

**THE HOMES  
BOARD MEETING  
APRIL 18, 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  
VIRTUALLY.**

**NOW IS THE TIME OF YEAR  
TO ADD GRASS SEED TO  
YOUR YARD. THE OFFICE  
OFFERS FREE GRASS SEED.**

RECENT STORMS HAVE SCATTERED TRASH  
THROUGHOUT THE HOMES. PLEASE TAKE THE  
TIME TO PICK UP TRASH IN YOUR YARD EVEN IF  
IT DOESN'T BELONG TO YOU.

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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. Does ScriptCo accept insurance?

## Tornado Safety Tips

As severe weather season approaches, now is a good time to discuss and plan with your family what to do in case of an immediate weather threat. Taking 15 minutes to develop and practice a plan could save the lives. Here are some tornado safety tips from the department of environmental health and safety:

### **Before the storm:**

Develop a plan of action

Have frequent drills

Have a NOAA weather radio with a warning alarm tone

Listen to radio and television for information

If planning a trip outdoors, listen to forecasts

If a warning is issued or threatening weather approaches

Always remember "DUCK": Down to the lowest level; Under something sturdy; Cover your head; and Keep in the shelter until the storm has passed.

Stay away from windows.

Get out of automobiles and get into a sturdy structure or ditch.

Or buckle your seat belt and get below window level of your vehicle.

**In homes or small buildings:** Go to the basement or to an interior room on the lowest floor like a closet or bathroom. Upper floors are unsafe. If there is no time to descend, go to a closet, a small room with strong walls or an inside hallway. Wrap yourself in overcoats or blankets to protect yourself from flying debris. **(IN THE HOMES, IF YOU LIVE IN A 1, 2 OR 3 BEDROOM DOWN UNIT SEEK SHELTER IN THE HALLWAY NEAR THE BEDROOM(S) AND BATHROOM. IF YOU LIVE IN A 2 OR 3 BEDROOM UP UNIT SEEK SHELTER IN THE LIVING ROOM NEXT TO THE UTILITY ROOM WALL).**

**In schools, hospitals, factories or shopping centers:** Go to interior rooms and halls on the lowest floor. Stay away from glass enclosed places or areas with wide span roofs such as auditoriums and warehouses. Crouch down and cover your head. Don't take shelter in halls that open to the south or the west. Centrally located stairwells are good shelter.

**In high-rise buildings:** Go to interior small rooms or halls. Stay away from exterior walls or areas with glass.

**If in a mobile home, abandon it immediately:** Many deaths occur in mobile homes. If you are in a mobile home when severe weather approaches, leave it immediately and go to a substantial structure or designated tornado shelter. Determine your shelter ahead of time so you don't have to think about it when weather strikes.

**If no suitable structure is nearby:** Lie flat in the nearest ditch or depression and use your hands to cover your head. Be alert for flash floods.

**Tornadoes and overpass safety:** In reality, an overpass may be one of the worst places to seek shelter from a tornado. Seeking shelter under an overpass puts you at greater risk of being killed or seriously injured by flying debris from the powerful tornadic winds. If no ditch is available, you may remain in your vehicle, put on your seat belt, lower yourself below window level, and cover your head with your hands or a blanket.

**(The city of Kansas City Kansas does not offer permanent tornado shelters. If open, local churches and community centers do offer refuge during a tornado.)**

2. Where can you buy a Wyze Cam?

MINUTES OF THE BOARD OF DIRECTORS  
THE HOMES, INC.  
March 21, 2022

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on March 21, 2022.

Present were: Frank Moss, Ray Olsen, Jerry DeMeyer and Ronald Bond, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, attorney; and Karen Brokesh, Transcriber. Charles Sawyer was absent.

The meeting was closed to stockholders due to health concerns due to COVID-19.

President Moss turned the meeting over to attorney Greg Goheen to take motions for the officers. Ron Bond moved to nominate Jerry DeMeyer as President. Seconded by Ray Olsen. Motion carried. The meeting was turned over to President DeMeyer.

Ron Bond nominated Frank Moss as Vice-President. Seconded by Ray Olsen. Carried unanimously. Ron Bond nominated Ray Olsen as Treasurer. Seconded by Jerry DeMeyer. Carried unanimously. Jerry DeMeyer nominated Ron Bond as Secretary. Seconded by Ray Olsen. Carried unanimously. Ron Bond nominated Charles Sawyer as member at large. Seconded by Ray Olsen. Carried unanimously.

Jerry DeMeyer moved that the board of directors meetings will be held the 3<sup>rd</sup> Monday of every month at 5:30 p.m. Seconded by Ray Olsen. Carried unanimously.

It was announced that the work order report for February 2022 has been posted.

Minutes of the regular meeting of February 21, 2022 and February 21, 2022, executive session had previously been distributed to all board members. Ron Bond moved to approve the minutes as submitted. Seconded by Ray Olsen. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of February, 2022 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Ron Bond. Carried unanimously.

There were no stockholder change requests approved by the manager.

The board revised the stockholder change request submitted by Laura Diaz, 67 Viewcrest, to install a driveway. Work will be done by R&E Concrete works, LLC. Maintenance has inspected the area. Ron Bond moved to approve the stockholder change request. Seconded by Ray Olsen. Carried unanimously.

<b>ADDRESS</b>	<b>TRANSFER FROM</b>	<b>TRANSFER TO</b>
827 Roswell	Craig and Marla Fischer	Craig and Marla Fischer and Amy Nix
84 Viewcrest	Matthew Sawyer and Richard Brown	Matthew Sawyer and Emily Sawyer
110 Viewcrest	Karen Anver	Nick Lopez

After being informed that the stock transfers were in order, it was moved by Ron Bond and seconded by Ray Olsen 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.

3. What assistance does KERA offer?

*Reports and Announcements:*

None.

*Old Business to be Discussed:*

The Unified Government subcommittee is still reviewing and evaluating the next steps with the American Rescue Plan Act funding.

The Homes currently has 284 signatures on the petition to the Unified Government about adding parking to The Homes. Manager hopes to reach the goal of 300 signatures this week.

*New Business to be Discussed:*

Maintenance worker Todd Bothwell is resigning this week. A maintenance tech has been hired to replace him. The Homes is still looking for a full time groundskeeper. A job post has been made on Indeed.com. Manager is reviewing resumes and will be conducting interviews for the position this week.

Painting of units will begin in April, 2022. The plan is to paint 11 units this year using the same colors.

The board discussed vehicles parked on Summitcrest.

*Comments from Directors and Attorney:*

None.

*Comments from Stockholders:*

None.

No further business to come before the board the board adjourned into executive session.

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RON BOND  
SECRETARY

APPROVED:

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JERRY DEMEYER  
PRESIDENT

Transcribed by Karen Brokesh

**NEED YOUR YARD MOWED**  
**CALL JALON 816-447-2949**

THE HOMES, INC.  
MINUTES OF THE 74<sup>th</sup> ANNUAL MEETING  
March 11, 2022

The 74<sup>th</sup> Annual meeting of the Stockholders of The Homes, Inc. was called to order by Jerry DeMeyer, Secretary, at 8:00 p.m. on Friday, March 11, 2022. President Frank Moss and Vice President Charles Sawyer were absent.

Manager Elizabeth Bothwell welcomed the stockholders representing quorum to the 74<sup>th</sup> Annual Meeting.

It was announced that, as provided by the By-Laws of the corporation, only stockholders of record are entitled to attend the annual meeting. All stockholders in attendance were informed that they would have time at the end of the meeting for comments or questions. Attendance was limited due to COVID-19 restrictions. One stockholder and resident attended the meeting via videoconference.

Secretary DeMeyer read the proof of notice of mailing.

Secretary DeMeyer introduced the present members of the board: Frank Moss, President (absent), Charles Sawyer, Vice President (absent), Jerry DeMeyer, Secretary; Ray Olsen, Treasurer; and Ron Bond, member at large. She then introduced herself as the Manager; the corporate attorney, Greg Goheen of the firm McAnany, Van Cleave & Phillips, PA; and the minutes transcriber, Karen Brokesh.

Secretary DeMeyer announced that the work order report for the year 2021 has been posted.

Secretary DeMeyer announced that the minutes of the 73<sup>rd</sup> Annual Meeting of the Stockholders of The Homes, Inc. had been posted. Ron Bond moved to approve the minutes as written. Seconded by Ray Olsen. Carried unanimously.

Treasurer Ray Olsen reported that the corporation is in good financial condition.

Manager Bothwell turned the meeting over to Greg Goheen who thanked the board and stockholders for the opportunity to continue providing legal services for the corporation.

The manager presented the year in review. The manager thanked the office staff, LaKyah Johnson and Daisy Rodriguez; the maintenance staff, Marvin Smith, Rogers Latimer, Todd Bothwell, Jose Rodriguez and Ricardo Alaniz; attorney Greg Goheen and transcriber Karen Brokesh for all their work over the past year.

Liz Bothwell, LaKyah Johnson and Diane Simmons were thanked for their work on the Nominating Committee. Sherry McCool, Karen Miller and Joann DeMeyer were thanked for their work on the Election Committee.

Dee Hartner was acknowledged for her work as manager and Diane Simmons as assistant manager of the Quindaro Homes Federal Credit Union. Bob Anver was recognized as President of Neighborhood Watch and members of Neighborhood Watch who still patrol were thanked by the Board.

Jim Tavis and Debra Harrison were thanked as members of the Credit Committee.

The manager reflected on the many improvements made to the community through maintenance this year including fall inspections, furnace inspections and replacements, water heater replacements, porch roof replacements, tree trimming and removal, electrical repairs, structural repairs and mowing of common areas.

In addition to improvements planned for next year, the reserves/savings will be replenished to pay future real estate taxes and property and administrative insurances and plumbing repairs. Currently, The Homes has \$352,000 in savings and investments.

A moment of silence was held for stockholders, family and friends who have passed away this year.

There were no motions.

There were no comments from the board members or manager.

Stockholder Elaine Hines thanked the maintenance staff for all their help.

Secretary DeMeyer announced the results of the election:

Ray Olsen 27

Charles Sawyer 29

The two new directors for 2022-2024 are Ray Olsen and Charles Sawyer.

Manager Bothwell thanked everyone for attending the annual meeting.

The board members signed the consent to meeting. Ray Olsen and Charles Sawyer will sign the acceptance of the office as new board members.

Ron Bond moved to adjourn. Seconded by Jerry DeMeyer. Carried unanimously.

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JERRY DEMEYER  
SECRETARY

APPROVED:

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FRANK MOSS  
PRESIDENT

Transcribed by Karen Brokesh

**IT IS ILLEGAL FOR A SEMI TRUCK TO GO THROUGH OUR NEIGHBORHOOD. THEY WILL RIP DOWN PHONE, CABLE AND ELECTRICAL LINES. IF YOU SEE A SEMI TRUCK IN OUR NEIGHBORHOOD PLEASE NOTE ANY INFORMATION ON THE TRUCK. LOOK FOR A COMPANY NAME, NUMBERS ON THE CAB OR TRAILER AND LICENSE PLATE NUMBER. REPORT THE INFORMATION TO THE OFFICE.**

**NEWSLETTER TRIVIA WINNER  
IS VIVIAN BRUNNER**

**PLEASE DO NOT DOUBLE PARK ON THE ROADS IN  
THE HOMES. IT'S ILLEGAL AND BLOCKS PEOPLE  
FROM BEING ABLE TO PARK OR LEAVE.**

6. Name one of the improvements made to the community?

## **Homestead / Safe Senior Property Tax Refund**

**DEADLINE: APRIL 15, 2022**

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 2021 and owned and occupied a homestead, you are eligible for a refund of \$700 if your total household income is \$36,000 or less, AND you:

Were born before January 1, 1966; OR

Were totally and permanently disabled or blind for the entire year of 2021; 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 2021; 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 2021 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 \$20,900 or less, AND you:

Were 65 years or older for all of 2021;

Must not have delinquent property taxes in 2021.

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.

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

### **ON-LINE PAYMENTS**

The Homes, Inc. is able to accept on-line payments.

Go to our website at [www.thehomesinc.com](http://www.thehomesinc.com). At the bottom of the homepage click  
"MAKE A PAYMENT"

You can make a onetime payment or create an account to make reoccurring payments.

The total real estate taxes for **2021** were **\$123,206.84**.  
The pro rata portion of a single unit is **\$357.12** and  
**\$714.24** for a double unit.

## EVENTS

### **3/19/22 & 4/30/22-Strudel Class - 4/3/22 & 4/10/22-Pysanky Class**

Strawberry Hill Museum, 720 North 4th Street, Kansas City, KS 66101, (913) 371-3264. 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 and plan on having a fun time. Strudel Class - Just in time for Christmas, the Strawberry Hill Museum is blessed with awesome teachers for the making of apple strudel. Learn the secrets of the "Old World" and how they made the delicious pastry and apple filling. You will have hands on for making your own strudel that you will be able to take home and bake or freeze for a special occasion. 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.

### **04/02/2022 - Countdown to the Con**

Nebraska Furniture Mart, 1601 Village West Pkwy, Kansas City, KS 66111, (800) 407-5000, [eventskc@nfm.com](mailto:eventskc@nfm.com). Start the countdown to Planet Comicon Kansas City! Stop by to take part in the NFM PCKC Mini Con event from 4pm-7pm! Elite Comics will be there and so will artist Rick Stasi. But that's not all! This year we'll have several Pop culture vendors selling a variety of items. To top it all off we will have a children's costume showcase and two prized cosplay contests. One for novices and one for Masters! NFM will be giving away some fantastic prizes! The contests will be Hosted by KCTV5's Nathan Vickers and Emceed by the Sensational Luna Flare! This just a taste of what's to come at Planet Comicon April 22-24, 2022.

### **4/2/22, 4/16/22, 4/30/22, 5/8/22, 5/14/22 - Strawberry Hill & Downtown Kansas City, KS Urban Hike.**

Price:\$32 adults, \$22 kids over 10 years old. With more than 30 points of interest, we learn about the rich history of KCK, see the mural project in Downtown celebrating the history of the many ethnic groups within the community. We'll see the beautiful homes of Strawberry Hill, a community garden, vantage points, the Wyandot National Burial ground and stop at a local restaurant for a drink or snack. Parking available along 6th & Central Avenue, near Splitlog Coffee Co. and Slap's BBQ. Make reservations at [UrbanHikesKC.com](http://UrbanHikesKC.com). Use code VISITKCK to receive 15% off.

### **04/23/22 - Barnyard Babies Family Festival**

National Agricultural Center & Hall of Fame, 630 Hall of Fame Drive, Bonner Springs, KS 66012, (913) 721-1075. [info@AgHallofFame.com](mailto:info@AgHallofFame.com). Barnyard animals up close. Antique tractors and farm equipment. Free pony rides and train rides. Dive into a corn pile. Ride pedal tractors and animal hoppers. Learn how farmers use technology to produce more with less. Food trucks. Much more!

### **4/23/2022, 4/24/2022 - Apple Blossom Festival 2022**

Cider Hill Family Orchard, 3341 North 139th Street, Kansas City, KS 66109. April 23rd 10:00 AM - 5:00 PM. April 24th 12:00 PM - 5:00 PM. Please join us for some family fun! Mark your calendars for the 5th annual Cider Hill Apple Blossom Festival. Festivities include: Hayrides through the orchard to see the apple blossoms, local vendors with handmade items, cider hill children's train, new treats, cider donuts, cider slushies, kettle corn and more!

8. When will painting of units begin?

# UNITS FOR SALE

NONE

**ScriptCo** is a membership-based pharmacy making prescription medications more affordable for everyone. ScriptCo does not accept any form of insurance. We supply the same generic medications at ACTUAL WHOLESAL COST. Our medication prices to members are the same price we buy the medications for.

**-QUARTERLY MEMBERSHIP**

\$50 Membership Fee Billed Quarterly (\$200 annually). Receive Your Medications at ScriptCo's Wholesale Cost. No Contract Required – Cancel Your Membership at Any Time. FREE SHIPPING on 1 package per quarter (Non-Refrigerated items)

**-ANNUAL MEMBERSHIP**

\$140 Membership Fee Billed Annually (\$60 Savings Over Quarterly Membership). Receive Your Medications at ScriptCo's Wholesale Cost. No Contract Required – Cancel Your Membership at Any Time. FREE SHIPPING On 4 Packages per Year (Non-Refrigerated items)

## Best Security Cameras For Outdoor Home Use

### Wyze Cam v3

The Wi-Fi security camera features HD video quality live streaming, motion detection, night vision, a decent app and, best of all, 14 days of free motion-based cloud storage. This Wyze security camera also features a built-in microSD card slot if you want local video storage rather than relying solely on its cloud service (you have to buy the microSD card separately). This home security camera features a motion detection zone and the ability to listen for and alert you to special frequencies, like smoke alarms. You can purchase this camera at Amazon, Walmart and Best Buy for \$36.00. Each camera will need a power source.

### Blink Outdoor

Its wire-free, battery-powered design also makes the Blink Outdoor easy to install. You don't have to run wires or plug in power cords. Mount the Blink wherever you need it. Installation is a cinch and will only take you a few minutes. The Blink Outdoor uses the Blink Sync Module 2 to hook up to your Wi-Fi. The Sync Module 2 also offers a local storage option—just use a USB drive. If you prefer cloud storage, Blink has subscription plans starting at three dollars a month. The Blink Outdoor has an advertised battery life of two years on just two AA batteries. That's great if you don't want to worry about recharging your camera every other month or so. You can purchase this camera at Amazon, Home Depot and Best Buy for \$99.00

**KERA (Kansas Emergency Rental Assistance)** is still accepting applications. They can help with Maintenance Fees, BPU, KS Gas and Internet. 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
- Current complete copy of your BPU bill
- Current complete copy of your KS Gas bill
- Current complete copy of your Internet bill
- 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 effected something, lost job, hours were cut back)

9. Who is the new Secretary on the Board of Director's?

# APRIL 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 Board of Director's Meeting	19	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

10. Where is the worst place to seek shelter from a tornado?