

THE IS NO BOARD MEETING FOR JANUARY. THE NEXT BOARD MEETING IS FEBRUARY 17TH AT THE CLUBROOM

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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

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 a gas leak?

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.

MEDICARE UPDATE

With 2025 just around the corner, many beneficiaries enrolled in a Medicare Advantage Plan may have received a notice from their insurance company explaining changes to their plan in the upcoming year. These may include changes to the plan’s network, premium costs, and information on what services are no longer available for them. For some beneficiaries, these notices may have alerted them that their plan will not be renewed in 2025. This circumstance may entitle them to what is called a Special Enrollment Period. For most beneficiaries, they can only change their Medicare coverage during specific times of the year. These are their Initial Enrollment Period (the 3 months before and after their 65th birthday), the Open Enrollment Period (October 15– December 7), and the General Enrollment Period (January 1– March 31). Special Enrollment Periods are available to beneficiaries who experience major life changes that may have impacted their ability to enroll in Medicare coverage. Some examples of these changes include moving to a new address that isn’t in their plan’s service area, release from jail or incarceration, or involuntary loss of their coverage. If you have been informed that you are losing your Medicare coverage, now is the time to find a new Medicare Advantage plan or to consider joining Original Medicare and enrolling in a Part D Prescription Drug Plan (and Medicare Supplemental Plan, also called a Medigap). Be sure to thoroughly examine any information your plan provider has sent you to make sure you qualify for a Medicare Special Enrollment Period. If you are interested in reenrolling in a Medicare Advantage plan or considering a Part D Prescription Drug Plan or Medigap policy, you can compare plans in your area on Medicare.gov. You can examine plans’ premium prices, deductibles, additional benefits, and more on this free, public, government-run website. You can even contact the plan providers directly to ask for further information about what their plans offer. Or you can call your local SHICK counselor to set up an appointment to discuss your Medicare options. SHICK counselors are well-informed, unbiased volunteers well-versed in Medicare terms and issues. You can reach them by calling 1-800-860-5260.

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
December 16, 2024

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on December 16, 2024.

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

Four stockholders and residents attended the meeting.

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

Minutes of the regular meeting of November 18, 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 November 2024 and found it to be in good order. Ray Olson moved to approve the financial report. Seconded by Jerry Demeyer. Carried unanimously.

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

Treasurer DeMeyer read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
123 Viewcrest	Richard Sheahan, Stacey Sheahan and David Sparks	Joselin Morales-Garcia

After being informed that the stock transfers were in order, it was moved by Jerry DeMeyer 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:

None.

New Business to be Discussed:

The real estate taxes are due by December 20, 2024. Manager will pay them under protest and a telephone hearing will be set with the Unified Government.

During the month of November, two maintenance technicians were out on sick leave for over two weeks. Two temporary workers have been hired. Please be patient as maintenance gets caught up.

Outside water is being shut off for residents. The outside water shut off valves (in utility rooms) are being marked with a green zip tie tag. The tags identify the valve so that residents can turn on/off their outside water as needed.

An abandoned trailer by the overflow area next to 88 Viewcrest has been towed away. It was parked on the grass which is private property. There was no charge for the tow.

In January, 2025, the chipping/shredding of the burn pile will be contracted out.

Ray Olson moved to set the date of the annual meeting for Friday, March 14, 2025. Seconded by Charles Sawyer. Carried unanimously.

Jerry Demeyer moved that the nomination forms for the board election be mailed out on Monday, January 27, 2025. Seconded by Charles Sawyer. Carried unanimously.

Charles Sawyer moved to set the date that nomination forms be returned to the office by noon on Tuesday, February 11, 2025. Seconded by Ray Olson. Carried unanimously.

Elaine Hines moved to send the notice of annual meeting on by Friday, February 14, 2025. Seconded by Jerry Demery. Carried unanimously.

Elaine Hines moved to appoint Sherry McCool, Karin Miller and Mariana Rios as ballot inspectors for the annual meeting. Seconded by Charles Sawyer. Carried unanimously.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 3117 N. Allis gave an update on the planned repairs to K5 in March 2025.

The stockholder at 12 Summitcrest commented on the return of the Fairfax signs.

The stockholder at 1 Reidcrest asked a question about the newsletter.

The stockholder at 24 Viewcrest had a suggestion about stockholder trivia and water shutoffs.

JERRY DEMEYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

TRIVIA WINNER PAUL EKLUND

Transcribed by Karen Brokesh

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. Limited appointments at the Area Agency on Aging will be available on Tuesday's only by dialing 913-573-8531.

What To Do If Your Power and Heat Go Out In The Winter

- *Make sure the outage goes beyond your home by checking to see if your neighbors have lights on. Then report the outage to your electric company.
- *Keep doors and windows closed, put towels in front of any drafts.
- *Layer your clothes to stay warm, put on a hat, cover your mouth with a scarf to protect your lungs and put on mittens (they're better than gloves). Huddle under extra blankets.
- *Know the signs of frostbite — loss of feeling and color in fingers, ear lobes and the tip of the nose — and call 911 if someone has these symptoms.
- *Know the signs of hypothermia — uncontrollable shivering, memory loss, disorientation, slurred speech, drowsiness — and call 911 if someone shows these symptoms.
- *Don't open your refrigerator or freezer unless necessary. Food can stay frozen 24-36 hours. Don't eat any food if the bag of ice in your refrigerator melts. You can use snow drifts as a makeshift freezer but be aware of attracting animals.
- *Listen to the news — don't go outside if conditions are unsafe.
- *Preserve your phone battery and opt to text instead of call to keep your phone lines open.
- *Unplug appliances and electronics to avoid a damaging power surge when the power comes on.
- *Leave one lamp on so you'll easily know when power comes back.
- *Generators, camp stoves or charcoal grills should always be used outdoors and at least 20 feet away from any window or door.
- *Never use a gas stove or oven to heat your home.
- *If you use candles to light the room, never leave them unattended and keep them away from pets and children.

FALL/FURNACE INSPECTIONS

CONTINUE

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.

FEELING SAD?

Identifying and Treating Seasonal Affective Disorder (SAD) newsinhealth.nih.gov Many people get the “winter blues,” a mild sadness as the days get colder and shorter. But some people experience clinical depression with the seasons. This is called seasonal affective disorder, or SAD. Symptoms of SAD usually start in the late fall or early winter and are similar to those of depression, but they only appear seasonally. Episodes generally last around five months, easing up when the next season comes. If you’re experiencing symptoms, certain activities may help provide some relief. These include engaging in hobbies, going out in the sunlight and spending time with friends and family. Eating healthy and getting enough physical activity can also help lift your mood. But if you have symptoms that last for two weeks or longer, you may need to talk with your doctor. Treatment options for SAD include a type of talk therapy called cognitive behavioral therapy (CBT), light therapy and antidepressant medications. But the combination of treatments that work for each person can differ because different factors can contribute to symptoms. Another treatment option for SAD is antidepressant medications. These can change how the brain produces and uses chemicals involved in mood and stress. They can be used alone or together with other treatments. Talk to your doctor. The right treatment or combination of treatments could improve your quality of life in the affected season.



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.

ECKAN WEATHERIZATION ASSISTANCE PROGRAM

The Weatherization Program was created to assist low-income families 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 to apply.

Eastbound I-70 Lewis and Clark Viaduct Reopening

The Kansas Department of Transportation (KDOT) has announced that the eastbound I-70 Lewis and Clark Viaduct over the Kansas River in Kansas City, Kansas has reopened to traffic with new weight restrictions in effect.

SUPPORT YOUR LOCAL MARKET

A new **DAILY MART** has opened at 700 Quindaro Blvd. (Across the street from Texas Toms) The market offers a wide variety of snacks, beverages, fresh produce, groceries, and household items. It is less than a mile from our neighborhood. Parking is available on the side and in the back. They are open each day of the week from 9:00 am to 9:30 pm.



Kansas Respite for Alzheimer's & Dementia Program

The Kansas Respite for Alzheimer's & Dementia Program (K-RAD) is a resource for family caregivers who have limited access to respite care and/or other support through current systems. The purpose is to provide relief to unpaid caregivers of individuals with a probable diagnosis of Alzheimer's disease or related dementia. For more details visit: kdads.ks.gov/ or call 1-800-272-3900.

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
2 Bedroom(up)				
748 Manorcrest	C/A, Fridge, Stove and much more MOVE IN READY	Lewis	816-547-1201	\$45,000
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
2 Bedroom (down)				
747 Manorcrest	Fridge, Stove & Window Units	Rodriguez	816-503-2450	\$27,000
80 Viewcrest	Fridge, Stove, W/D, Shed & Deck	Aguilar	323-401-8641	\$49,000
112 Viewcrest	C/A, Shed	Garcia	913-742-3418	\$40,000
3 Bedroom (up)				
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
Double Unit (down)				
15/17 Summitcrest	C/A, Fridge, Stove, W/D, and more	Bond	816-686-1633	\$45,000

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%

New policy

\$25.00 charge for returned checks.

ANNUAL MEETING

SATURDAY, MARCH 22ND AT NOON

January 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 Office and credit union closed in observance of Martin Luther King Jr. Day	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.

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