

**BOARD MEETING IS  
MAY 19<sup>TH</sup>  
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

**FREE GRASS SEED AT THE OFFICE**

**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 is the fine for automobile repair in the Homes?

## 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**)

### Bee Wise, Immunize! First Monday of Each Month

Free Vaccinations for Children Ages Two and Younger who Qualify!

On the first Monday\* of the month, the Wyandotte County Health Department waives the vaccine administration fee for children ages two and younger who qualify for the Vaccines for Children (VFC) Program, so their vaccinations are completely free! To make an appointment, call (913) 573-8855. Appointments are strongly encouraged, but walk-ins are accepted as availability allows. Highest priority for Bee Wise Monday appointments and walk-in slots will be given to children who are uninsured. A parent or guardian must be present with the child. Please bring your child's immunization record. To qualify for the Vaccines for Children Program, children must meet at least one of the following requirements: American Indian or Alaska Native, Medicaid-eligible, Uninsured, or Underinsured (for individuals whose insurance does not cover childhood immunizations).

### 05/03/2025 - Mexican Culture Pride Day

Bethany Park, 1120 Central Ave., Kansas City, KS 66102. 10:00 am-Show and Vendors. 11:00 am-Rally including Community Member, Community Resident, & Local Business Speakers. The Central Area Betterment Association wants to invite you to join our rally during our Mexican Culture Pride Day. Everyone is invited and included! Our goal is to have a day full of positivity and peace. Let's recognize our value making a difference in our community and coming up strength. Food, Arts, Live Entertainment, and Charro Dancing Horses.

### 05/17/2025 - Kids to Park Day 2025

Emmerson Park, 1423 South 29th St., Kansas City, KS 66106. Kick off summer by celebrating National Day of Outdoor Play at Emerson Park on May 17 from 10 AM to 12 PM! Come dressed in your best superhero costumes and enjoy superhero-themed outdoor games and more! This free event is recommended for children ages 4 and up. Enjoy hot dogs, a DJ, face painter, and so much more! Swag bags will also be given out (while supplies last). Don't miss the fun!

MINUTES OF THE BOARD OF DIRECTORS  
THE HOMES, INC.  
April 21, 2025

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on April 21, 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.

Seven stockholders and residents attended the meeting.

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

Minutes of the regular meeting of March 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 Charles Sawyer. Carried unanimously.

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

The stockholder change request for board approval was submitted by Deanna Weber, 2 Reidcrest, to weatherize her crawl space. This request was moved to Executive Session for further discussion.

Treasurer DeMeyer read the stock transfer approvals as follows:

<b>ADDRESS</b>	<b>TRANSFER FROM</b>	<b>TRANSFER TO</b>
136 Viewcrest	Christine McGrew, Frank McGrew and Debbie McGrew	Christine McGrew
36 Summitcrest	Brady Adams, Enci Dong and Rob Tavis	Eric Adams, Brady Adams and Enci Dong
820 Roswell	Beatriz Castillo Sosa	Sayra Serranno Villegas
15 Summitcrest	Adeltrudes Badili Bond and Ronald Bond	Santa Dominguez and Alfred Dorantes
17 Summitcrest	Adeltrudes Badili Bond and Ronald Bond	Santa Dominguez and Alfred Dorantes
136 Viewcrest	Christine McGrew	Ingris Lopez-Reyes and Francisco Angel

After being informed that the stock transfers were in order, it was moved by Charles Sawyer and seconded by Oscar Solis 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 2024 real estate tax appeal was denied. The total taxes paid for 2024 are \$212,000.00. Manager believes the taxes should be around \$180,000.00 and is researching the taxes for properties surrounding The Homes to see if the increases for those properties were more or less than The Homes' increase. Property tax cards of the surrounding areas will also be reviewed. A petition will be circulated to get signatures from residents who

oppose the increase. The county worked with The Homes for the prior years' taxes.

*New Business to be Discussed:*

There was a 4% increase in The Homes' property insurance this year.

Manager has been working with the Unified Government on how to increase the parking on Viewcrest. The only way to add more parking with no expense is to turn Viewcrest into a one-way street. If the Unified Government determines that this can be done, the same thing may be done on Roswell. Turning Viewcrest into a one-way street would triple the number of available parking spaces. Manager was told to proceed with this plan if the Unified Government chooses to do so.

The landscape timber walls in front of 5 & Reidcrest need to be replaced. Manager will be taking bids for the work and it is expected the project will cost around \$10,000.00 to complete.

*Comments from Directors and Attorney:*

None.

*Comments from Stockholders:*

The stockholder at 108 Viewcrest asked a question about property insurance.

The stockholder at 127 Viewcrest commented on yardwork and allergies.

The stockholder at 1 Reidcrest asked a question about the procedures for holding board meetings.

The stockholder at 24 Viewcrest commented on rules enforcement in The Homes.

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CHARLES SAWYER  
SECRETARY

APPROVED:

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ELAINE HINES  
PRESIDENT

Transcribed by Karen Brokesh

**TRIVIA WINNER  
GWEN DAVIS**

**WEATHER DISASTERS CAN OCCUR AT ANYTIME AND HAVE A DEVASTATING EFFECT ON YOU AND YOUR FAMILY. YOU CAN REDUCE THE IMPACT OF THE DISASTER IF YOU AND YOUR FAMILY ARE PREPARED. THE FOLLOWING INFORMATION IS A STEP-BY-STEP GUIDE ON HOW TO PREPARE FOR, RESPOND TO, AND RECOVER FROM DISASTERS.**

## **TORNADOS**

A tornado is a violently rotating column of air extending from the base of a thunderstorm down to the ground. Tornado intensities are classified on the Fujita Scale with ratings between F0 (weakest) to F5 (strongest). They are capable of completely destroying well-made structures, uprooting trees and hurling objects through the air like deadly missiles. Although severe tornadoes are more common in the plain states, tornadoes have been reported in every state.

### **WHAT SHOULD I DO TO PREPARE FOR A TORNADO**

- During any storm, listen to local news or a NOAA Weather Radio to stay informed about watches and warnings.
- Know your community's warning system. Communities have different ways of warning residents about tornados, with many having sirens intended for outdoor warning purposes.
- Pick a safe room in your home where household members and pets may gather during a tornado. This should be a basement, storm cellar or an interior room on the lowest floor with no windows.
- Practice periodic tornado drills so that everyone knows what to do if a tornado is approaching.
- Move or secure lawn furniture, trash cans, hanging plants or anything else that can be picked up by the wind and become a projectile.
- Watch for tornado danger signs:
  - Dark, often greenish clouds-a phenomenon caused by hail
  - Wall Cloud-an isolated lowering of the base of a thunderstorm
  - Funnel cloud-a visible rotating extension of the cloud base
  - Cloud of debris
  - Large hail
  - Roaring noise

### **WHAT DO I DO AFTER A TORNADO**

- Continue listening to local news or a NOAA Weather Radio for updated information and instructions.
- If you are away from home, return only when authorities say it is safe to do so
- Wear long pants, a long -sleeved shirt and sturdy shoes when examining your walls, doors, staircase and windows for damage.
- Watch out for fallen power lines or broken gas lines and report them to the utility company immediately.
- Stay out of damaged buildings.
- Use battery-powered flashlights when examining buildings-do not use candles.

- If you smell gas or hear a blowing or hissing noise, open a window and get everyone out of the building quickly and call the gas company or fire department.
- Take pictures of damage, both of the building and its contents, for insurance claims.
- Use the telephone only for emergency calls.
- Keep all of your animals under your direct control.
- Clean up spilled medications, bleaches, gasoline or other flammable liquids that could become a fire hazard.
- Check for injuries. If you are trained, provide first aid to persons in need until emergency responders arrive.

## **THUNDERSTOMS**

A thunderstorm is considered severe if it produces hail at least 1 inch in diameter or has wind gusts of at least 58 miles per hour. Every thunderstorm produces lightning, which kills more people each year than tornadoes or hurricanes. Heavy rain from thunderstorms can cause flash flooding and high winds can damage homes and blow down trees and utility poles, causing widespread power outages.

### **HOW CAN I PREPARE AHEAD OF TIME**

- Learn about your local community's emergency warning system for severe thunderstorms.
- Discuss thunderstorm safety with all members of your household.
- Pick a safe place in your home for household members to gather during a thunderstorm. This should be away from windows, skylights and glass doors that could be broken by strong winds or hail.
- Protect your animals by ensuring that any outside buildings that house them are protected in the same way as your home. The best way to ensure your pets safety is to bring them into the home.
- Put together an emergency preparedness kit: ♦Water-one gallon per person, per day ♦Food-non-perishable, easy-to-prepare ♦Flashlight ♦Battery-powered or hand crank radio (NOAA Weather Radio, if possible) ♦Extra batteries ♦First aid kit ♦Medications (7-day supply) and medical items ♦Multi-purpose tool ♦Sanitation and personal hygiene items ♦Copies of personal documents ♦Cell phone with chargers ♦Family and emergency contact information ♦Extra cash

### **WHAT SHOULD I DO DURING A THUNDERSTOM**

- Listen to local news or NOAA Weather radio for emergency updates. Watch for signs of a storm, like darkening skies, lightning flashes or increasing wind.
- Postpone outdoor activities if thunderstorms are likely to occur. Many people struck by lightning are not in the area where rain is occurring.
- If a severe thunderstorm warning is issued, take shelter in a substantial building or in a vehicle with the windows closed. Get out of mobile homes that can over in high winds.
- If you can hear thunder, you are close enough to be in danger from lightning. If thunder roars, go indoors! The National Weather Service recommends staying inside for at least 30 minutes after the last thunderclap.
- Avoid electrical equipment and land line telephones. Use battery-powered TVs and radios instead.

-Shutter windows and close outside doors securely. Keep away from windows.

-Do not take a bath, shower or use plumbing.

-If you are driving, try to safely exit the roadway and park. Stay in the vehicle and turn on the emergency flashers until the heavy rain ends. Avoid touching metal or other surfaces that conduct electricity in and outside the vehicle.

-If you are outside and cannot reach a safe building, avoid high ground; water; tall, isolated trees; and metal objects such as fences or bleachers. Picnic shelters, dugouts and sheds are not safe.

## **WHAT TO DO AFTER A THUNDERSTORM**

-Never drive through a flooded roadway. Turn around, don't drown!

-Stay away from storm-damaged areas to keep putting yourself at risk from the effects of severe thunderstorms.

-Continue to listen to a NOAA Weather Radio or to local radio and television stations for updated information or instructions, as access to roads or some parts of the community may be blocked.

-Help people who may require assistance, such as infants, children and the elderly or disabled.

-Stay away from downed power lines and report them immediately.

-Watch your animals closely. Keep them under your direct control.

KCK Police Department-913-596-3000

KCK Fire Department-913-573-5550

WYCO Emergency Management-913-573-6300

KS Gas Leak-1-888-482-4950

BPU Power-913-573-9522

BPU Water-913-573-9622

## **Losing power is inconvenient. You might not be sure what to. Observation is your best tool. Below are important instructions to help identify your power loss.**

### **1st step - Identify where the power outage is located.**

Is it the item you are using... Is it the room you are in... Is it the whole unit...

### **2nd step - The item you are using or the room.**

Go to the breaker box. If there is a circuit breaker that is tripped, turn the breaker on. If the circuit breaker trips again then you have plugged an item into an outlet or extension cord that is overloading the electrical system. Plug your item into another receptacle.

### **3rd step - The whole unit**

Check each room to make sure the outage is to the whole unit. Call BPU and report the outage – 913-573-9522. You will be prompted to leave your name, address, and a phone number. BPU will call you back. Check the online BPU Web Outage Viewer [www.outage.bpu.com](http://www.outage.bpu.com) to see if your area is having an outage. If BPU tells you that you should have power call after hours maintenance.



## 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. If trash is put to curb before 4:30 the Homes will collect it and a charge of at least \$100 will be added to your account.

8. What was the total amount paid for the 2024 real estate taxes?



## 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
3020 North Allis	C/A, Fridge, Stove, W/D, Shed, & fully furnished	Walker	913-498-3998	\$32,500
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
789 Manorcrest	Fridge, Stove, Microwave & AC Window Unit	Amparan	913-579-9572	\$25,000
853 Manorcrest	C/A, Fridge, Stove & Stackable W/D	Bautista	480-737-5177	\$23,500
<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.

**HIGHWAY K5 WILL CLOSE ALL LANES STARTING MAY  
15, 2025. IT MOST LIKELY BE CLOSED UNTIL 2026**

# May 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 Board Meeting	20	21	22	23	24
25	26 Memorial Day Office and Credit Union Closed	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](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 |                                     |                                |