

THE HOMES, INC.

NEWSLETTER

JULY 2025

BOARD MEETING IS JULY 21st 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**

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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 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

**PLEASE CLEAN UP ALL TRASH AND
DEBRIS LEFTOVER FROM FIREWORKS**

NEWSLETTER TRIVIA

We want to encourage all residents to read the newsletter. You will find 5 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 clogged storm drains?

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.

Leah's Laundromat on the Q

1920 Quindaro Blvd, Kansas City, KS 66104

913-232-9008 leahslaundromat.com

Open daily from 9am to 7pm.

When it comes to laundry, Leah's Laundromat on the "Q" is the facility your neighborhood trusts! Our team is friendly, professional, and readily available to help when you have questions. By adhering to both local and national standards of environmental safety, you can rest assured your clothes are in good hands. Front Load Washers: four 60-pound washers, eight 40-pound washers, & eight 21.5-pound washers. Stack Natural Gas Dryers: six 30-pound dryers, & six 45-pound dryers.



Tarahumaras Mexican Restaurant #2

503 N 6th St, Kansas City, KS 66101

913-912-7259 tarahumaras2.com

Mon - Fri: 9:00 AM - 5:30 PM Sat & Sun: 9:00 AM - 2:00 PM

If you're looking for authentic Mexican cuisine in Kansas City, Kansas then come to Tarahumaras Mexican Restaurant #2 on 6th Street. We serve tamales, tortas, platillos, burritos, and more! Casual dining with vegetarian options. Find us north of I-70 near Charles B. Wheeler Downtown Airport. Order online for carryout or delivery!



TRIVIA WINNER
CHRISTINA AQUINO

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
June 16, 2025

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

Five stockholders and residents attended the meeting.

It was announced that the work order report for April/May has been posted.

Minutes of the regular meeting of April 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 April/May 2025 and found it to be in good order. Ray Olson moved to approve the financial reports. Seconded by Oscar Solis. Carried unanimously.

The first stockholder change request for board approval was submitted by Juanita Priolo, 741 Manorcrest, to install a 10 x 10 chain link dog kennel for stray and foster dogs. Work will be done by self. The board discussed concerns with noise.

The second stockholder change request for board approval was submitted by Stephanie Starr, 6 Craigcrest, to install concrete patio and sidewalk which will lead to a future driveway. Work will be done by Miguel Jimenez. Manager reviewed the area and there is room for a driveway.

The third stockholder change request for board approval was submitted by Teresa Carmona, 5 Summitcrest, to install a 12 x 20 back patio with pavers. Work will be done by self.

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

Treasurer Sawyer read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
40 Summitcrest	Keely Percell and Dottie Reynolds	Keely Percell
853 Manorcrest	Alejandro Bautista Vazquez	Gary Harris
789 Manorcrest	Abelardo Sabado and Rita Amparan	Daniel Barragan Gomez
747 Manorcrest	Jorge Rodriguez and Hector Rodriguez	Maria J. Benavides and Alba Benitez
3020 N. Allis	Stephanie Walker	Mary Louise Harris and Jeremy Daniel Weidner

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.

3. Name a firework that is prohibited.

Reports and Announcements:

None.

Old Business to be Discussed:

Stockholder Devra Harrison provided an update on the construction of Highway 5. The anticipated completion date is May 2026.

Manager has been accepting bids to replace the retaining wall at 7 Reidcrest. Two bids have been received so far, one for \$9,000.00 and one for \$30,000.00. Manager is waiting for a third bid before a decision is made.

New Business to be Discussed:

The Unified Government has asked the Homes to make some decisions on turning Viewcrest into a one-way street. Manager created rough drawings of the options, to include which side of the street to have pull in angle parking and whether there should be reverse angle parking. The other side of the street will have parallel parking. A decision also needs to be made on clockwise or counterclockwise parking. The ease of emergency services should also be considered. All residents must be informed of the changes to Viewcrest. The Unified Government developed the plans and will pay for it. The board decided to go with the Unified Government's recommendations.

Now that there will be more available parking on Viewcrest, The Homes can start remodeling work on 19 Viewcrest. This will be a winter project.

The Homes has placed 48 Viewcrest up for sale.

Manager discussed a new policy for units owned by The Homes to have the duct work/ventilation systems cleaned. The cost would be between \$250 and \$200 per unit. Charles Sawyer moved to adopt this policy. Seconded by Ray Olson. Carried unanimously.

Recently, there was a major plumbing project that required digging up the drain lines from the building of 1-7 Reidcrest all the way to the main that is under the street. The cost of the project is between \$10,000 and \$15,000. Manager contacted the Unified Government about putting an overflow lot for parking behind the building since the parking area is dug up. Unfortunately, the unified Government will require plans from an engineering company and a long process through government committees which would cost more than the cost of installing the overflow lot.

Recently a tree fell onto 3140 N. 9th Street during a storm. The tree tore through the attic into the living room. The repairs are almost finished. The insurance deductible for storm and hail damage is \$25,000. The cost of the repairs is \$21,000 so a claim will not be submitted to the insurance carrier.

The corporation's 20-year-old zero-turn mower quit working. A new zero-turn mower was purchased for \$3,500.

Eleven units have been selected to be painted this year. The units were last painted in 2012 and 2013.

A resident with a chain link fence in their back yard has asked to install an above ground pool that is less than 5,000 gallons. The Unified Government allows pools under 5,000 gallons with no restrictions or

4. How hot can sparklers burn?

requirements. The Homes' insurance broker has advised that if the resident has insurance on the pool it would need to indemnify The Homes. The broker is double checking with the underwriter. Due to liability concerns, Ray Olson moved to decline this request and to maintain the policy of having no pools in the neighborhood. Seconded by Oscar Solis. Carried unanimously.

The Unified Government is cracking down on vehicles with expired tags and vehicles that are inoperable or have flat tires. Along with the Sheriff's department, code enforcement has taken on this task. Violators will receive a letter and have 30 days to correct the issue. If not corrected, a summons will be issued to appear in court on misdemeanor charges and/or be issued a penalty between \$100 and \$1,500.

Stockholders are reminded that The Homes, Inc. and the Quindaro Homes Federal Credit Union are separate entities. The Homes cannot tell stockholders any information about their loans at the Credit Union. Stockholders also should not call The Homes and expect to be transferred to the Credit Union. The Credit Union must be called directly as it is its own federal banking institution.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 1 Reidcrest asked a question about tree removal.

The stockholder at 24 Viewcrest had questions about how snow and ice removal would be impacted once Viewcrest is a one-way street.

The stockholder at 12 Summitcrest commented on the great job the mowers are doing.

The stockholder at 3117 N. Allis asked about the costs of painting the units.

CHARLES SAWYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

Transcribed by Karen Brokesh

5. Who will be sending notification to residents about turning part of Viewcrest into a one-way?

Ways to beat the Heat

There is hot, and then there is hot! Extreme heat is a period of high heat and humidity with temperatures above 90 degrees for at least two to three days. In extreme heat your body works extra hard to maintain a normal temperature, which can lead to death. Extreme heat is responsible for the highest number of annual deaths among all weather-related hazards.

Older adults, children and people with certain illnesses and chronic conditions are at greater risk from extreme heat. Humidity increases the feeling of heat.

Prepare for Extreme Heat

Do not rely on a fan as your primary cooling device. Fans create air flow and a false sense of comfort, but do not reduce body temperature or prevent heat-related illnesses.

Identify places in your community where you can go to get cool such as libraries and shopping malls or contact your local health department to find cooling options in your area.

Cover windows with drapes or shades.

Weather-strip doors and windows.

Use window reflectors specifically designed to reflect heat back outside.

Add insulation to keep the heat out.

Use a powered attic ventilator, or attic fan, to regulate the heat level of a building's attic by clearing out hot air.

Install window air conditioners and insulate around them.

If you are unable to afford your cooling costs, weatherization or energy-related home repairs, contact the Low-Income Home Energy Assistance Program (LIHEAP) (888) 833-0832 for help.

Be Safe DURING Extreme Heat

Never leave people or pets in a closed car on a warm day.

If air conditioning is not available in your home, find a cooling option.

Take cool showers or baths.

Wear loose, lightweight, light-colored clothing.

Use your oven less to help reduce the temperature in your home.

If you're outside, find shade. Wear a hat wide enough to protect your face.

Drink plenty of fluids to stay hydrated.

Avoid high-energy activities or work outdoors, during midday heat, if possible.

Check on family members, older adults and neighbors.

Watch for heat cramps, heat exhaustion and heat stroke.

Consider pet safety. If they are outside, make sure they have plenty of cool water and access to comfortable shade. Asphalt and dark pavement can be very hot to your pet's feet.

Heat waves may cause you to lose power. Visit Power Outages to learn how to stay safe.

Kansas City, Kansas, splash centers or cooling centers.

Turner Community Library: 831 S. 55th St.

Eisenhower Spray Park: 2901 N. 72nd St.

Kensington Community Center: 2900 State Ave.

Pierson Spray Park: 1800 S. 55th St.

Providence YMCA/Ball Family Center: 8601 Parallel Parkway

South Branch Library: 3104 Strong Ave.

Joe E Amayo Argentine Community Center: 2810 Metropolitan Ave.

Heathwood Spray Park: 1021 Parallel Parkway

Parkwood Pool: 950 Quindaro Blvd.

VIEWCREST PARKING

The Homes Board of Directors accepted the Unified Governments proposal to turn part of Viewcrest into a one-way street. The UG will be sending letters to all residents informing them of the change. In the next few months signage will be placed along Viewcrest indicating it is a one-way street. The reverse pull in parking bays and parallel parking bays will be newly marked with paint.

Kansas Senior Farmers Market Nutrition Program To Begin July 14

Published on July 01, 2025

The Area Agency on Aging Department is excited to announce that the Kansas Senior Farmers Market Nutrition Program (KSFMNP) will begin on **July 14, 2025**. The Kansas Department of Health and Environment and the WY/LV Area Agency on Aging appreciates everyone's patience during this year's delay.

The *Kansas Senior Farmers Market Nutrition Program* (KSFMNP) is funded by the United States Department of Agriculture Food and Nutrition Service. The program provides annual benefits to low-income seniors to purchase fresh fruits and vegetables, herbs and honey from authorized farmers at Farmers Markets in Kansas.

The Wyandotte/Leavenworth will distribute the Farmers Market vouchers Monday – Friday, **beginning July 14, 2025, at 849 N. 47 St., KCK, Conference Room B, 9:00am – 3:00pm**, on a first come, first serve basis, until the supply is exhausted.

11th Annual Christmas in July

Next date: Saturday, July 19, 2025 | 06:00 PM

The 11th Annual Christmas in July is Coming to Town – July 19!

Get ready for a magical mid-summer celebration (with a throwback twist) at Wyandotte County Lake Park, full of family fun, food, music, fireworks, and the return of the glow party!

Festivities kick off at 6 PM at Wyandotte County Lake Park, meet us at the marina and take time to explore the lake before diving into all the fun.

Events like this are thoughtfully planned to bring our community together, offer free, family-friendly experiences, and create joyful memories for all ages.

STRAY DOG AT ROSWELL PARK

Many of you have seen the stray brown dog at Roswell park. A group of residents is working on finding her a forever home. Thanks to donations from residents, we were able to purchase a large dog run/kennel where she will be kept until we find her a home. The Homes is accepting donations for her food and veterinarian services.

WYANDOTTE COUNTY LAWS ABOUT FIREWORKS

Discharging of fireworks shall be allowed only between the hours of 9:00 a.m. and 11:00 p.m. from July 2 through July 4. No person shall discharge any fireworks at any other times, except as otherwise permitted in this article.

No person shall ignite or discharge any fireworks into, under, or on a car or vehicle, whether it is moving or standing still.

No person shall throw or place any fireworks in any assembly or gathering of persons.

No person shall throw, place, ignite, or discharge any fireworks on any sidewalk, street, or alley.

FIREWORKS THAT ARE PROHIBITED

Bottle rocket. Any rocket mounted on a stick.

Skyrocket. Tube not exceeding one-half of an inch (12.5 millimeters) interior diameter that may contain up to 20 grams of pyrotechnic composition. Skyrockets contain a wooden stick for guidance and stability and rise into the air upon ignition. A burst of color, noise, or both is produced at the height of flight.

Missile-type rocket. A device similar to a skyrocket in size, composition, and effect that uses fins rather than a stick for guidance and stability and has a report.

Unmanned aerial luminary; sky, Chinese, or Kongming lantern; sky candle; or fire balloon. A device resembling a small hot air balloon, constructed of lightweight material which is capable of traveling through the air when powered by fire or a fuel cell until such fire or fuel cell deteriorates, causing such device to fall to the ground at an unknown location.

If You Choose to Use Legal Fireworks

If consumer fireworks are legal to buy where you live and you choose to use them, be sure to follow the following safety tips:

Never allow young children to handle fireworks

Older children should use them only under close adult supervision

Never use fireworks while impaired by drugs or alcohol

Anyone using fireworks or standing nearby should wear protective eyewear

Never hold lighted fireworks in your hands

Never light them indoors

Only use them away from people, houses and flammable material

Never point or throw fireworks at another person

Only light one device at a time and maintain a safe distance after lighting

Never ignite devices in a container

Do not try to re-light or handle malfunctioning fireworks

Soak both spent and unused fireworks in water for a few hours before discarding

Keep a bucket of water nearby to fully extinguish fireworks that don't go off or in case of fire

Never use illegal fireworks

Better yet, grab a blanket and a patch of lawn, kick back and let the experts handle the fireworks show.

YOU ARE RESPONSIBLE FOR ANY DAMAGE TO BUILDINGS OR VEHICLES FROM DISCHARGING FIREWORKS.

Sparklers Are Dangerous

Every year, young children can be found along parade routes and at festivals with sparklers in hand, but sparklers are a lot more dangerous than most people think.

Sparklers burn at about 2,000 degrees – hot enough to melt some metals. Sparklers can quickly ignite clothing, and children have received severe burns from dropping sparklers on their feet.

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
112 Viewcrest	C/A, Shed	Garcia	913-742-3418	\$40,000
2 Bedroom (down)				
3175 N. 9 th	C/A, Shed	Martinez	913-309-9405	\$30,000
48 Viewcrest	Shed	Homes	913-321-2471	\$25,000
3 Bedroom (up)				
830 Roswell	C/A	Haygood	618-750-8114	\$35,000
Double Unit				
3133/3141 N. Allis	1BD + 1BD – Stove, Dryer, 2 sheds	Zapata	775-229-0794	\$44,995

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.

JULY 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4 4 th of July Office & Credit Union Closed	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	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