

THE HOMES, INC.

NEWSLETTER

NOVEMBER 2023

THE BOARD MEETING IS November 20th AT 5:30 PM AND IS OPEN TO THE PUBLIC

MAINTENANCE FEE INCREASE STARTING MAY 01, 2023

1 BEDROOM - \$345.00
2 BEDROOMS - \$350.00
3 BEDROOMS - \$355.00

**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.**

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

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

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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. How many units does the Homes own?

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Weekly Residential Trash & Recycling FAQ

Trash should be in a bin and not bags or unsecured trash. Trash bins should not be put to the curb until after 4:30 pm on Tuesday. Trash bins should be brought back to your unit by 8:00 am Thursday.

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.

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, air conditioners and furniture?

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

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.wycokck.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.

IF TRASH/ITEMS ARE PUT TO THE CURB BEFORE TUESDAY AT 4:30 YOU WILL BE CHARGED \$25 A DAY

Trivia Winner
Shirley Elmore

Tips to prepare the inside and outside of you home for winter

Inside winter home maintenance tips

1. Seal up any cracks or holes. When preparing for winter, one of the best cold weather tips for your home is seal, seal, seal. A great place to start is with your doors. If there are noticeable gaps between the bottom of your door and the door frame, install some weather-stripping door draft stoppers to help keep the cold air out. This may also help with your A/C bill in the summer. Next, check the caulking around your windows. If you see any gaps or areas where the original caulk has worn away, reapply the exterior caulk. You can also purchase transparent, insulating shrink film to apply to the inside of your windows to keep the heat in.
2. Protect your pipes. Freezing pipes can be a nightmare. It's important to insulate your pipes, so they don't freeze and burst. Take special care to make sure the pipes along the house's exterior are well-insulated since they're closer to the freezing weather. When you know a cold snap is coming, make sure you put your faucets on a slow drip to keep the water circulating and open any cupboards under the sink to give warm air access to your pipes.
3. Make sure your house is well-insulated from top to bottom. Attics can be notorious for lack of proper insulation. Ensure your attic, crawl spaces, floors, and walls have adequate insulation to keep those icy bursts out. If your home has thin, single-paned windows, these may be contributing to heat loss. Consider investing in the double-paned variety that also has an ENERGY STAR certification to help make your energy usage more efficient. If this type of purchase is out of budget, you can invest in some insulated curtains to make sure winter stays outside where it belongs.
4. Upgrade to a smart thermostat. Programmable thermostats can make life so much easier. You can set it to automatically adjust to your preferred temperature. For example, you can keep the house cooler while you're away at work and then warm it up 15 minutes before you arrive, so you can walk into a toasty house without paying a fortune. Many smart thermostats can be controlled from your phone and will allow you to set different temperatures in certain parts of the house. According to Energy.gov, never allow your thermostat to drop below 50 degrees in the winter, even if you're out of town, as this could cause your pipes to freeze.
5. Prepare your HVAC system and water heater. Your HVAC and your water heater are two of the star players for keeping your home running smoothly and comfortable in the winter. Making sure they're in tip-top shape is a priority. Here are some cold weather tips for preparing your HVAC: Change the air filters. It's best to change your air filters monthly. Cover your A/C condenser to protect against snow and ice. The A/C condenser can be protected by a cover. How to prepare your water heater: Avoid turning up the temperature. Energy.gov recommends setting household water heater temperatures to no lower than 120 degrees and no higher than 140 degrees. Avoid turning your water heater temperature up in the winter because doing so could put you and your family at risk of scalding. Use a water heater insulation blanket if you have an older model. If you have an older model, using a water heater blanket may prevent your water heater from freezing and help your energy bill. Just make sure you get one that is fire resistant and follow the instructions carefully.

Outside winter home maintenance tips

Even with the cold weather conditions, your yard still needs to be maintained. Tool checkup. Make sure your snow shovels are free from cracks. Schedule the annual tune-up for your snow blower, if you have one. Outdoor furniture. Wash upholstery and frames. In northern climates, consider storing both furniture and cushions in a covered spot free from moisture. Clear any landscape debris and waste. Remove any debris or branches from around the HVAC unit, gas meters, basement windows and your dryer exhaust vent. Safely cut back dead or dying limbs and any branches that can touch the roof or siding. When it's windy, branches can rub or scratch the surfaces of your home and cause damage. They could also fall during a storm or break under heavy snow and ice. Sidewalk and driveway. Shovel the snow from the sidewalk and driveway and then follow-up with a de-icing product to prevent slips and falls.



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.**

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

6. Name one tip from inside winter home maintenance?

EVENTS

11-3-2023 - Harvesters Mobile Food Distribution

Harvesters' Mobile Food Distribution happens every 1st and 3rd Friday of each month. Food distribution will begin at 1:30pm. The line closes once the distribution begins, so arrive early! Kansas City, KS proof of residency is required for first-time visitors.

11-4-2023 - 2023 Thanksgiving Family Fun Day

Kensington Gym. 2900 State Ave, Kansas City, KS 66102. Time: 11:00 am to 2:00 pm. 913-551-0407. Join the UGPRD for a family meal, fun, and fellowship. On November 4th the Parks and Recreation Department will host our inaugural Thanksgiving Family Fun Day. All registered participants will receive a full meal from Applebee's and Hy-Vee. They will also be able to participate in family friendly games. Each attendee will be required to register for this free event. Registration is limited!

11-4-2023 - Day of the Dead Dia de Muertos on Central Avenue

1120 Central Avenue, Kansas City, KS 66102, (913) 281-9222. Price: Free. Time: 11:00 AM to 9:00 PM. Face Painting - 11:00am - 5:00pm, Food, Art, Ofrendas, Car Show - 12:00pm - 9:00pm. Live Entertainment - 2:00pm - 6:00pm. VIP Lounge - 2:00pm – 8:00pm. Walking Catrinas - 3:00pm - 6:00pm. Parade - 6:00pm - 7:30pm. Day of the Dead (Spanish: Día de Muertos) is a Mexican holiday celebrated throughout Mexico, in particular the Central and South regions, and by people of Mexican ancestry living in other places, especially the United States. It is acknowledged internationally in many other cultures. The multi-day holiday focuses on gatherings of family and friends to ask for the wellbeing of and remember friends and family members who have died, and help support their spiritual journey. Prior to Spanish colonization in the 16th century, the celebration took place at the beginning of summer. Gradually, it was associated with October 31, November 1 and November 2 to coincide with the Western Christian triduum of "Allhallowtide": All Saints' Eve, All Saints' Day, and All Souls' Day. Traditions connected with the holiday include building private altars called "Ofrendas", honoring the deceased using "Calaveras", Aztec marigolds, and the favorite foods and beverages of the departed, and visiting graves with these as gifts. Scholars trace the origins of the modern Mexican holiday to indigenous observances dating back hundreds of years and to an Aztec festival dedicated to the goddess "Mictecacihuatl" The holiday has spread throughout the world, being absorbed within other deep traditions for honoring the dead. It has become a national symbol and as such is taught (for educational purposes) in the nation's schools. In 2008, the tradition was inscribed in the Representative List of the Intangible Cultural Heritage of Humanity by UNESCO.

11-11-2023 - Kansas City Roller Warriors Presents Night 1 - Roller Derby Double Header

Presented By: Kansas City Roller Warriors. 600 N 7th St Trfy., Kansas City, KS 66101. Price: \$15 for adults, \$10 for kids, Students, UG, seniors, & KCK res: \$12, kids 5 & under free. Time: 5:00 PM to 9:30 PM. Join the Kansas City Roller Warriors for our 2023-24 Home Team Season!

Doors open at 5PM, first bout starts at 6PM. All going down at Memorial Hall.

Bout 1 will be a Gobblepocalypse MASHUP! The Week Old Leftovers vs The Fresh Feast Fighters. The 18th & Vines are taking on the Strawberry Hellions for bout 2. Will we see a divine performance by the Vines? Or will the Hellions be the berry best? Come out to see for yourself!

We will have a 50/50 drawing with proceeds benefiting KC Transformations. Transformations is a trans women of color led organization focused on capacity building and leadership. Embrace the Grape will have a cash bar and LA Catering will provide the food! Our bouts are all-ages, family-friendly events; kids 5 and under are admitted free! Merch will be available for purchase during and after the games; 100% of proceeds from our merch sales go back to support the league. All of our seating is general admission, except for our VIP front row seating. As always, after party at the 403 Club! 614 Reynolds Ave Kansas City, KS 66101.

11-11-2023 - 104th Annual Leavenworth County Veterans Day Parade

Leavenworth Convention & Visitors Bureau, 100 N. 5th St. Leavenworth, KS 66048. Time: 10:30 AM to 1:30 PM. (913) 758-2948. 104th Leavenworth County Veterans Day Parade will be held in downtown Leavenworth, KS, on Saturday, Nov 11, 2023. We encourage you to come see the oldest and largest Veterans Day Parade west of the Mississippi River. Join us as we pay tribute and honor all US Armed Forces members both past and present for all they have done to continue to ensure our freedoms in the United States.

11-16-2023 - Parks & Recreation Presents: Holiday Light & Magic 2023

The magic runs mid-November through the new year. Timeslots are available every night of the week. 06:00 PM to 09:00 PM. Returning this holiday season is the Holiday Light and Magic mile long drive-thru display. Holiday Light and Magic (in partnership with the Unified Government Department of Parks and Recreation) is the premier contact-free, drive thru winter event you're looking for! Bring your family and friends to view the showcasing of COMPLETELY DIFFERENT amazing, mesmerizing, WINTERrifically magical holiday light displays in Kansas City, Kansas. Over 60 huge character scenes including Santa, Nutcrackers, Snowglobes, a Gingerbread Dentist, and so much more.

11-17-2023 - 2023 Mayor's Christmas Tree Lighting Festival

Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101. Price: Free! Time: 4:00 PM. You are cordially invited to join the Unified Government for the 2023 Mayor's Christmas Tree Lighting Festival! This traditional event will be held in person at Memorial Hall on Friday, November 17th! We are so excited to welcome families back to downtown KCK and kick off the holiday season together. Please share this save the date with your school administrators, parents, residents, neighborhood groups, and community partners. We're excited to have free giftbags, live entertainment, Mr. & Mrs. Claus, free hot chocolate, food trucks, games, and so much more.

-LINE-UP FOR SANTA, STARTING AT 4:00PM. -TREE LIGHTING AT 8:00PM

Help us make this a memorable celebration! We are excited for this year's festival and invite you to be a part of it! We are looking for: Volunteers, Entertainment, Food Trucks, Vendors, Games for All Ages.

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

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.

Open a savings account and earn 0.15%

Loan rates 15%

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	\$45,000
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
3011 North Allis	Fridge, Stove and W/D	Brown	913-486-8900	\$75,000
75 Viewcrest	C/A, Fridge, Stove, Microwave	Huaman	913-620-6847	\$45,000
3 Bedroom (down)				
3157 N. Allis	C/A, Fridge, Stove, and Dryer	Gardea	913-562-4288	\$65,000
3 Bedroom (up)				
778 Manorcrest	C/A, W/D, Fridge and Stove	Taylor	816-550-6330	\$55,000
835 Roswell	C/A, W/D, and Fridge	Mendez	913-206-6181	\$50,000
Double Unit				
6/8 Summitcrest (2 Bdr.)	Driveway, Deck, and Shed	The Homes	913-321-2471	\$25,000
936/942 Manorcrest (4 Bdr.)	2 Fridges, 2 Stoves, Deck, and Shed	Adams	913-333-8377	\$95,000

Trash and Recycle Holiday Schedule

There are six holidays on which residential trash and recycling are not collected:

New Year's Day

Memorial Day

4th of July

Labor Day

Thanksgiving Day

Christmas Day

On these holidays, the pickup of everyone's trash and recycling is moved back one day unless the holiday falls on a weekend.

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.

November 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10 Office closed in observance of Veterans Day	11
12	13	14	15	16	17	18
19	20 Board Meeting	21	22	23 Office Closed in observance of Thanksgiving	24 Office Closed in observance of Thanksgiving	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 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. Name one tip from outside winter home maintenance?