

THE HOMES, INC.

NEWSLETTER

MARCH 2024

**THE HOMES
ANNUAL MEETING IS
ON FRIDAY, MARCH 8TH
AT 7:15 PM. VOTING
IS FROM 7:15 AM
TO 7:15 PM.**

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**THE BOARD
MEETING IS MARCH
18TH AT 5:30 PM**

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

**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.**

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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STORAGE PODS

The Board of Directors passed a policy that no storage pods will be allowed on the street, parking bay or yards without written permission from the office. Violators will be charged \$50.00/day and/or subject to eviction.

Residents must complete a stockholder change request and submit it to the office for approval to have a storage pod. The request should have the name and contact information of the company supplying the storage pod, and the dates that the storage pod will be on property. If the storage pod is going to be placed in a parking space, you must notify each of your neighbors in your building. When the change request is submitted to the office you will be informed where the storage pod can be placed.

**THE HOMES ANNUAL MEETING IS
FRIDAY, MARCH 8TH
VOTING IS FROM 7:15am – 7:15pm AT THE
CLUBROOM.**

**Annual Meeting will begin at 7:15pm at the
clubroom.**

The voting is for the two (2) board seats. The following stockholders accepted their nominations.

-Helene Martinez

I have been nominated to join the Board as a member-at-large. I have been on the Board for many groups in the past & always choose to do, or support, the ideas that are the greatest good for the greatest number. Many of the residents here rarely read this newsletter or attend the Board meetings. I hope this will change and hope to see you at the future meetings. This is our community. Let's show our support for our community.

-Ray Olson

-Charles Sawyer

3. How much is the pro rata portion of the 2023 real estate taxes for a single unit?

4. What does the law consider property?

5. What happens to vehicles with expired tags?

**NEWSLETTER TRIVIA WINNER
HELENE MARTINEZ**

Free Spay/Neuter Clinics

Wayside Waifs (and many other organizations) is once again hosting a Free Spay/Neuter Clinic on March 9th at Wayside Waifs. Wayside is part of the Spay/Neuter Collaborative of KC (SNCKC) - a group of local animal welfare organizations that strive to combat pet overpopulation in the Kansas City area by offering resources and free spay/neuter clinics. The next community-wide clinic will be held the weekend of March 8-10 at multiple locations across the KC area. Each organization has their own scheduling system (if one of the organizations no longer has appointments you can try another).

GREAT PLAINS SPCA

www.greatplainssPCA.org

913-831-7722 - Merriam, KS 66202 - To schedule an appointment, please call 913-808-3315

NAWS NORTHLAND ANIMAL WELFARE SOCIETY

www.pcnaWS.org

816-336-1888 - Gladstone, MO 64118

KC PET PROJECT

www.kcpetproject.org

816-683-1383 - Kansas City, MO

LAWRENCE HUMANE

www.lawrencehumane.org

785-371-0473 - Lawrence, KS 66047

PET RESOURCE CENTER OF KANSAS CITY

www.prckc.org

816-353-0940 - Kansas City, MO 64118

WAYSIDE WAIFS

www.waysidewaifs.org

816-986-4452 - Kansas City, MO

FIX'EM KC

www.fixemkc.org

913-303-9786 - Lee's Summit, MO

THE HUMANE SOCIETY OF GREATER KANSAS CITY

www.hsgkc.org

913-596-1000 - Kansas City, KS

THANK YOU TO THE SAWYERS. THEY DONATED THEIR TIME AND MONEY TO HELP PLACE TWO STRAY PUPS IN FOREVER HOMES. THANK YOU TO SHIRLEY ELMORE WHO ALWAYS FOSTERS CATS BEFORE THEY CAN GO TO A FOREVER HOME.



HELPFUL HINTS ABOUT LIVING IN THE HOMES

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 backup 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. **NEVER PARK IN YARDS OR COMMON GROUND.** EXPIRED VEHICLE TAGS WILL BE TURNED OVER TO THE SHERIFF'S DEPARTMENT FOR TICKETING AND TOWING.

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 alternative is to store your items in a deck or patio box. 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 your porch railings.

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 take your vehicle 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.

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.

KEEP FURNANCE 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.**

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.

STICKS AND LIMBS: Place sticks/limbs in 4-foot bundles to the curbside for pickup by maintenance.

7. Name one of the phone numbers for free spay/neuter clinic?

DO YOU HAVE A TOD (TRANSFER ON DEATH)?

We tend to think nothing bad will ever happen to us, especially when we are young. Sadly, that is not a reality. Not being prepared will only add to the stress of your family and friends.

A TOD allows you to designate someone to receive your share of stock/your home in the event of your death. If you do not have a TOD or will, your property will go into probate and that could take up to a year until it is resolved. During that time no one can live in or sale your home. No one can take property from your home.

Please take a few minutes and stop by the office to complete a TOD. The individual(s) that you are designating must be present so that the TOD can be notarized. The office offers notary services. If you can't come to the office, you can get a TOD notarized at banks, courthouses, shipping stores, or real estate/law firms. (A TOD form is available at the office or on our website thehomesinc.com)

TOD for pets?

The law considers pets as property. In the event of your death, if you do not have a plan in place for your pets to go to family, friends, or an organization, their future could be at risk. Recently, a resident unexpectedly passed away, leaving two pet cats. There was no plan in place for the future of their cats. No family or friends wanted the cats. Neighbors and management fed and watered the cats, but they stayed alone in the unit until they could be placed.

Most cities animal control services will take pets that have been abandoned due to death. If the pet has a good temperament around a new environment and people, it will be adopted out. If the pet does not have a good temperament, it will likely be euthanized.

You can have legal documents created for the care of your pets. A much cheaper and easier plan for your pets is to talk with family and/or friends and designate who will be responsible for them. Inform the office of your pet(s) plan so that the transition is easier.

Pro rata portion of 2023 Real Estate Taxes

Single - \$626.86

Double - \$1253.72

UNITS FOR SALE

	Amenities	Owner	Phone	Price
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	Mirabeaux	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%

March 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8 Annual Meeting	9
10	11	12	13	14	15	16 Credit Union Annual Meeting
17	18 Board Meeting	19	20	21	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 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

10. How much will violators of the Storage Pod policy be charged?