

THE HOMES, INC.

NEWSLETTER

FEBRUARY 2024

**THE BOARD MEETING
IS February 19th AT
5:30 PM AND IS OPEN
TO THE PUBLIC**

**DON'T FORGET TO CHANGE
YOUR AIR FILTER EVERY
MONTH. IF THE WEATHER
IS BAD, THE OFFICE OFFERS
FREE ICE MELT**

**DO NOT PUT THE ITEMS
TO THE CURB UNTIL
THE DAY OF THE
PICKUP.**

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

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

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POTHoles

IF YOU KNOW OF POTHoles IN OUR COMMUNITY,
TAKE A PICTURE AND SEND IT TO THE OFFICE
(thehomesinc@thehomesinc.com) WITH THE
CLOSEST ADDRESS. WE'LL SUBMIT IT TO THE UG.

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 6 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. If your license tag is stolen what number do you call?

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CRIME ALERTS

It's the time of year that criminals use to their advantage. When it's cold outside many people stay inside, put weatherization on their windows and/or keep their blinds down or curtains closed. You're more likely not to look outside. This gives criminals more time to investigate cars, look around the outside of your unit, and/or sheds.

Recently a resident had her license tag stolen from her vehicle. The thieves put a license tag from a stolen vehicle on her car. The resident was unaware of this until she was pulled over by a Gladstone police officer that informed her that the vehicle, she was driving, was stolen. The police updated the information and helped her get a replacement tag.

Make sure know your license tag to memory and check it regularly. Being pulled over by a police officer for a stolen vehicle is a very serious issue and could be dangerous.

If your license tag has been stolen contact the Kansas City Kansas Police Department at 913-96-3000.

TOWING OF VEHICLES WITH ILLEGAL/EXPIRED

Several communities in south Kansas City, Kansas have started using a tow service to remove vehicles with illegal/expired tags.

The Homes will no longer allow illegal/expired tags in our community. We will be using a towing service, which will tow vehicles with illegal/expired tags out of our community, **AT THE OWNERS EXPENSE**. These vehicles will no longer take parking away from vehicles that are properly registered.

If your vehicle is towed, do not call the office. You will receive a tow notice and you will have to call the tow company. They will not give the vehicle back until all charges are paid to the tow company.

2. How many units are for sale?

3. What is the loan rate at the Credit Union?

UNITS FOR SALE

	Amenities	Owner	Phone	Price
1 Bedroom				
3173 N. Allis	Fridge, Stove, and W/D	Reynosa	913-602-0854	\$25,000
2 Bedroom (down)				
73 Viewcrest	C/A, Fridge, and W/D	Huaman	913-620-6847	\$40,000
2 Bedroom(up)				
773 Manorcrest	Fridge, Stove, W/D, and Shed	Flores	816-269-9393	\$45,000
855 Manorcrest	C/A, W/D, Fridge, Stove	Ramos	913-235-4676	\$80,000
864 Manorcrest	C/A, Fridge, Stove, W/D	Gregg/Homes	913-321-2471	\$20,000 OBO
872 Manorcrest	Fridge, Stove, and Washer	Mirambeaux	913-325-3719	\$39,000
3011 North Allis	Fridge, Stove and W/D	Brown	913-486-8900	\$40,000
75 Viewcrest	C/A, Fridge, Stove, Microwave	Huaman	913-620-6847	\$40,000
3 Bedroom (down)				
3157 N. Allis	C/A, Fridge, Stove, and Dryer	Gardea	913-562-4288	\$45,000
3 Bedroom (up)				
835 Roswell	C/A, W/D, and Fridge	Mendez	913-206-6181	\$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

Recently, some members should have received a statement about having an inactive account. Inactive means no monies have been deposited in the last five years and have a minimum balance. Over the next several months, we will attempt to contact these members. If we are unable to contact the member then their accounts will be fee'd out. If you have an account, please contact the Credit Union for more information.

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 account earn 0.15%

Loan rate is 15%

Shared savings rate is 4%

4. If a vehicle is towed, who incurs the expense?

5. If your vehicle is towed, who do you not call?

February 2024

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	27	28	29		

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

Pro rata portion of 2023 Real Estate Taxes

Single - \$626.86

Double - \$1253.72