

**ANNUAL MEETING
MARCH 14TH AT
7:15PM.**

**VOTING IS FROM
7:15AM TO 7:15PM.**

**BOARD MEETING IS
MARCH 17TH
IN THE CLUBROOM
At 5:30 pm**

**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 number do you call for problematic car alarms?

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

The Wyandotte County Sheriff's Office has been receiving numerous calls to report recent scams!

These scammers are hard at work & here are a few things the scam includes:

- A call from a Lieutenant James Perry from our office (we don't have any employee by that name)
- Failure to appear for Federal Grand Jury Duty
- Rescheduling options that include calling a phone number or sending an email to set up an appointment
- Directions to chat with one of their team members through their "website"

While you may not receive this exact call, please use this as a reminder to be extra vigilant and suspicious of calls that come from unknown numbers. If you ever are not sure if you are being scammed, please hang up and call our office to verify the information.

If you have been victimized and have suffered financial loss as a result of this scam, please call our office at **(913) 573-2861** to file a report.

**TRIVIA WINNER
BRENDA AQUINO**

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

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

Six stockholders and residents attended the meeting.

The board recognized board member, Frank Moss, passed away on January 24, 2025. Frank had been a resident of The Homes since 1989 and served on the board of directors for many years. Thoughts and prayers are with his wife, Julie Moss, and their family.

It was announced that the work order report for December and January has been posted.

Minutes of the regular meeting of December 16, 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 months of December 2024 and January, 2025 and found them to be in good order. Ray Olson moved to approve the financial reports. 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
9 Summitcrest	Luis Suarez	Arnold Daniel Apen Mendez and Eberto Enriquez
748 Manorcrest	Noreen Sta Maria Lewis	Nikki Wheat
14 Summitcrest	John Delameter	David Delameter and Beth Briggs
16 Summitcrest	John Delameter	David Delameter and Beth Briggs
3125 N. 9 th Street	George Tucker	The Homes, Inc.
48 Viewcrest	Andjelka Jackson	The Homes, Inc.

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

The hearing on the challenge to the real estate taxes has been set for March 3, 2025. Supporting documents for the hearing have been prepared.

The chipping/shredding of the burn pile has been delayed. It will begin soon weather permitting.

New Business to be Discussed:

The annual meeting notice has been sent out. The nominees for the board of directors have been notified. Their deadline to accept or decline the nominations is February 26, 2025.

A procedure manual for basic accounting transactions has been created. The manual covers items like entering payments, entering online payments, making deposits, paying bills and processing applications. The credit union has been provided with the procedures for processing an application since it is very similar to the procedures used by The Homes.

Pothole repair requests have been submitted to the Unified Government.

Over the next couple of months, seven porch roofs will be replaced.

The corporation's property insurance renews in April, 2025. The manager has met with the broker and there could be an increase due to several natural disasters that occurred in the last year.

Over the last couple of months, residents should have received notification from Waste Management or WM.com about trash service. The trash service is no longer managed by the BPU and is now managed by Waste Management. Residents will still be billed through the BPU but complaints and service interruptions should be reported to Waste Management. Each address has been assigned an account number. Residents can go online at WM.com and set up an account or call 1-800-796-9696 for help. Bulk pickup is still required through the Unified Government at 311.

If any federal agency requests access to The Homes' files or stock certificates the requests will be denied absent a warrant.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 108 Viewcrest asked a question about trash day.

The stockholder at 127 Viewcrest made a comment about trash holidays.

The stockholder at 12 Summitcrest expressed appreciation for the great work plowing snow during recent snows.

The stockholder at 24 Viewcrest reported a dangerous stump and commented on parking issues on Summitcrest.

JERRY DEMEYER, SECRETARY

APPROVED:

ELAINE HINES, PRESIDENT

Transcribed by Karen Brokesh

**THE HOMES ANNUAL MEETING IS
FRIDAY, MARCH 14TH
VOTING IS FROM 7:15am – 7:15pm AT THE CLUBROOM.
Annual Meeting will begin at 7:15pm at the clubroom.**

The voting is for the three (3) board seats. The following stockholders accepted their nominations.

Karen Anver

As a board member will available to answer questions of the stockholders. Let the stockholders have access to my phone number. I have lived here for 15 years! I have been on the before and look forward to be on it again. Thank you.

Devra Harrison

Currently serving for Quindaro Homes Federal Credit Union as treasurer. Have been on the Homes, Inc. Board as member at large and treasurer.

Rachel Elaine Hines

I am a longtime stockholder (since 2006) and have always wanted to serve the community during my previous Board terms. I am happy to volunteer again.

Helene R. Martinez

Joe Merrick

I am eager to serve the needs of each household in our community of Homes, Inc.

I am committed to being present and punctual for each meeting.

I am willing to listen to the viewpoints of each board member to bring a unified purpose.

I am excited to continue the rapport I have with the staff.

I have a Bachelor of Science in Accounting from The University of Arkansas.

I retired as a computer programmer from The Kansas City Star after 27 years.

Deborah Moreno

Oscar Solis

Dear Homes Community,

My name is Oscar Solis. I have been a shareholder since 2016. I am currently Recruiting Manager for McConnell & Associates (MAC). I lead the recruiting at our 4 locations. I also assist with marketing/brand development as well as being the Chairman for our Employee Stock Ownership Plan (ESOP) committee.

Through my current and past positions, I have developed skills in:

- Business Development
- Leadership & Management
- B2B & B2C Sales
- Lead Generation
- Full Cycle Recruiting
- Marketing and Brand Development
- AR, AP, Payroll & General Accounting
- Coaching – Currently Soccer Coach at Bishop Ward.

LinkedIn: <https://www.linkedin.com/in/oscarsolis-/>



Senior Computer Classes

Join the UG Parks & Recreation team for a free program designed for seniors on basic computer skills. You will learn how to get started with computers, explore the internet, communicate digitally, and use technology for everyday life. The program will run every Thursday from March 6 to March 27, from 1:30 PM to 3:30 PM. This program is for seniors aged 50 and up and will be held at Argentine Community Center. The cost is free. Joe E. Amayo SR, Argentine Community Center, 2810 Metropolitan Ave, Kansas City, KS 66106. (913) 261-4382.

18th Street Bridge Closing for Replacement

The Kansas Department of Transportation (KDOT) is moving forward with a project to replace the U.S. 69 (18th Street) Bridge over the Kansas River. Weather permitting, the bridge will close to traffic during the first week of March.

The bridge has served the community for more than 65 years and is nearing the end of its service life. The new 18th Street Bridge is expected to open by Fall 2027.

During the closure, motorists should plan ahead for detours and increased travel times. Traffic will be diverted around 18th Street between K-32 and Ruby Avenue using state routes and interstate highways, including I-70, I-635, and I-35. Northbound traffic will exit at Ruby Avenue, while southbound traffic will exit at Kansas Avenue/K-32

KC Farm School Spring Plant Sale

Mark your calendar for KC Farm School's first plant sale of the year! Make our greenhouse your first stop in kicking off the season. Choose from a wide variety of high-quality plant starts, seed potatoes, and of course, our very own soil mix. We seed all types of vegetables and native perennial plant starts for use on our 14.5 acres and to share with you. All plants start from organic seed, are grown in our house-made soil mix, and are pesticide and herbicide-free.

Available:

All spring veggies including many varieties of kale, Swiss chard, spinach, lettuce, collard greens, kohlrabi, broccoli, mustards, and more!

Herbs, flowers, and native plants

Seed potatoes

Soil mix

Compost

What to expect: We will be offering veggie and native plant starts in 4-packs and single pots for sale as well as compost and an assortment of seeds, seed potatoes and more as the season allows. Plant sales will also feature vendors providing local food and goods, resources and more! When you arrive, most plants for sale will be placed outside of the greenhouse and grouped by type. The south end of the greenhouse will also house plants for sale. Please be considerate of signs indicating areas of the greenhouse that should not be accessed. We share space with our community and some plants just need a little more time in the greenhouse before they're ready. Parking: Please park at Common Ground, 2443 South 42nd Street. KC, KS, 66106 and walk across S. 42nd St. to the greenhouse. Limited accessible parking is available near the greenhouse at 4223 Gibbs Road, KC, KS 66106. Mar 22, 2025. Time: 9am-2pm. Phone: 908-966-7578

6. How many stockholders accepted their nominations?

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 RD FLOOR CLERKS OFFICE
TUESDAY	9:00 AM-12:00 PM	EISENHOWER COMMUNITY CENTER, 2801 N. 72 ND
TUESDAY	9:00AM-1:30 PM	AREA AGENCY ON AGING, 849C N. 47 TH
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 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
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
112 Viewcrest	C/A, Shed	Garcia	913-742-3418	\$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
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
136 Viewcrest	Fridge, Stove, W/D, 2 Window AC's	McGrew	913-449-2606	\$50,000

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
IN THE CLUBROOM

March 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14 Voting and Annual Meeting	15
16	17 Board Meeting	18	19	20	21	22 Credit Union Annual Meeting
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