson, Treasurer; and Charles Sawyer, member at large. Elizabeth Bothwell was introduced as the Manager along with the corporate attorney, Greg Goheen of the firm McAnany, Van Cleave & Phillips, PA; and the minutes transcriber, Karen Brokesh.

President Hines announced that the work order report for the year 2024 has been posted.

President Hines announced that the minutes of the 76<sup>th</sup> Annual Meeting of the Stockholders of The Homes, Inc. had been posted. Jerry Demeyer moved to approve the minutes as written. Seconded by Charles Sawyer. Carried unanimously.

Treasurer Ray Olson reported that the corporation is better off financially this year that it was in prior years. Treasurer Olsen moved to approve the 2024 financial report. Seconded by Jerry Demeyer. Carried unanimously.

Attorney Greg Goheen was asked to speak and stated that he enjoys serving as the attorney for The Homes and has been the attorney for The Homes for over 30 years.

The president presented the year in review and thanked the office staff, Elizabeth Bothwell, LaKyah Johnson, Daisy Rodriguez and Mirian Rodriguez; the maintenance staff, Rogers Latimer, Jose Rodriguez, Ricardo Alaniz, James Harvey and temporary staff; attorney Greg Goheen and transcriber Karen Brokesh for all their work over the past year.

Elizabeth Bothwell, LaKyah Johnson and Daisy Rodriguez were thanked for their work on the Nominating Committee. Sherry McCool, Karin Miller and Miriana Rios were thanked for their work on the Election Committee.

Jude Bothwell was acknowledged for work as the manager of the Quindaro Homes Federal Credit Union.

Devra Harrison and Elaine Hines were thanked as members of the Credit Committee. The accounting firm of RC Jones was also thanked for their work.

The president reflected on the many improvements made to the community through maintenance this year including fall inspections, furnace inspections and replacements, water heater replacements, porch roof replacements, mowing of the common grounds, tree trimming and removal, electrical repairs and structural repairs.

In addition to improvements planned for next year, the reserves/savings will be replenished to pay future real estate taxes, property and administrative insurances and plumbing repairs. Currently, The Homes has \$206,000 in savings and investments.

A moment of silence was held for stockholders, family and friends who have passed away this year.

There were no motions.

There were no comments from the board members or manager.

Secretary Demeyer announced the results of the election:

Karen Anver	8
Devra Harrison	18
Elaine Hines	20
Helene Martinez	10
Joe Merrick	20
Deborah Moreno	7
Oscar Solis	20

The three new directors for 2025-2027 are Elaine Hines, Joe Merrick and Oscar Solis.

The stockholder at 56 Viewcrest asked a question about maintenance fees.

President Hines thanked everyone for attending the annual meeting.

The board members signed the consent to meeting. Joe Merrick, Oscar Solic and Elaine Hines will sign the acceptance of the office as new board members.

Charles Sawyer moved to adjourn. Seconded by Ray Olson. Carried unanimously.

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JERRY DEMEYER  
SECRETARY

APPROVED:

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ELAINE HINES  
PRESIDENT

Transcribed by Karen Brokesh

6. How many stock transfers were there for March?

## TAX REBATES

Residents of Kansas City, Kansas 65+ or older on January 1, 2025, OR disabled with an annual income of \$42,600 or less may be eligible for a tax rebate. Residents of Wyandotte County with a BPU account for utilities can apply for a Utility Tax Rebate. If you answer yes to these questions, this rebate could be available to you:

- Are you a BPU ratepayer in Wyandotte County?
- Will you be 65 or disabled on January 1, 2025?
- Is your income \$42,600 or below? Residents of the City of Kansas, Kansas can apply for a Sales Tax Rebate. If you answer yes to these questions, this rebate could be available to you:
- Are you a resident of the City of Kansas City, Kansas?
- Will you be 65 or disabled on January 1, 2025?
- Is your income \$42,600 or below? Needed documents to apply will include:
- Contact Information (name, address, date of birth and telephone number).
- Proof of income (i.e. W-2s, Social Security statement, Railroad retirement statement, Veteran's disability statement, banking interests, food stamp award, child support income).
- Letter of Disability (if you are not 65+). Applications will be taken January 2, 2025, through April 15, 2025. There will be several locations to make applications throughout the county. You should contact the Unified Government 311 Line (913-573-5311) to find the location nearest you.

DAILY	8:30 AM-4:00 PM	CITY HALL, 3 <sup>RD</sup> FLOOR CLERKS OFFICE
TUESDAY	9:00 AM-12:00 PM	EISENHOWER COMMUNITY CENTER, 2801 N. 72 <sup>ND</sup>
TUESDAY	9:00AM-1:30 PM	AREA AGENCY ON AGING, 849C N. 47 <sup>TH</sup>
THURSDAY	9:00 AM-12:00 PM	JOE AMAYO COMMUNITY CENTER, 2810 METROPOLITAN
FRIDAY	1:00PM-4:30 PM	ANNEX BUILDING, 8200 STATE AVE. (BASEMENT LEVEL)

## Low Income Energy Assistance Program

The Low Income Energy Assistance Program (LIEAP) is a Federally funded program that helps eligible households pay a portion of their home energy costs by providing a one-time per year benefit. The 2025 LIEAP application period will began November 18, 2024, and will end March 31, 2025, at 5 pm. Persons Eligible In order to qualify, applicants must meet the following requirements: An adult living at the address must be personally responsible for paying the heating costs incurred at the current residence, payable either to the landlord or the fuel vendor. Applicants must demonstrate a recent history of payments toward purchase of the primary heating energy. Benefit levels vary according to the following factors:  
-Household Income -Number of persons living at the address - • Type of dwelling and type of heating fuel. Inquiries may be directed to the Division of Children and Family Services at 913-279-7000 or by dialing toll free 1-800-432- 0043.

## ECKAN WEATHERIZATION ASSISTANCE PROGRAM

The Weatherization Program was created to assist low-income family save an average of 18% of their annual income for energy, compared with 5% for other households. Weatherization services save customers an average of \$283 annually. Weatherization improves heating efficiency and fuel savings by ensuring your home holds in heat and air-conditioning, while keeping hot and cold air out. At NO CHARGE to the client, income eligible families receive a comprehensive home energy audit which is an assessment of the entire home. Eligibility is based on how many people live in the home and the household income level. If anyone in the household receives one of the following sources of income, they will automatically qualify for the program: Supplemental Security Income (SSI); Temporary Assistance for Needy Families (TANF) benefits; or Low Income Energy Assistance (LIEAP). Contact ECKAN at 888-833-0832 or online at [www.eckan.org](http://www.eckan.org) to apply. All the units in a building must apply together.



## 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
<b>2 Bedroom(up)</b>				
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	\$30,000
3020 North Allis	C/A, Fridge, Stove, W/D, Shed, & fully furnished	Walker	913-498-3998	Make Offer
112 Viewcrest	C/A, Shed	Garcia	913-742-3418	\$40,000
<b>2 Bedroom (down)</b>				
747 Manorcrest	Fridge, Stove & Window Units	Rodriguez	816-503-2450	\$27,000
<b>3 Bedroom (up)</b>				
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**

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.

# April 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21 Board Meeting	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](http://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