

THE HOMES, INC.

NEWSLETTER

MARCH 2023

**THE HOMES
ANNUAL MEETING IS
ON FRIDAY, MARCH 10TH
AT 7:30 PM. VOTING IS
FROM 7:30 AM TO 7:30
PM.
THE BOARD MEETING
IS MARCH 20TH AT 5:30
PM AND IS OPEN TO
THE PUBLIC**

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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
POTHLES	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

**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.**

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 does the Homes offer for free?

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Homestead / Safe Senior Property Tax Refund

DEADLINE: APRIL 18, 2023

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 2022 and owned and occupied a homestead, you are eligible for a refund of \$700 if your total household income is \$37,750 or less, AND you:

Were born before January 1, 1967; OR

Were totally and permanently disabled or blind for the entire year of 2022; 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 2022; 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 2022 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 \$22,000 or less, AND you:

Were 65 years or older for all of 2022;

Must not have delinquent property taxes in 2022.

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. Clerk's Office, City Hall, 701 N 7th St, Suite 323, Kansas City, KS 66101. (913) 573-5299.

Senior Citizens' Utility and Sales Tax Rebate Program

DEADLINE: MARCH 31, 2023

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 2022 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 2022 gas, BPU, and phone bills

Proof of 2022 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, 2023.

You may also make an appointment at one of our various sites throughout the County by calling our 3-1-1 line. Transportation will be provided at no charge to the applicant.

ANNUAL MEETING FRIDAY, MARCH 10TH

**VOTING IS FROM 7:30am – 7:30pm / Annual Meeting will begin at
7:30pm**

The following stockholders accepted their nominations.

Jerry DeMeyer

Elaine Hines

As a longtime Homes stockholder, I have served on the Board in the past and would welcome the opportunity to serve again.

Frank Moss

I am running for the Board. I have lived in the Homes for 34 years. I worked for the city of Kansas City Kansas and a retired detective. I believe the Homes is a Nice Place to Live. I want to work with the other Board members to improve the Homes.

EVENTS

03/11/23 - 09/07/23 - The Wayback to School Exhibit: Wyandotte County Schools through Time

Wyandotte County Historical Society and Museum, 631 N 126th, Bonner Springs, KS 66012. (913) 573-5002. wycmuseum@wycokck.org. Price: free. Time: 9:00 AM to 4:00 PM. Recurring daily. Take a trip down memory lane with "The Wayback to School Exhibit: Wyandotte County Schools through Time". This exhibit will feature memorabilia, photographs, and more from Wyandotte County High Schools. It will also include images and history of county elementary and middle schools. Visitors will also be able to search for relatives in school district records from 1899 to 1962. These ledgers include 8th grade graduation, attendance, county exam, teacher certificate, school officer records. There will also be a space for visitors to leave personal stories about their school year memories, that will be archived for future use. This fun and informative exhibit will take visitors down memory lane and is a great place to meet with childhood friends to catch up and reminisce. While you are here, don't forget to show your team spirit by leaving a story, tagging us on Facebook, or sharing with friends.

03/18/23 - Tour of The Quindaro Ruins

Presented By: Urban Hikes Kansas City. Quindaro Ruins & Overlook, 27th and Sewell, Kansas City, KS 66104. (913) 229-6493. adventurer@urbanhikeskc.com. Price: \$38 plus fees. Time: 1:00 PM to 4:00 PM

03/26/23 - The Potato King: Junius G. Groves

Wyandotte County Historical Society and Museum, 631 N 126th, Bonner Springs, KS 66012. (913) 573-5002. wycmuseum@wycokck.org. Price: free. Time: 2:00 PM to 3:00 PM. Program about the life and legacy of Junius G. Groves, the potato king, who was born a slave and went on to become one of the most successful entrepreneurs in Wyandotte County's history. Talk by Brad Harrington and Grove's great-great-niece Nina Kimbrough.

March Garden Calendar

Vegetables and Fruits

- Prepare soil for spring planting.
- It is best to perform a soil test before fertilizing to determine needs. If there are no soil test results, fertilize the garden with 1 to 2 pounds of 10-10-10 per 100 square feet.
- Plant:
 - Potatoes, peas, onions, lettuce and other salad crops.
 - Asparagus, rhubarb, and strawberries.
 - Broccoli, cauliflower, and cabbage in late March.
- Start seeds inside for tomatoes, peppers, and other warm season vegetables.
- Apply dormant oil to fruit plantings to reduce scale and mite insects.
- Make a fungicide application to control peach leaf curl.
- Finish pruning fruit trees, grapes, raspberries, and blackberries.
- Remove mulch from strawberries when growth begins.

Flowers

- Plant pansies, snapdragons, calendulas, and other cool-loving annuals.
- Clean up the perennial bed by cutting back foliage and removing winter mulch layer. Divide and plant perennials in the garden.
- If dry, prepare soil for planting by adding compost or other organic matter.
- As growth begins, fertilize gardens with a balanced fertilizer.
- Start seeds indoors under lights for transplanting to the garden.
- Plant new roses. Remove winter mulch from existing roses and prune.
- Cut ornamental grasses back to within 3 to 5 inches of the ground.
- Fertilize spring flowering bulbs such as tulips and daffodils.
- Cut seed pods from spent bulbs.
- Help control iris borers by destroying old foliage before new growth begins.
- Unwrap mail order plants immediately and keep them cool and moist until planting.

Lawns

- Spot spray for dandelions, henbit and chickweed.
- Apply crabgrass preventer in late March through mid-April for best results.
- Seed thin areas in bluegrass and tall fescue lawns.
- If no fall application of fertilizer was made, fertilize bluegrass and tall fescue.
- Mow grass ½ inch lower to remove winter debris. Do not scalp.

Trees and Shrubs

- Pruning:
 - Prune trees, except birch, maple, and walnut, which are best pruned after leafing out.
 - Wait to prune spring flowering shrubs until after they bloom.
- Mulch tree and shrub plantings up to 4 inches deep, keeping mulch away from trunks.
- Fertilize trees and shrubs.
- Plant new trees in the landscape.
- Remove tree wraps from young trees for summer growth.
- Rake and clean groundcover plantings.



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.

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 an 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 does 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.

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 go 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.

TRASH. Do not put your trash in your neighbor's trash bins. 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. 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. Fridges, freezers, air conditioners and furniture are collected for free, but you must contact Waste Management in advance. To request this service, call (913) 631-3300. **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.**

2022 Real Estate Taxes

Pro rata portion of 2022

Single unit: \$809.80

Double unit: \$1619.60

The following is what we have paid in the past for Real Estate Taxes

2019 - \$114,329.22

2020 - \$104,838.90

2021 - \$130,695.00

2022 - \$279,060.63

The savings that the Homes has will be depleted by paying the current Real Estate Taxes.

Our protest to reduce our Real Estate Taxes was declined by the county.

The next step is to protest the amount with the state of Kansas.

If the state of Kansas declines our protest maintenance fees will significantly increase.

Free Tax Preparation through AARP

TURNER RECREATION CENTER - KANSAS CITY
831 S 55th St, Kansas City, KS, 66106-1307
Monday, 09:00 am - 01:00 pm

KANSAS CITY KANSAS COMMUNITY COLLEGE
7250 State Ave, Kansas City, KS, 66112-3003
Tuesday and Thursday, 09:00 am - 01:00 pm

SYLVESTER POWELL JR COMMUNITY CENTER - MISSION
6200 Martway St, Mission, KS, 66202-3359
Thursday, 09:00 am - 03:00 pm

COLONIAL CHURCH - PRAIRIE VILLAGE
7039 Mission Rd, Prairie Village, KS, 66208-2612
Monday and Wednesday, 09:30 am - 03:00 pm

UNITS FOR SALE

	Amenities	Owner	Phone	Price
1 Bedroom Down				
966 Manorcrest	Stove, Fridge	Rascon	913-687-8517	\$30,000
Double Unit (4 bdrm)				
73 & 75 Viewcrest	W/D, Stove, Fridge	Huaman	913-620-6847	\$135,000

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.

When it snows, the Homes can help clear large parking areas. Work with your neighbors to move their cars out of parking areas. Call the office and we will plow the area.

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

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.**

NEWSLETTER TRIVIA WINNER WAS LANA SMITH

March 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10 Annual Meeting at 7:30pm. Voting 7:30am to 7:30pm.	11
12	13	14	15	16	17	18
19	20 Board Meeting	21	22	23	24	25
26	27	28				

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		