

# THE HOMES, INC.

## NEWSLETTER

# MARCH 2022

**THE HOMES ANNUAL MEETING  
MARCH 11, 8:00PM.  
VOTING FOR DIRECTORS WILL BE  
FROM 7:30 am TO 7:30 PM  
TWO DIRECTORS ACCEPTED  
THEIR NOMINATIONS**

**THE HOMES BOARD MEETING  
MARCH 21, 5:30 pm.  
THE MEETINGS WILL BE CLOSED  
TO THE PUBLIC DUE TO THE  
CORONAVIRUS  
THE MEETINGS 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 MEETINGS**

**This is the time of year for snow and ice.  
The Homes offers free ice melt.**

**When shoveling snow don't shovel snow  
into the street. The plow will push it back  
and you will have to shovel it again.**

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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. When is the Credit Union Annual Meeting?

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# NEIGHBORHOOD WATCH LEADERSHIP NEEDED

Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer. Sponsored by the National Sheriffs' Association (NSA), Neighborhood Watch can trace its roots back to the days of colonial settlements, when night watchmen patrolled the streets. The modern version of Neighborhood Watch was developed in response to requests from sheriffs and police chiefs who were looking for a crime prevention program that would involve citizens and address an increasing number of burglaries. Launched in 1972, Neighborhood Watch counts on citizens to organize themselves and work with law enforcement to keep a trained eye and ear on their communities, while demonstrating their presence at all times of day and night. (The program took off quickly: in just ten years, NSA data showed that 12 percent of the population was involved in a Neighborhood Watch.) Neighborhood Watch works because it reduces opportunities for crime to occur; it doesn't rely on altering or changing the criminal's behavior or motivation.

## Tips

- Work with the police or sheriff's office. These agencies are critical to a Watch group's credibility and are the source of necessary information and training.
- Link up with your victims' services office to get your members trained in helping victims of crime.
- Hold regular meetings to help residents get to know each other and to decide upon program strategies and activities.
- Consider linking with an existing organization, such as a citizens' association, community development office, tenants' association, or housing authority. They may be able to provide an existing infrastructure you can use.
- Canvass door-to-door to recruit members.
- Ask people who seldom leave their homes to be "window watchers," looking out for children and reporting any unusual activities in the neighborhood.
- Translate crime and drug prevention materials into Spanish or other languages needed by non-English speakers in your community. If necessary, have a translator at meetings.
- Sponsor a crime and drug prevention fair at a church hall, temple, shopping mall, or community center.
- Gather the facts about crime in your neighborhood. Check police reports, conduct victimization surveys, and learn residents' perceptions about crimes. Often, residents' opinions are not supported by facts, and accurate information can reduce the fear of crime.
- Physical conditions like abandoned cars or overgrown vacant lots contribute to crime. Sponsor cleanups, encourage residents to beautify the area, and ask them to turn on outdoor lights at night.
- Work with small businesses to repair rundown storefronts, clean up littered streets, and create jobs for young people.
- Start a block parent program to help children cope with emergencies while walking to and from school or playing in the area.
- Emphasize that Watch groups are not vigilantes and should not assume the role of the police. Their duty is to ask neighbors to be alert, observant, and caring—and to report suspicious activity or crimes immediately to the police.

**PLEASE CONTACT THE OFFICE IF YOU ARE INTERESTED IN GUIDING  
NEIGHBORHOOD WATCH FOR OUR COMMUNITY.**

3. What are the times that you can vote for the annual elections?

4. What is the most household income you can have to qualify for the Homestead Tax Refund?

Resident Deborah Moreno is a talented artist that does caricatures and portraits from sittings and photographs. Below is a caricature of the Homes employees. Her studio is located at Deborah's Art Studio at Crown Center Shops in KCMO 816-804-3080.



**IF YOU NOTICE A VEHICLE WITH  
EXPIRED TAGS OR NO TAGS PLEASE  
CALL THE SHERIFF'S DEPARTMENT  
AT (913) 573-2861**

**Senior Citizens' Utility and Sales Tax Rebate Program**

**DEADLINE: MARCH 31, 2022**

Sales Tax and Utility rebates are offered to eligible citizens who live in Kansas City, Kansas for a portion of their BPU, Gas or AT&T utility bills and/or have paid sales tax.

To qualify for the refund, ALL THREE of the following must apply:

Resident of Kansas City, KS;

65 years of age or older during the entire 2021 calendar year;

Gross household income does not exceed \$25,000.

To apply you'll need the following information:

Name

Last four digits of your social security number

Mailing address

Date of birth

Telephone number

Copy of your 2021 gas, BPU, and phone bills

Proof of 2021 income (social security, pensions, disability, W2 tax reports, interest, etc.), including your spouse's income.

Submit your information today via mail, fax, or in-person at 701 N. 7th Street, Room 323, Kansas City, Kansas 66101. All applications must be received or postmarked by March 31, 2021.

**IT IS ILLEGAL FOR A SEMI TRUCK TO GO THROUGH OUR  
NEIGHBORHOOD. THEY WILL RIP DOWN PHONE, CABLE AND  
ELECTRICAL LINES. IF YOU SEE A SEMI TRUCK IN OUR NEIGHBORHOOD  
PLEASE NOTE ANY INFORMATION ON THE TRUCK. LOOK FOR A  
COMPANY NAME, NUMBERS ON THE CAB OR TRAILER AND LICENSE  
PLATE NUMBER. REPORT THE INFORMATION TO THE OFFICE.**

**NEWSLETTER TRIVIA WINNER  
IS SHERRY DAVIS**

6. What is the phone number for

## **Homestead / Safe Senior Property Tax Refund**

**DEADLINE: APRIL 15, 2022**

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 2021 and owned and occupied a homestead, you are eligible for a refund of \$700 if your total household income is \$36,000 or less, AND you:

Were born before January 1, 1966; OR

Were totally and permanently disabled or blind for the entire year of 2021; 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 2021; 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 2021 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 \$20,900 or less, AND you:

Were 65 years or older for all of 2021;

Must not have delinquent property taxes in 2021.

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.

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

### **ON-LINE PAYMENTS**

The Homes, Inc. is able to accept on-line payments.

Go to our website at [www.thehomesinc.com](http://www.thehomesinc.com). At the bottom of the homepage click  
"MAKE A PAYMENT"

You can make a onetime payment or create an account to make reoccurring payments.

The total real estate taxes for **2021** were **\$123,206.84**.  
The pro rata portion of a single unit is **\$357.12** and  
**\$714.24** for a double unit.

# THE HOMES ELECTIONS AND ANNUAL MEETING

The Homes, Inc. Annual Meeting will be on March 11, 2021 at 8:00 p.m. The meeting will be closed to the public (see info below). Voting will be in person at the clubroom from 7:30 a.m. to 7:30 p.m. There will be two seats up for election on the Board of Directors.

Ray Olson

Charlie Sawyer

Due to COVID the Annual Meeting will be closed to the public. The Board of Directors, Ballot Inspectors, the Homes Lawyer and Aid, Nominees accepting nomination and myself will be allowed in the clubroom. We will live stream the meeting on Zoom. If you want would like to attend, send an email to [thehomesinc@thehomesinc.com](mailto:thehomesinc@thehomesinc.com). We will email you a link. You click on the link and that will take you to the meeting.

## MARCH GUIDELINES FOR LAWN CARE

### **Prepare Your Equipment for Spring.**

When: February through Early March.

After a long winter of freezing temperatures here in Kansas City, and sitting idle in the garage, it's finally time to pull out that old lawn mower and fire up the string trimmer. Be sure not to skip over the basics when preparing your equipment for the season. Sharpening the mowing blades, new spark plugs, and fresh oil and air filters are a good place to start.

### **Prepare The Lawn for Spring.**

When: Early February through Mid March or whenever the snow melts!

Over the past few months, your lawn has become a magnet for leaves, acorns, sticks, and many other forms of debris. Give your lawn a breath of fresh air! Clearing all this leftover debris can make way for any fertilizer and pesticide applications. It also helps prevent any unsightly dead patches in your lawn, which would be the result of leftover matted down leaves and debris.

### **Loosen Things Up A Little.**

When: March or April

Lawn Aeration helps loosen up compacted soil, helping your lawn receive water and nutrients more easily. Aerating your lawn regularly is one of the easiest ways to improve the overall health of your lawn, as well as helping give it that thick, dark green look we all desire.

8. How many stock transfer where there?

# UNITS FOR SALE

| Two Bedroom Up | Amenities | Owner | Phone        | Price    |
|----------------|-----------|-------|--------------|----------|
| 110 Viewcrest  | C/A, W/D  | ANVER | 816-244-7337 | \$20,000 |

## COVID-19 Booster Shot Eligibility

Wyandotte County – December 22, 2021

COVID-19 booster shots are now available for eligible individuals age 16 and older. This follows authorization by the FDA, as well as recommendations by the CDC and the Kansas Department of Health and Environment (KDHE).

**People age 16 and 17 can only receive Pfizer** (at this time, Pfizer is the only COVID-19 vaccine authorized for this age group).

**People age 18 and older may receive any type of FDA-authorized COVID-19 vaccine for their booster.** You are encouraged to get either a Pfizer or Moderna booster. However, Johnson & Johnson (J&J) boosters are still available for individuals who are unable or do not want to receive a Pfizer or Moderna booster.

Find the latest info on COVID-19 boosters at:

**[ughealth.info/covidboosters](https://ughealth.info/covidboosters)**

|                                                                                                         |                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If you previously got <u>Pfizer</u>, you are eligible for a booster if:</b>                          | <ul style="list-style-type: none"> <li>✓ You are age <b>16 or older</b>, and</li> <li>✓ You received a 2-dose series of Pfizer or Moderna COVID vaccine, and</li> <li>✓ You got your second dose at least <b>6 months ago</b></li> </ul>      |
| <b>If you previously got <u>Moderna</u>, you are eligible for a booster if:</b>                         | <ul style="list-style-type: none"> <li>✓ You are age <b>18 or older</b>, and</li> <li>✓ You received a 2-dose series of Pfizer or Moderna COVID vaccine, and</li> <li>✓ You got your second dose at least <b>6 months ago</b></li> </ul>      |
| <b>If you previously got <u>Johnson &amp; Johnson (J&amp;J)</u>, you are eligible for a booster if:</b> | <ul style="list-style-type: none"> <li>✓ You are age <b>18 or older</b>, and</li> <li>✓ You received a single dose of J&amp;J (Janssen/Johnson &amp; Johnson), and</li> <li>✓ You got your first dose at least <b>2 months ago</b></li> </ul> |

**Please bring your vaccination card** to show when you received your previous dose.

**Where to get your initial COVID vaccination or booster in Wyandotte County:**

- Search for a vaccine site by location and vaccine type at [vaccines.gov](https://vaccines.gov)
- Find hours and other info about the UG Public Health Department's vaccination sites at [WycoVaccines.org](https://WycoVaccines.org)

9. If you are interested in Neighborhood Watch, who do you contact?

# MARCH 2022

| SUNDAY | MONDAY                                  | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY                                | SATURDAY                                |
|--------|-----------------------------------------|---------|-----------|----------|---------------------------------------|-----------------------------------------|
|        |                                         | 1       | 2         | 3        | 4                                     | 5                                       |
| 6      | 7                                       | 8       | 9         | 10       | 11<br>Voting and<br>Annual<br>Meeting | 12                                      |
| 13     | 14                                      | 15      | 16        | 17       | 18                                    | 19<br>Credit Union<br>Annual<br>Meeting |
| 20     | 21<br>Board of<br>Director's<br>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 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. What Homes email do you send a zoom meeting request?