

**THE BOARD MEETING
IS August 21st 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**

**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.**

**Mattresses, washers, and dryers will not be picked
up.**

**If those items are picked up by the Homes a charge of
\$100 will be added to your account.**

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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 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. How many units are for sale?

If you own a 2011-2021 Kia or Hyundai, your vehicle may be at risk of being stolen.

Any Hyundai or Kia vehicle that operates with a metal or steel key is impacted by a system flaw that thieves are targeting. Any Hyundai or Kia vehicle that is a push-to-start, is not at risk. To avoid becoming a victim of auto theft, consider the following safety tips:

- Never leave your engine running or leave your vehicle unattended.
- Lock your car and take your keys with you.
- Park in a well-lit area or parking garage.
- Remove USB cables from vehicles while not in use.
- Consider purchasing a wheel lock or anti-theft device.
- Contact your dealership for potential software updates or recall notices.

Software Update Now Available from Kia and Hyundai

Hyundai and Kia are now providing a free of charge software update to owners of affected models. Owners of these vehicles to contact Hyundai (toll-free at 800-633-5151), Kia (toll-free at 800-333-4542), or their local Hyundai/Kia dealership for information on the free update.

Kansas City, Kansas, police will start distributing free anti-theft steering-wheel locks to Kia owners. You can receive a free lock if you live in KCK and own any of these Kia models:

Forte: 2011-2021

K5: 2021-2022

Optima: 2011-2020

Rio: 2011-2021

Sedona: 2011-2021

Seltos: 2021-2022

Soul: 2010-2022

Sorento: 2011-2022

Sportage: 2011-2022

To receive a free lock, vehicle owners will need to bring their driver's license or other proof of address, like a utility bill or rental contract, and current vehicle registration.

Locks can be picked up at three locations:

8 a.m. to 4:30 p.m. any day at the South Patrol Report Desk, 2200 Metropolitan Ave.;

6:45 a.m. to 10 p.m. any day at the East Patrol Report Desk, 849 N. 47th St.;

9 a.m. to 5 p.m. weekdays at the Records Department window at KCKPD

Headquarters, 700 Minnesota Ave.

People available to mow

Matt (913) 229-0564

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
July 17, 2023

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on July 17, 2023

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

Eight stockholders and residents attended the meeting.

Residents were reminded that the speed limit in The Homes is 20 m.p.h.

It was announced that the work order report for June 2023 has been posted.

Minutes of the regular meeting of June 19, 2023 and the June 19, 2023, executive session had previously been distributed to all board members. Jerry DeMeyer moved to approve the minutes as submitted. Seconded by Ray Olsen. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of June, 2023 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Elaine Hines. Carried unanimously.

The stockholder change request approved by the manager was that of Wanda Clemons, 28 Summitcrest, to plant rose bushes at the front of the yard.

The first stockholder change request for board approval was from Vicki Bradford, 3199 N. 9th Street, to install vinyl covered chain link fence. Work will be done by Quality Fence. The second stockholder change request for board approval was from Michael Wade, 5 Craigcrest, to add a privacy fence in the back of the house. Work will be done by self.

Elaine Hines moved to approve the stockholder change requests. Seconded by Charles Sawyer. Carried unanimously.

Secretary Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
877 Manorcrest	Amalia Merrick and Joe Merrick	Amalia Merrick

After being informed that the stock transfers were in order, it was moved by Elaine Hines and seconded by Charles Sawyer that the stockholder change request be approved and 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 appeal of the 2022 real estate taxes is still pending with the State Board of Tax Appeals.

The Homes qualified for a refundable tax credit from the federal government regarding the COVID-19 pandemic. The credit is approximately \$4,200.00

New Business to be Discussed:

A new groundskeeper has been hired and they started work today.

Stockholders and residents are asked to contact the office if there are security lights that are not working.

Stockholders and residents are asked to report potholes to the office. The Unified Government is doing a pretty good job lately filling them.

Occupant forms will be sent out at the end of July.

Manager distributed the letter sent to various county officials regarding the overgrowth of the bushes and trees on Manorcrest and 7th Street.

Manager discussed fireworks in the community that damaged stockholder personal property.

Manager plans to ask the City for a burn permit due to all the debris from the recent storm.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 12 Reidcrest reported issues with her kitchen ceiling.

The stockholder at 12 Summitcrest asked a question about street lights.

The stockholder at 3117 N. Allis thanked the office and maintenance staff for all their hard work.

The stockholder at 108 Viewcrest reported a cement drain that is damaging tires.

No further business to come before the board the board adjourned into executive session.

ELAINE HINES
SECRETARY

APPROVED:

JERRY DEMEYER
PRESIDENT

Newsletter Trivia Winner was J. & S. Starr

If you plan to grill this summer, please move that grill away from your home! It doesn't take much to start a fire.



EVENTS

08/01/2023 - National Night Out 2023

KCKCC Fieldhouse, 7250 State Ave. KCK 66112. Come out for a night of fun and relationship-building with law enforcement to promote safe neighborhoods. Free hotdogs and chips for the first 500 people! Free t-shirts for the first 150 people! Stay for a chance to win amazing box prizes or a TV. 05:00 PM to 08:00 PM

08/05/2023 - KCKPS Back to School Fair

The Kansas City Kansas Public School District will host its 23rd annual Back to School Fair. Kansas City Kansas Public School's District Central Office, 2210 N. 59th St., KCK, 66104 from 8 a.m. - 1 p.m., Saturday, August 5, 2023. The fair is open to all students who live in Wyandotte County and who attend public or private schools in the county. Parents are required to bring their children and provide proof of residence in Wyandotte County. School supplies will be available for students as well as health tests, such as: - Vision screenings - Hearing screenings - Dental screenings

- COVID vaccinations - Heart health screenings

Dozens of vendors will be in attendance, along with inflatable games, music, snacks, treats and more. Many KCKPS departments will be at the event with helpful information:

- Athletic Department - Student Support Programs - Nutritional Services - Health Services

For more information, contact the Back to School Fair Volunteer Committee at 913-522-7526

08/05/2023 - Sheriff's Office Day at the Pool

Parkwood Pool, 950 Quindaro Blvd. KCK 66101. 12:00 pm to 4:00 pm. All are invited to the FREE Sheriff's Office Day at the Pool community event! Come stay cool at the pool, enjoy great food and fun and meet officers from the Wyandotte County Sherriff's Office, Kansas City, Kansas Police Department and staff from the UG Parks and Recreation Department. FREE Entry, Hot dogs and Bottled Water. The first 200 attendees will be able to swim for free. Lots of Fun!!! Lots of Great Music from a local DJ!

08/24/2023-08/25/2023-08/26/2023 - Tiblow Days 2023

Downtown Bonner Springs 200 E 3rd Street Bonner Springs, KS 66012. FREE. 12:00 PM to 11:30 PM. The Bonner Springs-Edwardsville Area Chamber of Commerce and our incredible volunteers are diligently working to create a weekend of entertainment, fun, and connections! Entertainment will be in the evening at Centennial Park on Friday, 8/25 and Saturday, 8/26. Both concerts are FREE to attend! Friday night will feature The Stolen Winnebagos and Saturday night will feature Saving Abel. Attendance inside the Beer Garden is for 21+ guests only. No outside food or beverages is allowed. The BSPD K-9 Car Show is on Saturday, 8/26 at The Fuel House. NO PRE-REGISTRATION is required. DAY OF registration begins at 8 AM. A shuttle will run every 20 minutes between the Car Show and the Street Festival & Carnival. Please be mindful of pedestrians walking to and from on Second St. The Tiblow Days Parade is on Saturday, 8/26. If you'd like to be in the parade, please arrive at Lion's Park no later than 8:30 AM. The parade will start at 9:30AM Parade viewing will be on Nettleton Ave., between Morse Ave. and Oak Street. Be cautious of street closures and private drives. The 45th Annual Tiblow Trot is on Saturday, 8/26.



HELPFUL HINTS ABOUT LIVING IN THE HOMES

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 backup 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. **NEVER PARK IN YARDS OR COMMON GROUND.**

YARDS & PORCHES: Please take the time to clean up/organize your yard and porch. The size of our porches do 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 alternative is to store your items in a deck or patio box. 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 your porch railings.

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 take your vehicle 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.

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 \$500.00.

KEEP FURNANCE 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.**

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.

STICKS AND LIMBS: Place sticks/limbs in 4 foot bundles to the curbside for pickup by maintenance

6. What should you report to the office?

TIPS ON HOW TO BEAT THE HEAT

Beat the heat: Drink more water

You know how important it is to stay hydrated all year round. When you're sweating a lot, either because of exercise or the summer heat, drinking enough water becomes even more important. As the CDC suggests, think of your body like an air conditioner: Whenever your body heats up from physical activity or the hot weather outside, your internal air conditioner turns on and you begin to sweat. And remember, now that your air conditioner is using its coolant (your sweat), it is important to refill the tank — by drinking lots of H₂O. As with other hydration myths, water isn't your only option, but it's free and easily accessible for most of us. Even if you have to trick yourself into drink more water and learn to love the taste of it, you'll be much more comfortable if you keep refilling your water glass.

Beat the heat: Peppermint tea mist

Brew a pot of peppermint tea, then stick it in the fridge. Once it's nice and cold, Wonderhowto.com suggests pouring some into a spray bottle and misting yourself with it. Better than water, the menthol in the tea will give your skin a tingly, cool feeling.

Beat the heat: Chrysanthemum tea

Whether it's hot or cold, chrysanthemum tea is served to lower body temperature, according to China Daily. It's also been said to soothe heat rash, experts told Natural Health.

Beat the heat: Breathe like a yogi

Next time you feel overheated, do a few minutes of yogic breathing, recommends Art of Living. Curl your tongue by pulling both sides upward toward the middle, then breathe in through your mouth. Hold your breath, and slowly exhale through your nose. Repeat five to 10 times.

Beat the heat: Chill your mattress

Put soft gel ice packs on top of the mattress and underneath the sheets; try under your legs, neck, or lower back for maximum comfort. Real Simple also suggests freezing a cotton sock filled with rice, then slipping it between the sheets. The rice will hold a chill longer.

Beat the heat: DIY air-conditioning

Freeze a couple of water bottles and place them in front of a floor or desk fan, and you'll enjoy a much cooler breeze with your makeshift air-conditioner. Wikihow.com advises adding salt to the water first to beat the heat longer; Apartment Therapy skips the bottles altogether in favor of a bowl of ice water.

Beat the heat: Aloe Vera

You know aloe vera soothes sunburn, and its cooling properties also work to help you beat the heat. Blogger Crunchy Betty offers different recipes to make spray of it, combining witch hazel and peppermint oil.

Beat the heat: Spicy food

If you're already sweating, why would you want to sweat more? Professor of food science at Penn State University Luke LaBorde offers this answer: eating spicy food increases blood circulation and makes you sweat, so you'll feel cooler as the sweat dries. Dr. Oz explains that the capsaicin in hot peppers encourages your body to sweat more without raising your body temperature.

Beat the heat: Pressure points

Lifehacker.com's solution to lower body temperature is to apply a bottle with ice-cold water on points like your ankles, wrists, back of the neck or behind the knees.

COOLING CENTERS

West Wyandotte Library

1737 N 82nd St, Kansas City, KS, 66112, 913-295-8250

Eisenhower Spray Park

2901 N 72nd St, Kansas City, KS, 66109, 913-551-0402

Providence YMCA/Ball Family Center

8601 Parallel Pkwy, Kansas City, KS 66112, 913-378-9622

Turner Community Library

831 S 55th St, Kansas City, KS, 66106, 913-295-8250

Pierson Spray Park

1800 S 55th St, Kansas City, KS, 66106, 913-551-0402

F.L. Schlagle Library

3480 West Dr, Kansas City, KS, 66109, 913-295-8250

Kensington Community Center

2900 STATE AVE, KANSAS CITY, KS, 66102, 913-551-0407

South Branch Library

3104 Strong Ave, Kansas City, KS, 66106, 913-295-8250

Joe E Amayo Argentine Community Center

2810 Metropolitan Ave, Kansas City, KS, 66106, 913-261-4382

Heathwood Spray Park

N 10th St & Parallel Pkwy, Kansas City, KS, 66104, 913-551-0402

Parkwood Pool

950 Quindaro Blvd, Kansas City, KS, 66101, 913-551-0402

Willa Gill Center

645 Nebraska Ave, Kansas City, KS, 66101, 913-621-4690

Main Library

625 Minnesota Ave, Kansas City, KS, 66101, 913-295-8250

Kansas City Kansas City Hall Lobby

701 N 7th St Trfy, Kansas City, KS, 66101, 913-573-5311

Armourdale Community Center

730 Osage Ave, Kansas City, Ks, 66105, 913-552-0408

8. How many stock transfers were there?

UNITS FOR SALE

	Amenities	Owner	Phone	Price
2 Bedroom (down)				
73 Viewcrest	C/A, Fridge, and W/D	Huaman	913-620-6847	\$55,000
2 Bedroom(up)				
773 Manorcrest	Fridge, Stove, W/D, and Shed	Flores	816-269-9393	\$85,000
855 Manorcrest	C/A, W/D, Fridge, Stove	Ramos	913-235-4676	\$80,000
75 Viewcrest	C/A, Fridge, Stove, Microwave	Huaman	913-620-6847	\$55,000
3 Bedroom (down)				
3157 N. Allis	C/A, Fridge, Stove, and Dryer	Gardea	913-562-4288	\$65,000
3 Bedroom (up)				
820 Roswell	W/D, Fridge, Stove, and Deck	Castillo	913-286-3830	\$80,000
835 Roswell	C/A, W/D, and Fridge	Mendez	913-206-6181	\$50,000

Trash and Recycle Holiday Schedule

There are six holidays on which residential trash and recycling are not collected:

New Year's Day

Memorial Day

4th of July

Labor Day

Thanksgiving Day

Christmas Day

On these holidays, the pickup of everyone's trash and recycling is moved back one day unless the holiday falls on a weekend.

NEW MOWING AND TRIMMING POLICY

If during the season you receive 2 mowing and trimming letters you will not be sent a 3rd letter. Your yard will be mowed and trimmed, and a charge will be added to your account. NO EXCEPTIONS!

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.

August 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	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.

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 is the number to report lights out or power lines down?