

THE HOMES, INC.

NEWSLETTER

JUNE 2022

**THE HOMES
BOARD MEETING
MAY 16, 5:30 pm. THE MEETING
WILL BE CLOSED TO THE PUBLIC
DUE TO THE CORONAVIRUS
THE MEETING WILL BE
AVAILABLE THROUGH ZOOM.
PLEASE EMAIL
THEHOMESINC@THEHOMESINC.
COM IN THE SUBJECT TAB TYPE
ZOOM
A LINK WILL BE SENT TO YOU
THAT WILL ALLOW YOU TO
ATTEND THE MEETING
VIRTUALLY.**

**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.**

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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
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. How should a mattress be prepared to go to the curb?

FOLLOW US ON...

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CONGRATULATIONS TO ALL THE RESIDENTS THAT SIGNED THE PETITION TO ADD PARKING!

The Unified Government will allow the Homes to add more parking without having to hire a costly engineer to draw up plans.

We will be adding parking on Manorcrest, Roswell and Viewcrest. This will be an expensive project that will take several years to complete. We will start with adding pull in parking from 110-126 Viewcrest. This will take away 10 parallel bays and add 17-20 pull in bays. On Roswell we will be adding 2 pull in bays and one parallel bay at the beginning of Roswell. At the end of Roswell we will be adding 3 parallel bays. Our goal is to complete the work this year. Over the next few years we will continue to add parking on Manorcrest and Viewcrest.

If a resident has their own concrete/asphalt company or works for one we would be pleased to accept bids. The company must have General Liability Insurance and Workers Compensation. Please contact the office if interested.

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

A new groundskeeper has been hired. He will do bi-weekly inspections of the outside of units.

**NEWSLETTER TRIVIA WINNER
IS Gwendolyn Davis**

3. Where is the KCK Street Blues Festival?

4. How many tires can you put to the curb with your trash bin each month?

NEED YOUR YARD MOWED

CALL JALON 816-447-2949

CALL JOSE 913-963-0751

CALL MATT 310-872-8311



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 \$500.00. 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 a 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 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 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.

SECURE YOUR HOME. It is very important that you have a trusted family member or friend on your stock certificate. In the event of your death, if you are the sole person on the stock certificate your home will go into probate. Probate can be messy, expensive and time consuming to relatives and friends. Plan for the future.

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.

TRASH COLLECTION. Trash pick-up is every Wednesday. Trash should not be put to the curb before Tuesday evening. If you have other items at the curb and the trash company does not take it, the Homes will pick it up and a charge will be added to your account.

5. If you do not mow and trim your yard by due date on a mowing letter, how much will you be charged?

Weekly Residential Trash & Recycling FAQ

What happens on holidays?

If your trash day falls on or after a holiday, your service will be one day later that week. If the holiday falls on a Saturday or Sunday, trash and recycling service is not delayed. Observed holidays are New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Where should I put my trash and recycling?

Trash and recycling must be placed within 3 feet of the street or curb edge. Trash and recycling should not be obstructed by other items like fences, vehicles, or mailboxes.

HOW SHOULD I PACKAGE, BUNDLE, OR STORE MY TRASH AND RECYCLING FOR COLLECTION?

Trash should be placed within 3 feet of the street or curb edge and stored in containers with tight-fitting lids or covers. Containers should not weigh more than 50 lbs., and they must have adequate handles for lifting. Metal barrels are not an acceptable container. Loose trash or recycling will not be collected.

What recycling is accepted?

Soda cans, cartons, cardboard, paper, and plastics #1 through #7 are accepted. Glass, plastic bags, and items with food or liquid are not accepted.

WHAT CAN I DO ABOUT MATTRESSES, RUGS, LUMBER, OR TOILETS?

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. Loose lumber is considered construction material and is not collected during weekly curbside service.

CONSTRUCTION WASTE

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. Toilets are collected at the curb, but the tank must be separated from the bowl on all two-piece models. One-piece toilets do not have to be separated.

WHAT CAN I DO ABOUT REFRIGERATORS, FREEZERS, AND AIR CONDITIONERS?

These items are collected for free, but you must contact Waste Management in advance. To request this service, call (913) 631-3300.

CAN I DISPOSE OF USED TIRES IN MY TRASH?

You may dispose of two tires per month. Tires must be dismounted from the rims. If you have more than two tires to dispose of, bring them to the Household Hazardous Waste (HHW) Disposal Center. To learn more about the HHW Center, what's accepted, and when it's open, visit wycokck.org/Departments/Public-Works/Solid-Waste-Management or call 3-1-1.

Can I dispose of yard waste in my trash?

Trees or tree branches with a diameter of 4 inches or less, shrub, brush, leaf, grass trimmings, and all organic vegetable and plant matter are accepted. Tree branches or sticks under 4 inches diameter must be tied in bundles not more than 4 feet long and not over 50 lbs.

WHAT MATERIALS ARE NOT TAKEN IN REGULAR TRASH?

Plaster, rubble, & wood from demolition and rehabilitation of buildings are not accepted. Other items not accepted include automotive parts, commercial and industrial waste, hazardous waste like motor oil, polychlorinated biphenyl waste, non-containerized liquid waste, medical waste, and dead animals.

How do I report service issues like missed trash or recycling collection?

Services issues should be reported to the Unified Government by calling 3-1-1 or visiting mywyco.wyocokck.org. Do not report services issues to Waste Management. Reporting your issue to the Unified Government allows Public Works' Solid Waste team to track your report and follow up directly with Waste Management.

**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.**

NEW MOWING POLICY

If you do not mow your yard by the date indicated in a mowing and TRIMMING letter, you will be assessed \$10 each day until you mow and TRIM your yard. If a week goes by and your yard is still not mowed and TRIMMED, the Homes will mow and TRIM it and you will be charged \$100 for the mowing and TRIMMING and \$70 for not mowing and TRIMMING by the due date.

If for some reason you are unable to mow and trim your yard by the due date please call the office to make arrangements.

EVENTS

6/4/2022 - Out With the Royals Tailgate

Children's Mercy Park, 1 Sporting Way, Kansas City, KS 66111, 5:00 PM – 7:00 PM.

Kick off your Kansas City Pride week with the Kansas City Current at the first official Pride Night Tailgate. This year the Current are leading fans with POWER.LIVES.HERE. and we are asking you to show that PRIDE.LIVES.HERE. The tailgate ticket will include food, 2 drink tickets, fun shaded atmosphere and live music. Music by Kid Sister featuring Amanda Hughey! All proceeds benefit The Modern Family Alliance. Remember you will need a ticket to get into tailgate and a ticket to get into the game.

6/4/2022, 7/2/2022, 8/6/2022, 9/3/2022 - Alcott Arts Center Maker Faire

180 S 18th St., Kansas City, KS 66102, (913) 233-2787 contactus@alcottartscenter.org. Vendors pay \$15 for booth space. Event is free for everyone else. Time: 11:00 AM to 4:00 PM. Alcott will be hosting a Maker Faire once a month on the first Saturday from 11am - 4pm. We are looking for Makers and Crafters who want to sell their product. NO COMMERCIAL PRODUCTS PLEASE! This is an outdoor event weather permitting. Booth space is 10x10. for \$15 and an item to Raffle off at each event. You will need to provide your own table/chair(s)/tent. The Alcott is NOT responsible for accidents.

6/5/2022 - Earth Element Retreat & World Environment Day Picnic

Join us for a three- hour teacher-led outdoor mindfulness retreat focused on connecting with one of the natural elements. Dedicating more continuous time to silent reflection and meditation is a great way to deepen or jump-start your practice. Connecting with the outdoor world can be an especially healing experience and can provide a bridge between formal and integrated practices. During this retreat will alternate between stillness practice and mindful movement while maintaining silence. Meditation instruction will be given and all experience levels are welcome. Connect with the ground beneath our feet and spring's emergence from the soil, from 9am - noon followed by a picnic during which we will enjoy the Earth's bounty in community. Guided by Sami Aaron of the Resilient Activist and Tracy Ochester, PsyD at Wyandotte County Lake Park Shelter #4. Purchase your ticket for \$40.

6/17/2022 – 6/18/2022 - KCK Street Blues Festival

ANNUAL FESTIVAL! Lavender's Circle L Ranch, 3924 N 49th Drive Kansas City KS, Phone : 913-991-3451. Admission Fee : \$10. Day long of Blues Band music. Bring your coolers, lawn chairs, sun-shade, friends and the willingness to relax & enjoy the day! A world renowned blues festival that resembles a block party or family reunion featuring Kansas City Indigenous Musicians.

6/18/2022 - Community Unity - Juneteenth in the Dotte

3004 N 27th St., Kansas City, KS 66104, (913) 291-1600. www.villageinitiativeinc.com

Free. Time: 9:00 AM to 5:00 PM. Come on out to this community event! To show unity in Wyandotte County! Local Vendors, Community Agencies, Local Music, Speakers and more! Bring your family and let's celebrate unity!

6/18/2022 - KC Showdown Car Show

Legends Field, 1800 Village West Pkwy, Kansas City, KS 66111. Car Truck and bike show. Open to all makes and models custom and classic and Bass Wars Audio comp.

\$20 registration free to spectators plenty of food vendors and showcase vendors.

75 awards for 1st 2nd 3rd place and best ofs. \$500 to the best of show and cash \$100 for the first place winners. This is our 5th year running on this show and we will have some fun activities for everyone this year. Face painting bounce house for the kids. Hot wing eating contest \$100 to the winner. Show starts at 11am registration ends at 3pm awards are at 6pm.

8. What is the Sheriff's Department going to start doing?

UNITS FOR SALE

NONE

Fairfax Industrial District 100th Anniversary Exhibit Wyandotte County Museum, 631 N. 126th St., Bonner Springs, 66012 July 5th thru September 24th 2022

The Home has contributed to the exhibit by loaning documents, newspaper clippings and pictures. The sign (hanging in the clubroom) showing the original pricing will be on loan to the museum for this exhibit.

Take the time to learn the history of how the Homes is tied to the Fairfax District and the history of where you live.

Best Security Cameras For Outdoor Home Use

Wyze Cam v3

The Wi-Fi security camera features HD video quality live streaming, motion detection, night vision, a decent app and, best of all, 14 days of free motion-based cloud storage. This Wyze security camera also features a built-in microSD card slot if you want local video storage rather than relying solely on its cloud service (you have to buy the microSD card separately). This home security camera features a motion detection zone and the ability to listen for and alert you to special frequencies, like smoke alarms. You can purchase this camera at Amazon, Walmart and Best Buy for \$36.00. Each camera will need a power source.

Blink Outdoor

Its wire-free, battery-powered design also makes the Blink Outdoor easy to install. You don't have to run wires or plug in power cords. Mount the Blink wherever you need it. Installation is a cinch and will only take you a few minutes. The Blink Outdoor uses the Blink Sync Module 2 to hook up to your Wi-Fi. The Sync Module 2 also offers a local storage option—just use a USB drive. If you prefer cloud storage, Blink has subscription plans starting at three dollars a month. The Blink Outdoor has an advertised battery life of two years on just two AA batteries. That's great if you don't want to worry about recharging your camera every other month or so. You can purchase this camera at Amazon, Home Depot and Best Buy for \$99.00

KERA (Kansas Emergency Rental Assistance) is still accepting applications. They can help with Maintenance Fees, BPU, KS Gas and Internet. If you make less than \$48550 for one adult or \$55450 for two adults you will qualify. I have assisted many residents with their applications and can help you.

Please bring a copy of the following to the office

- Copy of your driver's license
- Current complete copy of your BPU bill
- Current complete copy of your KS Gas bill
- Current complete copy of your Internet bill
- Proof of income (one of the following will do W-2, 1099 or 2020 taxes or Social Security Statement)
- The number of adults living in the unit, their Date of Birth and their Social Security #. If they have an income they need to provide proof of income
- A reason for your hardship due to COVID (Example: Had Covid and it affected something, lost job, hours were cut back)

9. Where will parking be added in the Homes?

JUNE 2022

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 Board of Director's Meeting	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 Dog – 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. How often will the new groundskeeper do outside inspections?