

**THE BOARD
MEETING IS
DECEMBER 16TH AT
5:30 PM AT THE
CLUBROOM**

**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**

INSIDE THIS ISSUE

PAGE

Car Thefts	2
Minutes	3
Events	5
Prepare your vehicle for winter	7
Units for Sale	9
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
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. What number do you call for clogged storm drains?

Car thefts and break ins are on the rise in Kansas City metro area.

In 2021, crooks stole approximately 4,300 cars in the Kansas City, Missouri area.

In 2022, more than 6,500 were stolen.

In 2023, 7,500 autos were reported as stolen.

2024 thefts are expected to be higher than the previous year

The Kansas City metropolitan area ranks #10 on the top ten cities to have a vehicle stolen. If your car is stolen you are facing over a thousand dollars in expenses-Insurance deductibles (what damages are covered and what are not), towing fees, tow lot fees, etc. and that is if you get your car back. For the unfortunate that don't recover their cars they might be paying on a loan for a car they no longer have.

The best way to protect your vehicle is to make it as difficult as possible to steal. While there's no such thing as being theft-proof, taking security precautions gives you the lowest chances of being a target.

Car theft prevention devices

Some of the best ways to prevent car theft are anti-theft devices. If your car has any of these anti-theft upgrades installed, you could also save on your car insurance.

Alarm system

While most cars come with a car alarm installed from the factory, older cars may not have them standard. In that case, you can get a mechanic to install an aftermarket car alarm device. When triggered, the loud noise should draw unwanted attention to the thief.

Auto kill switch

An auto kill switch, or cut off switch, disconnects parts of your car to prevent your car from starting. Kill switches can be installed to the battery, ignition and even the fuel pump.

The simplest kind of kill switch is physically installed in a hidden location in the cabin of your car. There are also wireless remote kill switch systems you can purchase. Some advanced kill switches even let you use your smartphone.

Car tracking (vehicle recovery system)

GPS tracking systems help you locate your car in the event of theft. This helps law enforcement track down your car, and in many cases recover it faster. Some manufacturers will offer GPS tracking from the factory for newer cars.

Immobilizer device

An immobilizer device prevents your car from starting if the right transponder isn't detected. Most cars made after 2010 have immobilizer systems installed from the factory. If your vehicle doesn't have an immobilizer system, you can get an aftermarket one installed. Discreet security measures like immobilizers often come with stickers to deter theft, which you should place visibly on your driver window. This alerts would-be thieves that your car will be difficult to steal or sell, and not worth the time and effort to attempt.

Steering wheel locks

A steering wheel lock is a device that hooks onto your steering wheel to make it difficult or impossible to operate. Visible anti-theft measures like a steering wheel lock tell thieves that your car will be difficult to take without a lot of noise and effort. More often than not, they'll move on to an easier score.

Window VIN etching

Etching your Vehicle Identification Number (VIN) on your windows makes it difficult for a thief to quickly re-sell your car. VIN tags and plates are easily removed, but it's expensive for criminals to replace marked windows. The windows themselves are desirable parts, but etched windows are impossible to sell and are worthless to thieves. You can get inexpensive kits to etch your windows by yourself.

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
November 18, 2024

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on November 18, 2024.

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

Three stockholders and residents attended the meeting.

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

Minutes of the regular meeting of October 21, 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 month of October 2024 and found it to be in good order. Ray Olson moved to approve the financial report. Seconded by Charles Sawyer. 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
27 Viewcrest	Paul Eklund	Paul Eklund and Matthew Eklund

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

Reports and Announcements:

None.

Old Business to be Discussed:

Fall furnace inspections are almost finished.

New Business to be Discussed:

There was a small fire outside of 129 Viewcrest. The fire investigator concluded that a TV/internet cable company used the BPU meter box as a ground. It was a windy day and the meter box shifted causing an open neutral which caused the TV/internet cable to heat up and catch fire. This is a common practice for cable companies to do this. The repair costs were less than \$200.00 and does not warrant submission to insurance. The fire department has a detailed report concluding the fire was caused by the TV/internet cable, pursuing the company for restitution does not seem feasible. The TV/internet company is also not known. The board

determined it was not worth the cost of trying to recover.

Over the past few years, the credit union has been updating their appraisals with current values. This has increased the appraisals by about \$5,000 to \$10,000 depending on the condition of the unit and the amenities. Several units have sold for more than their appraisals. It is usually best for sellers to keep their sale price close to the appraisal amount, but it is not a rule.

Eighteen streetlights and security lights have been turned into the BPU for repair. Manger requested that all streetlights be updated as several of them are old and do not put out enough light.

Over the past month, the manager has been using an alternative program to track work orders. the office staff is still using the original program. Manager is comparing the programs to see which one suits the corporations needs best. If a decision is made to switch to the new program, it will be implemented at the beginning of 2025. There is no cost to the corporation for the new program.

Over the last month, outside vendors have been used for major plumbing repairs at two units. The cost was several thousand dollars for each unit.

The number of units requiring structural repairs is increasing from previous years. The units are 80 years old and are settling. The units that need repairs to the structure supporting the concrete slabs in the utility rooms are increasing.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 3117 N. Allis reported on the closing of 18th Street Expressway after the first of the year.

The stockholder at 832 Manorcrest expressed appreciation for the new curb near her unit. The stockholder also reported the City has agreed to grind down the street near the curb so the water drains as it should.

The stockholder at 12 Summitcrest thanked the corporation for recent removal of a limb near her unit.

JERRY DEMEYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

TRIVIA WINNER SHERRY DAVIS

EVENTS

12/06/24 - Storytime with Mrs. Claus

Armourdale Community Center, 730 Osage Ave, Kansas City, KS 66105, (913) 551-0408. Price: Free! Time: 6:00 PM to 7:00 PM. Come enjoy some delicious, sweet treats with our jolly special guest, Mrs. Claus! While you nibble, she'll share a magical Christmas story that will fill your heart with holiday cheer!

12/ 6th,7th, 8th,13th,14th,15th,20th,21st,22nd,23rd,24th,27th,28th,29th, & 31st - Knights of Lights presented by KC Renaissance Festival

Kansas City Renaissance Festival, 628 North 126th Street, Bonner Springs, KS 66012, (913) 721-2110. \$20 for adults, \$12 for children 5-12, \$5 for dogs, Children 4 and under are free. Time: 5:30 PM to 10:00 PM. Experience the magic at the Knights of Lights holiday festival produced by the Kansas City Renaissance Festival! Half a million lights will captivate and guide you as you walk through a renaissance wonderland including a lighted fairy house village, castle and pirate ship. Enjoy shopping, music, food trucks, entertainment and more. A few new activities this year you must partake in are the train ride, Twelve Days of Christmas Glow in the Dark Putt Putt and the Snowball Fight zone. To add to your fun, photograph your way as you hunt for all the Elves on the Shelves and get your prize. There are gift bags for all adults, children and even the dogs who attend Knights of Lights filled with special coupons, candy and surprises. Kids will enjoy the free Hot Cocoa for them! Want to make your evening even more special? You can reserve a private heated igloo for a delicious holiday dining experience, or you can kick off the New Year at a special New Year's Eve celebration. Visits with Santa and cookie making with Mrs. Claus will captivate you and the sights, scents and sounds of the festivities will enchant you. Don't miss out on the fun!

12/07/2024 - Holiday Market on Strawberry Hill

EPIC Clay Studio, 609 N 6th Street, Kansas City, KS 66101. Price: Free- Prices of items for purchase will vary. Time: 5:00 PM to 7:00 PM. Holiday Market on Strawberry Hill. Walk business to business along 6th Street and shop pottery, candles, paintings, and more from local artists! Participating businesses along 6th Street will be decorating their windows and opening their doors for this event. Park for free nearby and start at 609 North 6th Street, Kansas City, KS!

12/14/2024 - Donuts with Santa

Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101. (913) 573-8327. Price: Free! Time: 9:00 AM to 12:00 PM. Join Parks and Recreation for a festive morning of Donuts with Santa on December 14th from 9 AM to 12 PM at Memorial Hall, sponsored by the Wyandotte County Parks Foundation. The event will feature fun activities for all ages, including inflatables, face painting, holiday crafts, and delicious donuts with hot chocolate. Children can also meet Santa and take pictures with him. This family-friendly event is a great way to kick off the holiday season and make lasting memories.

12/14/2024 - Santa Stravaganza

Nebraska Furniture Mart, 1601 Village West Pkwy, Kansas City, KS 66111. Price: Free! Time: 10:00 AM to 1:00 PM. You'll be able to meet Santa for photos as well as stop by for the following activities: Color your own Stocking Station - Stocking Stuffing Station - Build your own Trail-Mix bar

12/21/24 & 12/22/24 - Santa Photo

Nebraska Furniture Mart, 1601 Village West Pkwy, Kansas City, KS 66111. Price: Free! Join us Saturday, December 21st, from 10am to 1pm and Sunday, December 22nd, from 11am to 2pm for photos with Santa located in the Electronics Entrance.

FALL/FURNACE INSPECTIONS

CONTINUE

We will be installing carbon monoxide detectors in the kitchen near the utility room. You agree to maintain the carbon monoxide detectors and replace the batteries as necessary for as long as you occupy the unit

If we do not have a key to your unit, you must provide a key to the office. This is part of the rules and regulations of The Homes, Inc. If you prefer to be home or if you have a dog, please contact the Office to make arrangements. As in the past - we will enter your Unit to check:

- **Furnace:**

We ask that your utility room be clean and free of debris. If Maintenance has to move items in the utility room to gain access, you will be charged \$30.

- **Smoke Detectors:**

If you do not have a working smoke detector - we will install one. (Two-story Units require 2 smoke detectors). The charge for this is \$8 per smoke detector and \$2 for batteries.

- **Outside Water:**

All outside water will be turned off. The outside spigot will be left open so the pipes do not freeze during the Winter. **(Please be mindful of this if you turn the water back on.)** If you turn the water back on and damage is incurred to the plumbing, you will be responsible for damages.

- **Unit Inspection:**

Conduct routine overall interior inspection of your unit.

CHAMPSS Orientation - Food Program for Seniors

Next date: Tuesday, December 10, 2024 | 10:00 AM to 12:00 PM

The Wyandotte/Leavenworth Area Agency on Aging administers a meal program, the Choosing Healthy Appetizing Meal Plan Solutions for Seniors or CHAMPSS, with funding by the Older Americans Act. CHAMPSS

CHAMPSS is a meal program where seniors, ages 60 years old or more, can enjoy a nutritious meal seven (7) days a week. Seniors have the option to "grab & go" or "dine-in" at either the Hy-Vee grocery store in Mission or IHOP Legends.

You are invited to join us for orientation - appointments are required. Please call 913-573-8531 for an appointment.

Client donations of \$3.50 per meal is strongly encouraged for enrollment into the CHAMPSS meal program. If attending orientation, please bring a cash, check or money order. No credit cards are accepted.

When

- Tuesday, December 10, 2024 | 10:00 AM - 12:00 PM

Location

Please let us know if you plan to attend by calling to make an appointment.
Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS, 66102

Prepare Your Vehicle for Winter

These simple steps will keep you safe and your vehicle in good working order this winter. (It is against the rules to work on your vehicle in the Homes so if repairs are needed they will need to be done off property or by a mechanic).

1. Get the right kind of oil change. The oil used should have the right viscosity, or thickness, for your vehicle at this time of year. Oil tends to thicken as it gets colder, and if it's too thick it won't do the best job of keeping your engine lubricated. Check your owner's manual for guidance about which oil to use in different climates and temperatures.

2. Make sure you can see. When's the last time you replaced your windshield wiper blades? They usually work effectively for about one year, so be sure to invest in some new ones if you're due. Here's another important step to take before you find yourself struggling to see in a blinding storm: Fill up your windshield washer reservoir with windshield washer fluid. (Plain water won't do the trick at this time of year because it freezes.) Also check to see that your heater and defroster are working properly so you can keep the windshield nice and clear.

3. Give your battery a little TLC. This is an ideal time of year to make sure your battery's posts and connections are corrosion-free and that your battery has all the water it needs. If your battery is more than three years old, have a certified repair shop test its ability to hold a charge.

4. Examine your belts and hoses. When you have that full service done on your vehicle, make sure the belts and hoses get checked for wear and tear even if you're driving a modern car. Cold weather can do a number on belts and hoses, so they deserve attention.

5. Check your tire pressure. Your tires must be properly inflated to ensure you'll have the best possible traction as you drive along and traction is often severely jeopardized in wet, snowy or icy conditions. The air pressure in your tires has likely dropped as the weather has gotten colder, so it's important to see where things stand now. (You can generally expect that you'll lose 1 pound per square inch whenever the temperature drops by 10 degrees Fahrenheit.) Again, your trusty owner's manual will tell you what your target tire pressure should be.

6. Do you have four-wheel drive? If so, it's important to check the status of your four-wheel-drive system and be sure it's working correctly especially because most drivers don't use their 4WD systems in the pleasant summer months. Be sure that the system engages and disengages easily, and that all drivers in your household know how and when to activate the system.

7. Get the antifreeze mixture just right. Aim for having a 50-50 mix of antifreeze (coolant) and water inside your radiator. This will prevent the mixture from freezing even at ridiculously cold temperatures. It's easy to check the status of the mixture with an inexpensive antifreeze tester, which you can pick up at any auto parts store. If the mixture is off, your cooling system should be drained and refilled or flushed. Be sure you're equipped to dispose of your old antifreeze properly if you do this job yourself. It can't just be poured down the drain.

8. Prepare an emergency kit.

Store this stuff in your trunk during the winter months, especially if a road trip is in your future: a blanket, extra boots and gloves, an extra set of warm clothes, extra water and food, including hard candies, an ice scraper a small shovel, a flashlight, windshield washer fluid, windshield wipers, flares, jumper cables, a tool kit, tire chains, a tire gauge, a spare tire with air in it, tire-changing equipment, a first-aid kit, paper towels and a bag of abrasive material such as sand, salt or non-clumping kitty litter, which can provide additional traction if a tire gets stuck in snow. Also, keep the gas tank as full as you can to prevent the gas lines from freezing.

9. Know what to do if you get stranded.

Don't wander away from your car unless you're completely sure about where you are and how far away help is. Light two flares and situate them at each end of your vehicle to call attention to your plight. Put on the extra clothes and use the blanket to stay warm. If you have enough gas in the tank, run the engine and heater for about 10 minutes for each hour you're waiting for help. Leave at least one window open a little bit so that snow and ice don't seal the car shut. Suck on a hard candy to prevent your mouth from getting too dry.

What To Do If Your Power And Heat Go Out In The Winter

- *Make sure the outage goes beyond your home by checking to see if your neighbors have lights on. Then report the outage to your electric company.
- *Keep doors and windows closed, put towels in front of any drafts.
- *Layer your clothes to stay warm, put on a hat, cover your mouth with a scarf to protect your lungs and put on mittens (they're better than gloves). Huddle under extra blankets.
- *Know the signs of frostbite — loss of feeling and color in fingers, ear lobes and the tip of the nose — and call 911 if someone has these symptoms.
- *Know the signs of hypothermia — uncontrollable shivering, memory loss, disorientation, slurred speech, drowsiness — and call 911 if someone shows these symptoms.
- *Don't open your refrigerator or freezer unless necessary. Food can stay frozen 24-36 hours. Don't eat any food if the bag of ice in your refrigerator melts. You can use snow drifts as a makeshift freezer but be aware of attracting animals.
- *Listen to the news — don't go outside if conditions are unsafe.
- *Preserve your phone battery and opt to text instead of call to keep your phone lines open.
- *Unplug appliances and electronics to avoid a damaging power surge when the power comes on.
- *Leave one lamp on so you'll easily know when power comes back.
- *Generators, camp stoves or charcoal grills should always be used outdoors and at least 20 feet away from any window or door.
- *Never use a gas stove or oven to heat your home.
- *If you use candles to light the room, never leave them unattended and keep them away from pets and children.

SENIOR FUN FACTS

- The number of Americans over age 65 is expected to grow from 52 million in 2018 to 95 million by 2060. In that time, the 65 and older age group will grow from 16% to 23% of all adults.
- Although adults over 65 tend to wake up during the night, most say they regularly get a good night's sleep.
- People over the age of 60 are the fastest growing group of voters in the U.S. They cast ballots more often than any other age group.
- The poverty rate for Americans aged 65 and older has dropped in the past 50-plus years. It's gone from close to 30% in 1966 to 9% today.
- In 2018, 24% of men and about 16% of women ages 65 and older were working. By 2026, that group is expected to grow to 26% for men and 18% for women.
- There are already 55,000 Americans over age 100. By 2050 the number of centenarians will reach 600,000, roughly the population of the entire state of Vermont.
- There are 8,000 baby boomers in the United States turning 65 every day.
- The baby boom generation is more racially and ethnically diverse than any previous generation. By 2050, 20% of seniors will be Hispanic 12% black, and 9% Asian.
- Currently people over 65 years number 483 million in the world. That number will reach 974 million by 2030. By the year 2025, approximately 18% of the world population will be seniors.

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
2 Bedroom(up)				
748 Manorcrest	C/A, Fridge, Stove and much more MOVE IN READY	Lewis	816-547-1201	\$45,000
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
2 Bedroom (down)				
747 Manorcrest	Fridge, Stove & Window Units	Rodriguez	816-503-2450	\$27,000
9 Summitcrest	C/A, Fridge, Stove, W/D, Shed and driveway	Suarez	913-326-9327	\$25,000 OBO
80 Viewcrest	Fridge, Stove, W/D, Shed & Deck	Aguilar	323-401-8641	\$40,000
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

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.

December 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16 Board Meeting	17	18	19	20	21
22	23	24	25 Office and Credit Union Closed	26	27	28
29	30	31	1 Office and Credit Union Closed			

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