

THE HOMES, INC.

NEWSLETTER

APRIL 2023

**THE BOARD MEETING
IS APRIL 17TH AT 5:30
PM AND IS OPEN TO
THE PUBLIC**

**MAINTENANCE FEE
INCREASE STARTING
MAY 01, 2023**

1 BEDROOM - \$345.00

2 BEDROOMS - \$350.00

3 BEDROOMS - \$355.00

**SEE PAGE 2
FOR DETAILS**

**WHEN YOU HAVE A BULK TRASH PICK UP
(REFRIGERATOR, FURNITURE, CHAIRS, AIR
CONDITIONERS, ETC.)**

CALL (913) 631-3300

**YOUR REQUEST WILL BE FORWARDED TO
WASTE MANAGEMENT AND YOUR BULK
TRASH WILL BE PICKED UP ALONG WITH
REGULAR TRASH PICK UP.**

INSIDE THIS ISSUE

PAGE

Announcements	2
Minutes	3
Annual Meeting minutes	5
Helpful Hints	7
Tax Preparation	8
Calendar	10

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
POTHOLE	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 broken streetlights?

FOLLOW US ON...

facebook

MAINTENANCE FEE INCREASE STARTING MAY 01, 2023

1 Bedroom - \$345.00

2 Bedrooms - \$350.00

3 Bedrooms - \$355.00

The reason for the increase is because of the increase of real estate taxes. Below shows how the taxes have increased throughout the last five years.

2019 - \$114,329.22

2020 - \$122,883.14

2021 - \$130,695.00

2022 - \$279,060.63

2023 - \$370,822.54

We are asking residents to help by contacting our elected officials. Please let them know you are dissatisfied with the amount of real estate taxes that we are being charged. Our property is not worth the amount being charged.

Commissioner - Melissa Bynum – (913) 573-5040 - mbynum@wycokck.org

Commissioner – Gayle Townsend - (913) 573-5040 - gtownsend@wycokck.org

Mayor - Tyrone Garner - (913) 573-5010 - mavorgarner@wycokck.org

Congressman - Jake LaTurner - (785) 205-5253 – website: <https://laturner.house.gov/>

Congresswoman – Sharice Davids - (913) 766-3993 – website: <https://davids.house.gov/>

Senator - David Haley – (913)321-3210 - David.Haley@senate.ks.gov

Senator – Jerry Moran - (202) 224-6521 – website: <https://www.moran.senate.gov/public/>

Senator – Roger Marshall - (202) 224-4774 – website: <https://www.marshall.senate.gov/contact/>

Governor - Laura Kelly – (785) 296-3232 – website: <https://governor.kansas.gov/>

If you have ideas about helping and reducing our taxes, please contact the office.

6. Name one of the improvements made to the community in 2022?



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.

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.**

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.

TRASH. Do not put your trash in your neighbor's trash bins. Mattresses must be wrapped in plastic for collection at the curb. Rugs must be rolled up and tied with string, and they should not exceed 4 feet long and 50 lbs. Dry wall, glass, plastics, wood and steel, surplus mortar, surplus concrete, broken bricks, green wastes (grass, bushes) and excavated soil are considered construction waste. Construction waste must be taken to the Johnson County Landfill. Fridges, freezers, air conditioners and furniture are collected for free, but you must contact Waste Management in advance. To request this service, call (913) 631-3300. **IF THE HOMES HAS TO PICK UP ANY TRASH AT THE CURB BECAUSE YOU DID NOT FOLLOW THE RULES OF PUBLIC WORKS SOLID WASTE MANAGEMENT YOU WILL BE CHARGED ACCORDINGLY.**

Homestead / Safe Senior Property Tax Refund
DEADLINE: APRIL 18, 2023

Homestead Rebates are offered to eligible citizens who live in Wyandotte County, Kansas for a portion of their property taxes.

If you were a Kansas resident for all of 2022 and owned and occupied a homestead, you are eligible for a refund of \$700 if your total household income is \$37,750 or less, AND you:

Were born before January 1, 1967, OR

Were totally and permanently disabled or blind for the entire year of 2022; OR

Have a dependent child who lived with you the entire year that was born before January 1, 2021 and was under the age of 18 for all of 2022; OR

Are a disabled veteran (50% or more) or the surviving spouse of a disabled veteran who has not remarried, or the surviving spouse of an active duty military personnel who died in the line of duty and not remarried.

As a Kansas resident for all of 2022 who owned AND occupied a homestead, you are eligible for a refund of 75% of your property taxes paid if your total household income including social security is \$22,000 or less, AND you:

Were 65 years or older for all of 2022.

Must not have delinquent property taxes in 2022.

Household income is generally all taxable and non-taxable income received by all members of the household. You can complete a Form K-40H or K-40PT electronically or have our Clerk's Office help you complete the required documentation. Clerk's Office, City Hall, 701 N 7th St, Suite 323, Kansas City, KS 66101. (913) 573-5299.

Free Tax Preparation through AARP

TURNER RECREATION CENTER - KANSAS CITY

831 S 55th St, Kansas City, KS, 66106-1307

Monday, 09:00 am - 01:00 pm

KANSAS CITY KANSAS COMMUNITY COLLEGE

7250 State Ave, Kansas City, KS, 66112-3003

Tuesday and Thursday, 09:00 am - 01:00 pm

SYLVESTER POWELL JR COMMUNITY CENTER - MISSION

6200 Martway St, Mission, KS, 66202-3359

Thursday, 09:00 am - 03:00 pm

COLONIAL CHURCH - PRAIRIE VILLAGE

7039 Mission Rd, Prairie Village, KS, 66208-2612

Monday and Wednesday, 09:30 am - 03:00 pm

8. When does the increase in maintenance fees begin?

UNITS FOR SALE

	Amenities	Owner	Phone	Price
Double Unit (4 bdrm)				
73 & 75 Viewcrest	W/D, Stove, Fridge	Huaman	913-620-6847	\$135,000

The Homes offers free grass seed. Stop by the office and pick up a bag.

THE HOMES WOULD LIKE TO GET YOUR MOST CURRENT EMAIL TO USE FOR COMMUNICATION. PLEASE EMAIL US AT THEHOMESINC@THEHOMESINC.COM.

PARKING IN YARDS

THE HOMES HAS A NEW POLICY ABOUT PARKING IN YOUR YARD.

IF A VEHICLE IS SEEN PARKING IN A YARD, YOU WILL GET ONE WARNING LETTER. IF IT OCCURS AGAIN YOUR ACCOUNT WILL BE CHARGED \$250.00.

IF YOU NEED TO PARK IN YOUR YARD FOR A SMALL AMOUNT OF TIME, CALL THE OFFICE TO GET PERMISSION. YOU WILL NOT BE CHARGED.

IF YOU WITNESS A RESIDENT PARKING IN A YARD, TAKE A PICTURE. COME TO THE OFFICE SO THAT WE CAN GET A COPY OF THE PICTURE WITH A TIME AND DATE STAMP.

NEWSLETTER TRIVIA WINNER WAS SHERRY DAVIS

9. What is the phone number for Mayor Tyrone Garner?

April 2023

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

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

10. What will be the new maintenance fee for a 2 Bedroom?