

THE HOMES, INC.

NEWSLETTER

SEPTEMBER 2022

**THE HOMES
BOARD MEETING
SEPTEMBER 19, 5:30 pm. THE
MEETING WILL BE CLOSED TO
THE PUBLIC DUE TO THE
CORONAVIRUS
THE MEETING 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 MEETING**

**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.**

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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

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 maximum fine for littering?

FOLLOW US ON...

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FALL/FURNACE INSPECTIONS WILL BEGIN ON TUESDAY, SEPTEMBER 13TH

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.

4. Where is the Central Avenue Dotteversity Parade located?

NEED YOUR YARD MOWED

CALL JALON 816-447-2949

CALL JOSE 913-963-0751



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.

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 \$2500.00. If you are witnessed littering the police will be called and you will be charged, by The Homes, for the time it takes to pick it up and dispose of it.

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 a 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 do 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.

ONLY FLUSH TOILET PAPER. The pipes in our homes are over 60 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. If maintenance finds these items consistently causing a back up in your pipes you may be charged for the repair.

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.

THE HOMES HAS UPDATED IT'S PRODUCT AND LABOR PRICE LIST

2022 PRODUCT AND LABOR PRICE LIST

THE HOMES DOES NOT INSTALL NON GERBER KITCHEN, SHOWER AND LAVATORY FAUCETS. IF A S/H HAS NON GERBER FAUCETS WE WILL ATTEMPT TO REPAIR BUT WILL NOT BE RESPONSIBLE FOR ANY DAMAGE DUE TO FAULTY PARTS INSIDE THE FAUCETS.

PRODUCTS (LABOR IS CHARGED FOR INITIAL INSTALL) (REPAIR OR REPLACEMENT NO CHARGE EVER)	CHARGE TO THE S/H	EST. OF LABOR /\$40 AN HOUR FOR INITIAL INSTALL
Kitchen Faucet-W Sprayer (GERBER)	\$140.00	1 HR
Kitchen Faucet- W/O Sprayer (GERBER)	\$89.00	1 HR
Kitchen Faucet Gooseneck (Spout Only) (GERBER)	\$55.00	1 HR
Shower Faucet (GERBER)	\$170.00	1-3 HRS
Lavatory Faucet (GERBER)	\$125.00	1 HR

PLUMBING

PRODUCT (REPAIR ONLY)	ESTIMATE OF LABOR AFTER AN HOUR/ \$40 AN HOUR
Kitchen Faucet (NON GERBER)	1 HR (NO CHARGE-EVERY HOUR AFTER \$40 AN HOUR)
Shower Faucet (NON GERBER)	1 HR (NO CHARGE-EVERY HOUR AFTER \$40 AN HOUR)
Lavatory Faucet (NON GERBER)	1 HR (NO CHARGE-EVERY HOUR AFTER \$40 AN HOUR)

PRODUCTS (BOUGHT FROM THE HOMES)	CHARGE TO THE S/H	ESTIMATE OF LABOR/\$40 AN HOUR
Toilet (No Charge if fails)	\$135.00	1 HR
Toilet Handicapped (No Charge if fails)	\$220.00	1 HR
Toilet Seat (White)	\$17.00	30 MIN
Vanity (Base and Sink)	\$150.00	2 HR
Garbage Disposal	\$100.00	1 HR
Smoke Detector	\$8.00	30 MIN
Carbon Monoxide Det.	\$25.00	30 MIN
Dryer Vent	\$20.00	2 HR
Re-Screen	\$15 each/\$10 For Addit.	FLAT RATE

OTHER

PRODUCT (SUPPLIED BY S/H)	ESTIMATE OF LABOR / \$40 AN HOUR
Toilet (No Charge if fails)	1 HR
Toilet Handicapped (No Charge if fails)	1 HR
Toilet Seat	30 MIN
Vanity (Base and Sink)	2 HR
Garbage Disposal	1 HR
Smoke Detector	30 MIN
Carbon Monoxide Detector	30 MIN
Dryer Vent	2 HR

LOCKS

PRODUCT (SUPPLIED BY THE HOMES)	CHARGE TO THE S/H	ESTIMATE OF LABOR/\$40 AN HR
Entry Lock (front OR back)	\$40.00	1 HR
Entry Lock (front AND back)	\$80.00	2 HR
Entry and Deadbolt (front OR back)	\$45.00	1 HR
Entry and Deadbolt (front AND back)	\$90.00	2 HR

PRODUCT (SUPPLIED BY S/H)	ESTIMATE OF LABOR/\$40 AN HOUR
Entry Lock (front OR back)	1 HR
Entry Lock (front AND back)	2 HR
Entry and Deadbolt (front OR back)	1 HR
Entry and Deadbolt (front AND back)	2 HR

2022 PRODUCT AND LABOR PRICE LIST (8/2022)

Public Transit Options for Adults Age 65+ in Wyandotte County



Once you complete a RideKC Freedom application and go through the eligibility process, obtain a RideKC Freedom ID, you are then eligible for the following:

Cost:
FREE

- Fixed-route with pre-determined times
- All buses wheelchair lift-equipped
- Convenient connections allow travel throughout KC region

Cost:
\$3 per trip

- Origin to destination shared-ride service
- Operates within 3/4-mile of local fixed-route bus service
- Schedule trips at least 24 hours prior and up to 14 days in advance
- Available anytime fixed-route service operates
- All buses wheelchair lift-equipped
- Eligible ADA clients only

Cost:
\$5 for first 5 miles

- Curb-to-curb service
- No advance reservation required
- 24/7-service
- Pay with exact cash, credit card or through the app
- Trips must start in specified On-Demand service area to qualify for subsidized pricing
- \$5 for first 5 miles + \$2 for each additional mile
- Wheelchair lift-equipped

RideKC | For questions: 816.842.9070, press #5 | eligibility@ridekc.org | ridekc.org/freedom

7. What kind of plumbing products does the Homes not install?

EVENTS

07/05 – 09/24/2022 - Fairfax Industrial District: 100th Anniversary Exhibit

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, Recurrence: Recurring daily. The Fairfax Industrial District 100th Anniversary exhibit highlights the progression of the district alongside personal memories. It includes familiar and untold stories of people, places, and events in the district. This exhibit is designed to help visitors connect with the place where tens-of-thousands of residents have worked over the past 100 years. Many of the objects and stories on display were shared especially for this exhibit. Visitors will see products made in Fairfax together with items employees saved from their time in Fairfax. Visitors can compare maps of the district, find out how long a company was in business, and look through employee newsletters and newspaper articles. It is a great way for families to connect with their past and we encourage visitors to share their memories connected to the district. The Fairfax Industrial District began more than 100 years ago with a vision for the future. In 1922, area property owners signed a petition to form the Fairfax Drainage Board. This move ultimately led to the area becoming one of the first planned industrial district, in the country. Through the 1920s the district became a hub for flight schools and airplane manufactures. It continued to expand with new industries despite the Great Depression. The district became a National Center of the Defense Industry during World War II, housing the North American Aviation of Kansas, B-25 plant and the Darby Corporation, which produced landing crafts, aerial bombs, and more. After the war new companies made the district their home. Since then, the Fairfax Industrial District has grown to house more than 130 companies and is still going strong. A version of this exhibit will also be highlighted at the Fairfax Festival on October 6th, as part of the larger Centennial celebration brought together by the Fairfax Industrial Association.

09/03/2022 - Central Avenue Dotteversity Parade

11th & Central, Kansas City, KS 66102, (913) 281-9222, Free, 11:00 AM. We are a diverse, active and bustling business/residential community! This year's Dotteversity theme reflects our commitment to this movement and the younger residents and business owners. "The Parade will take place on Saturday, September 3rd, beginning at 11AM. It will begin to gather at 10AM along Park Drive west of 19th Street and proceed down Central Avenue to 11th Street (Bethany Park). Concurrent with the parade will be activity in Bethany Park (11th and Central) of the La Placita Market at the Park offering entertainment, food vendors, games and more. For more information regarding the La Placita event and/or the Central Avenue Dotteversity Parade (or for last minute entries) call 913-281-9222 or email Sara Magallanes at admin@cabakck.org

09/10/2022 - Quindaro Day Our 913 Day For Us by Us

1800 Quindaro Blvd, Kansas City , KS 66104, (913) 318-2009, Free, 12:00 PM. Come celebrate culture and community at the historic Quindaro Blvd on September 10th! Find local vendors and deals throughout the city! With fun for the entire family, this is an event you won't want to miss!

09/10/2022 - Ultimate Baby Shower Event

Nebraska Furniture Mart, 1601 Village West Pkwy, Kansas City, KS 66111, (800) 407-5000, 11:00 AM to 2:00 PM. Enjoy a Non-Alcoholic MOM-osa bar, baby shower games, great prizes, a fun photo op and shop all things baby!

09/28/2022 – 10/02/2022 World Series of Barbecue Hosted by the American Royal

American Royal of Kansas City, 1701 American Royal Court, Kansas City, MO 64102, (816) 221-9800. Ticket price varies, 3:00 PM, Recurring daily. The American Royal World Series of Barbecue is the largest barbecue contest in the WORLD and the American Royal's largest fundraiser! Join us in Kansas City for a BBQ experience like no other!

UNITS FOR SALE

Two Bedroom Up	Amenities	Owner	Phone	Price
14 Viewcrest	C/A , Fridge, Deck	Wilson	816-825-3987	\$40,000

NEW MOWING POLICY

If you do not mow your yard by the date indicated in a mowing and TRIMMING letter, you will be assessed \$10 each day until you mow and TRIM your yard. If a week goes by and your yard is still not mowed and TRIMMED, the Homes will mow and TRIM it and you will be charged \$100 for the mowing and TRIMMING and \$70 for not mowing and TRIMMING by the due date.

If for some reason you are unable to mow and trim your yard by the due date please call the office to make arrangements.

NEWSLETTER TRIVIA WINNERS WAS LINDA TWYMAN

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

KERA (Kansas Emergency Rental Assistance) is still accepting applications. They can help with Maintenance Fees. If you make less than \$48550 for one adult or \$55450 for two adults you will qualify. I have assisted many residents with their applications and can help you.

Please bring a copy of the following to the office

- Copy of your driver's license
- Proof of income (one of the following will do W-2, 1099 or 2020 taxes or Social Security Statement)
- The number of adults living in the unit, their Date of Birth and their Social Security #. If they have an income they need to provide proof of income
- A reason for your hardship due to COVID (Example: Had Covid and it affected something, lost job, hours were cut back)

OCCUPANT FORMS

The 2nd round of occupant forms were mailed to residents. Please complete the form and return it to the office by Friday, September 2nd. You can drop it off at the office, fax it (913)-321-2482 or email it to thehomesinc@thehomesinc.com

SEPTEMBER 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19 Board Meeting	20	21	22	23	24
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 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

**IF YOU RECEIVE A LETTER FROM AMERICAN WATER RESOURCES,
PLEASE DISREGARD IT. THE HOMES IS RESPONSIBLE FOR THE
PLUMBING LINES REFERENCED IN THEIR LETTER.**