

**THE BOARD
MEETING IS
OCTOBER 21ST AT
5:30 PM AT THE
CLUBROOM**

**DO NOT PUT THE ITEMS
TO THE CURB UNTIL THE
DAY OF THE PICKUP.
Mattresses, appliances,
and furniture will not
be picked up by the
trash company. If
those items or any
other 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

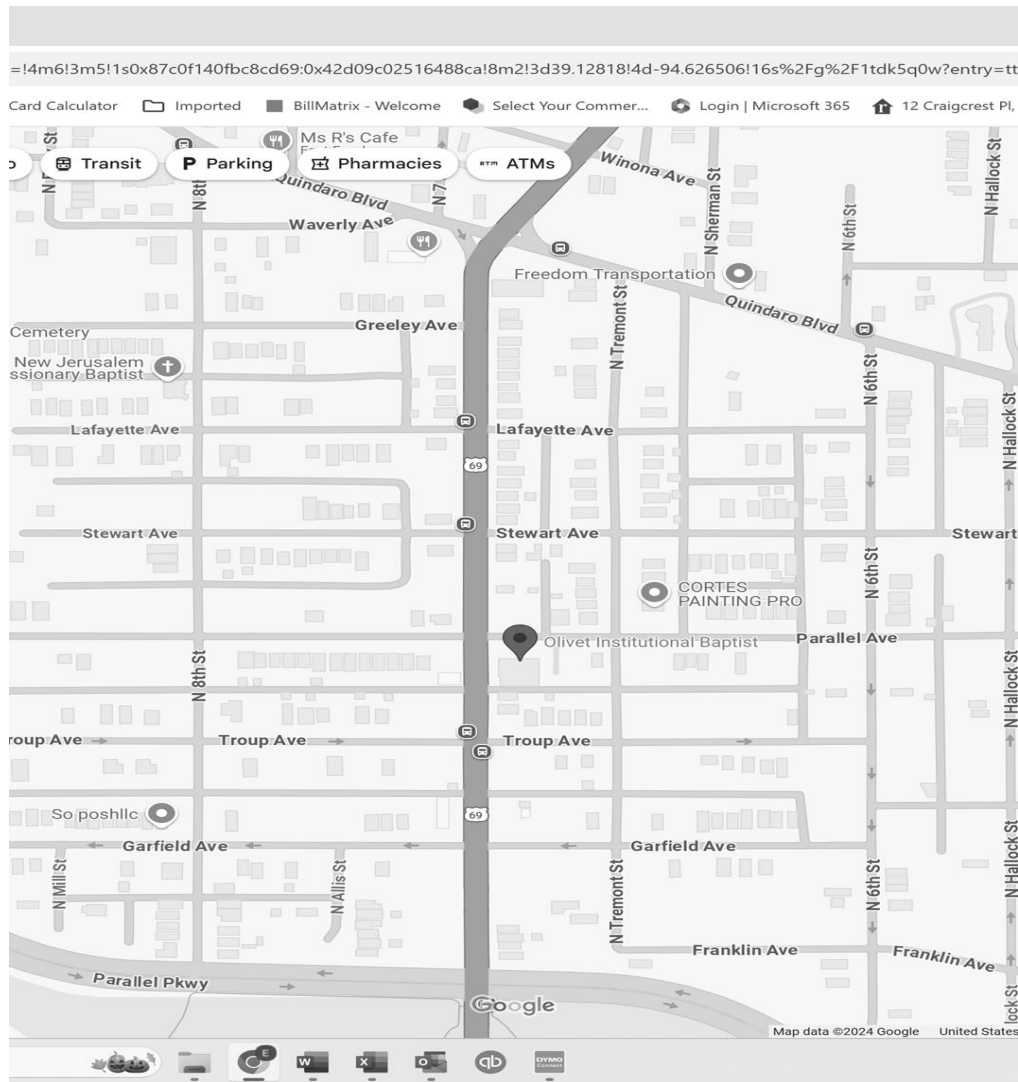
NEWSLETTER TRIVIA

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. What is the charge for a returned check at QHFCU?

HELPFUL ELECTION INFORMATION

November 5th, 2024 General Election Voting Location Olivet Institutional Baptist Church 2013 N 7th St Kansas City, KS 66101



Below are important dates for the 2024 General Election.

Monday, November 4 - In-person advance voting ends at 12:00 p.m.

Tuesday, November 5 - **GENERAL ELECTION**

(All advance ballots by mail must be postmarked by Election Day and received by Friday, November 8.)

For more information contact Wyandotte County Election Office, 850 State Ave., Kansas City, KS, 66101. (913) 573-8500.

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
October 21, 2024

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on October 21, 2024.

Present were: Charles Sawyer, Jerry DeMeyer, Ray Olson and Elaine Hines, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, Attorney; and Karen Brokesh, Transcriber. Frank Moss was absent.

Five stockholders and residents attended the meeting.

It was announced that the work order report for September has been posted.

Minutes of the regular meeting of September 16, 2024 and the executive session had previously been distributed to all board members. Elaine Hines moved to approve the minutes as submitted. Seconded by Charles Sawyer. Carried unanimously.

Treasurer Olson reported that he has reviewed the financial statement for the month of September 2024 and found it to be in good order. Ray Olson moved to approve the financial report. Seconded by Charles Sawyer. Carried unanimously.

There were no stockholder change requests for manager or board approval.

Treasurer DeMeyer read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
10 Reidcrest	James Wilcox, Jr.	James Wilcox, Jr. and Amanda Wilcox
757 Manorcrest	Bianca Torres and Shawn Walters	Bianca Torres and Arnay Alfonso-Donet
1 Summitcrest	Oscar Meraz	Olga M. Meraz
828 Manorcrest	William Storms and James Storms	Willaim Storms, Jesus Leyva and Leticia Rodriguez
72 Viewcrest	Stephanie Thompson and Karen Anver	Guadalupe Negrete and Rogelio Hernandez

After being informed that the stock transfers were in order, it was moved by Jerry DeMeyer and seconded by Ray Olson that the Corporation waive its option to purchase the shares of stock and approve transfer of same. Carried unanimously. The manager was reminded that all original signed stock certificates must be stored with the credit union if the stockholder has an outstanding loan.

Reports and Announcements:

None.

Old Business to be Discussed:

Fall furnace inspections are hallway done. Only two furnaces have been replaced so far.

New Business to be Discussed:

Real estate companies such as Zillow and Realtor.com are listing several units in The Homes on their websites. They use pictures from Google or from The Homes' website and information from public records. The prices listed are incorrect and heavily inflated. Since the listings are public information there is not anything that can be done to remove the properties from these websites. Potential sellers/buyers are not suing these websites.

The manager recently discovered a vehicle in the community that was on jacks and the engine was dropped out along with several other parts. Manager will begin charging \$250.00 to residents who work on their vehicles in The Homes. This would not apply to someone who is adding oil or windshield wiper fluid, changing a tire or replacing a battery. This would apply to residents that put their cars on jacks and remove parts.

When replacing porch roofs, if the wrought iron columns are no longer attached to the porch they will be replaced with vinyl columns.

The manger updated the illustrated rules and helpful information. Copies were distributed to the board for review. Please let the manager know if there are any suggested revisions.

In the last month, two stockholders passed away. One had a transfer on death designation, the other did not. That stockholder's family was told to contact a lawyer to settle the estate.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 108 Viewcrest asked for a copy of the revised welcome packet.

The stockholder at 127 Viewcrest said the painters did a nice job repainting their unit recently.

The stockholder at 3117 N. Allis reported on the status of construction repairs to the I-70 viaduct.

The stockholder at 12 Summitcrest said she was thankful for her new neighbor.

The stockholder at 24 Viewcrest reported on the trash found on the Manorcrest hill.

JERRY DEMEYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

TRIVIA WINNER
VIVIAN BRUNNER

Transcribed by Karen Brokesh

EVENTS

11/3/24, 11/9/24, 11/16/24, 11/17/24, 11/23/24, 11/24/24 - Strudel / Pysanky / Sarma / Pierogi Class 2024

Strawberry Hill Museum, 720 North 4th Street, Kansas City, KS 66101, (913) 371-3264. Price: \$45. Each of our classes will be held in the Tomasic Hall. Unless specified, you don't need to bring anything with you for the classes. If it is a cooking class, people have been known to bring their favorite apron for show, or for protection. The Strawberry Hill Museum will provide all materials needed for you to enjoy the class. Typically the class will include you taking your finished product home with you. So, dress comfortably, bring something to drink if you like, and plan on having a fun time. **All classes are non-refundable.** (unless the weather turns bad and we will call you to let you know)

Pysanky Class - Back by popular demand! Irene Thompson is again presenting a class on the art of Pysanky, the European tradition of decorating eggs. Each student will be able to take their "work of art" home to enjoy during the Christmas holiday.

Ukrainian Egg Decorating Class. A pysanka (Ukrainian: писанка, plural: **pysanky**) is a Ukrainian egg, decorated with traditional Ukrainian folk designs using a wax-resist method. The word pysanka comes from the verb pysaty, "to write", as the designs are not painted on, but written with beeswax. Take home your creation.

Tickets - \$45 per person - November 3 & 17 - 12PM - 4PM

Apple Strudel - What better treat for Christmas than your own hand made apple strudel? Sign-up to learn how the women on the hill made this traditional treat from scratch. Men are welcome to this class too? You will be able to take your yummy treasure home to freeze for the holidays or bake and enjoy!

Tickets - \$45 per person - November 9 & 23 - 9AM - 12PM

Pierogi - Also called perogi or perogy, Polish pierogi (pronounced pih-ROH-ghee) or homemade pierogies are small half-moon dumplings. Pierogi are filled dumplings made by wrapping unleavened dough around a savory or sweet filling and cooking in boiling water. They are often pan-fried before serving. They're are chockful of fabulous fillings, but for the class we are making potato and cheese. You are hands on and will take home a couple dozen.

Tickets - \$45 per person - November 16 - 12PM - 4PM

Sarma - Stuffed cabbage in one form or another is present in most world cuisines but especially among Eastern Europeans. It is a hearty dish that many Croatians serve every day but especially for special occasions and holidays. Recipes vary from cook to cook, but they all consist of a meat filling wrapped in cabbage and cooked over more cabbage usually in a tomato sauce for more flavor. You will have your own creation to take home and bake or freeze for another time.

Tickets - \$45 per person - November 24 - 12PM - 4PM

11/9/24 - Fall Fest

4215 Shawnee Drive, Kansas city, KS 66106, (785) 979-1307. Price: free. Time: 11:00 AM to 4:00 PM. You're Invited to Fall Fest! Join us for the "Fall Fest" on November 9, 2024, from 11 am to 4 pm.

Our theme this year is "Thankful Hearts & Full Plates." Come savor traditional Turkish Doner (Gyro), baklava, Turkish pizza, stuffed flatbread, cakes, and more! Explore the art of water marbling and browse unique customizable folded books, available for sale. Pre-orders for books are encouraged!

11/15/24 - Mayor's Christmas Tree Lighting Festival

Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101. Price: Free! Time: 4:00 PM to 8:00 PM. Save the date! Join Mayor/CEO Tyrone Garner and the Unified Government in cooperation with the Downtown Shareholders for the Mayor's Tree Lighting Festival! Support Small Businesses and Local Merchants! Enjoy Free Activities! Food Trucks, Books, Hot Cocoa, Popcorn, Crafts, Holiday Movies, Live Entertainment, and visit with Santa! 4:00 pm Meet Santa. 7:00 pm Tree Lighting

FALL/FURNACE INSPECTIONS

CONTINUE

We will be installing carbon monoxide detectors in the kitchen near the utility room. You agree to maintain the carbon monoxide detectors and replace the batteries as necessary for as long as you occupy the unit

If we do not have a key to your unit, you must provide a key to the office. This is part of the rules and regulations of The Homes, Inc. If you prefer to be home or if you have a dog, please contact the Office to make arrangements. As in the past - we will enter your Unit to check:

- **Furnace:**

We ask that your utility room be clean and free of debris. If Maintenance has to move items in the utility room to gain access, you will be charged \$30.

- **Smoke Detectors:**

If you do not have a working smoke detector - we will install one. (Two-story Units require 2 smoke detectors). The charge for this is \$8 per smoke detector and \$2 for batteries.

- **Outside Water:**

All outside water will be turned off. The outside spigot will be left open so the pipes do not freeze during the Winter. **(Please be mindful of this if you turn the water back on.)** If you turn the water back on and damage is incurred to the plumbing, you will be responsible for damages.

- **Unit Inspection:**

Conduct routine overall interior inspection of your unit.

CHAMPSS Orientation - Food Program for Seniors

Next date: Tuesday, August 10, 2024 | 10:00 AM to 12:00 PM

The Wyandotte/Leavenworth Area Agency on Aging administers a meal program, the Choosing Healthy Appetizing Meal Plan Solutions for Seniors or CHAMPSS, with funding by the Older Americans Act. CHAMPSS

CHAMPSS is a meal program where seniors, ages 60 years old or more, can enjoy a nutritious meal seven (7) days a week. Seniors have the option to "grab & go" or "dine-in" at either the Hy-Vee grocery store in Mission or IHOP Legends.

You are invited to join us for orientation - appointments are required. Please call 913-573-8531 for an appointment.

Client donations of \$3.50 per meal is strongly encouraged for enrollment into the CHAMPSS meal program. If attending orientation, please bring a cash, check or money order. No credit cards are accepted.

When

- Tuesday, November 12, 2024 | 10:00 AM - 12:00 PM
- Tuesday, December 10, 2024 | 10:00 AM - 12:00 PM

Location

Please let us know if you plan to attend by calling to make an appointment.
Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS, 66102

THANKSGIVING MEALS 2024

THANSKGIVING MEALS FROM GROCERY STORES

Sam's Club offers a Thanksgiving Basket that feeds up to 10 people and includes a Butterball turkey, gravy, rolls, cornbread stuffing, and mac and cheese, and ingredients to make cranberry sauce, mashed potatoes, sweet potato casserole, green bean casserole, and pumpkin pie. Cost \$100.00

Walmart offers a Thanksgiving Basket that feeds up to 8 people and includes Whole Frozen Turkey 10 – 16 lb. (\$0.88/lb.), Great Value Sweet Hawaiian Rolls (1 unit – 12oz), Great Value Golden Sweet Whole Kernel Corn (3 units - 15oz), Ocean Spray® Jellied Cranberry Sauce (1 unit - 14oz), Great Value Canned Green Beans (2 units - 14.5oz), French's Crispy Fried Onions (1 unit - 6oz), Campbell's Condensed Cream of Mushroom Soup (2 units - 10.5oz), Great Value Brown Gravy Mix (2 units - 0.87oz), Marie Callender's Southern Pecan Pie (1 unit - 32oz), Great Value Frozen Whipped Topping (1 unit - 8oz), Great Value Frozen Deep Dish Pie Crusts (1 unit - 16oz), Great Value 100% Pure Pumpkin (1 unit - 15oz), Great Value Evaporated Milk (1 unit – 12 fl oz), Jet-Puffed Mini Marshmallows (1 unit - 10oz), Jiffy Corn Muffin Mix (2 units - 8.5oz), Great Value Poultry Seasoning (1 unit - 1.5oz), Swanson Chicken Broth (1 unit - 32oz), Fresh Whole Russet Potatoes (1 unit - 5lbs), Fresh Whole Sweet Potatoes (3 units), Fresh Yellow Onions (1 unit - 3lbs), Fresh Celery Stalks (1 unit). Cost \$55.00

Aldi's offers a Thanksgiving Basket that feeds up to 10 people and includes a Butterball turkey, gravy, rolls, cornbread stuffing, and mac and cheese — along with ingredients to make cranberry sauce, mashed potatoes, sweet potato casserole, green bean casserole, and pumpkin pie. Cost \$47.00.

Target offers Thanksgiving Basket that feeds up to 4 people and includes Good & Gather Premium Basted Young Turkey (Frozen) – up to 10 lb., Good & Gather Russet Potatoes – 5 lb., Del Monte Cut Green Beans – 14.5 oz., Campbell's Cream of Mushroom Soup – 10.5 oz., Ocean Spray Jellied Cranberry Sauce – 14 oz., Stove Top Turkey Stuffing Mix – 6 oz., Heinz Home Style Roasted Turkey Gravy – 12 oz. Cost \$20.00

FREE THANKSGIVING DINNER

Truner Recreation Commission's Gym, 831 S. 55th St. Kansas City, KS 66106. (913) 287-2111. Come by Turner Recreation Commission on **Sunday, November 24, 2024** for a **FREE, HOT**, Thanksgiving meal. This is a sit-down event. Come inside and enjoy a meal with us and the community. **When:** Sunday, November 24, 2024.

Time: 4:00 pm - 6:00 pm ***while supplies last***

What: FREE Thanksgiving Meal

FREE THANKSGIVING MEALS

Abundant Live has several locations in the KC Metro area. They offer a blessing box with the following, 12-15 pound turkey, 2 boxes of corn bread mix, 2 cans/jars of turkey gravy, 2 boxes of dressing/stuffing, 2 cans of green beans, 1 large or 2 small cans of sweet potatoes, 2 boxes of instant mashed potatoes, 1 can of cream of mushroom soup, 1 bag of marshmallows, 1 can of French-fried onions, 1 box of brownie mix, 1 pound of butter, 2 cans of fruit or 1 can cranberry sauce, 1 plastic tub (27-32 quart or larger) to hold items (except turkey). Call 816-554-8181 for more information.

Saint Peter Christian, 1419 N 8th Street, Kansas City, KS 66101, 913-321-8220

Heaven Sent Charities, 500 Nebraska, Kansas City, KS 66101, 816-606-0205

Metropolitan Baptist Church, 853 Washington Boulevard, Kansas City, KS 66101, 913-371-2023

NBC Community Development Corporation, 745 Walker Avenue, Kansas City, KS 66101, 913-281-1993

Avenue of Life, 500 N 7th Street Trafficway, Kansas City, KS 66101, 816-787-6101

Pleasant Green Baptist Church, 340 David L Gray Drive, Kansas City, KS 66101, 913-371-5393

Greater Jerusalem Baptist Church, 1610 N 10th Street, Kansas City, KS 66102, 913-342-1487

New Creations of Faith, 2314 West 39th Avenue, Kansas City, KS 66103, 913-281-1578

GPT Local Area Network, 300 N 9th Street, Kansas City, KS 66101, 913-281-5577

New Seasons Christian Church, 1907 North 3rd, Kansas City, KS 66101, 913-321-2038

MLM – Wyandotte, 722 Reynolds Avenue, Kansas City, KS 66101, 913-342-8333

Bethel Neighborhood Center, 14 South 7th Street, Kansas City, KS 66101, 913-371-8218

Young Memorial Church, 2401 N 9th Street, Kansas City, KS 66101, 913-321-5526

Full Joy Ministries Church, 906 N 17th Street, Kansas City, KS 66102, 913-281-8995

Saint Paul's Episcopal Church, 1300 North 18th, Kansas City, KS 66102, 913-321-3535

Kansas City Dream Center, 1500 Central Avenue, Kansas City, KS 66102, 913-735-5337

Grandview Park, 1613 Wilson Boulevard, Kansas City, KS 66102, 816-785-1736

Agape Multicultural SDA, 1117 North 28th Street, Kansas City, KS 66102, 602-803-4859

Cross Lines Community Market, 736 Shawnee Avenue, Kansas City, KS 66105, 913-281-3388

Bridges of Hope, 933 Argentine Boulevard, Kansas City, KS 66105, 913-281-4700

New Life Deliverance Church, 1400 N 36th Street, Kansas City, KS 66102, 913-940-2712

Village Initiative Inc., 3004 N 27th Street, Kansas City, KS 66104, 913-291-1600

Roswell Pantry, 2900 Roswell Ave, Kansas City, KS 66104, 913-730-6283

Quindaro Community Center, 2726 Brown Avenue, Kansas City, KS 66104, 913-321-5022

New Life City Church, 1717 McGee Street, Kansas City, MO 64108, 816-421-7729

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
2 Bedroom(up)				
748 Manorcrest	C/A, Fridge, Stove and much more MOVE IN READY	Lewis	816-547-1201	\$45,000
855 Manorcrest	C/A, Fridge, Stove, and W/D	Ramos	913-235-4676	\$35,000
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
2 Bedroom (down)				
747 Manorcrest	Fridge, Stove & Window Units	Rodriguez	816-503-2450	\$27,000
80 Viewcrest	Fridge, Stove, W/D, Shed & Deck	Aguilar	323-401-8641	\$40,000
3 Bedroom (up)				
820 Roswell	Fridge, Stove, W/D, Deck, & A/C Units	Castillo	913-953-9190	\$60,000
830 Roswell	C/A	Haygood	618-750-8114	\$35,000

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

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 accounts earn 0.25%

Loan rate is 15%

Shared savings rate is 4%

New policy

\$25.00 charge for returned checks.

November 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
10	11 Office Closed for Veteran's Day	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28 Office Closed for Thanksgiving	29 Office Closed for Thanksgiving	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