

**THE BOARD MEETING  
IS APRIL 17<sup>TH</sup> 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**

**SEE PAGE 2  
FOR DETAILS**

**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
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 number do you call for broken streetlights?

# **MAINTENANCE FEE INCREASE STARTING MAY 01, 2023**

**1 Bedroom - \$345.00**

**2 Bedrooms - \$350.00**

**3 Bedrooms - \$355.00**

**The reason for the increase is because of the increase of real estate taxes. Below shows how the taxes have increased throughout the last five years.**

**2019 - \$114,329.22**

**2020 - \$122,883.14**

**2021 - \$130,695.00**

**2022 - \$279,060.63**

**2023 - \$370,822.54**

**We are asking residents to help by contacting our elected officials. Please let them know you are dissatisfied with the amount of real estate taxes that we are being charged. Our property is not worth the amount being charged.**

**Commissioner - Melissa Bynum – (913) 573-5040 - [mbynum@wycokck.org](mailto:mbynum@wycokck.org)**

**Commissioner – Gayle Townsend - (913) 573-5040 - [gtownsend@wycokck.org](mailto:gtownsend@wycokck.org)**

**Mayor - Tyrone Garner - (913) 573-5010 - [mavorgarner@wycokck.org](mailto:mavorgarner@wycokck.org)**

**Congressman - Jake LaTurner - (785) 205-5253 – website: <https://laturner.house.gov/>**

**Congresswoman – Sharice Davids - (913) 766-3993 – website: <https://davids.house.gov/>**

**Senator - David Haley – (913)321-3210 - [David.Haley@senate.ks.gov](mailto:David.Haley@senate.ks.gov)**

**Senator – Jerry Moran - (202) 224-6521 – website: <https://www.moran.senate.gov/public/>**

**Senator – Roger Marshall - (202) 224-4774 – website: <https://www.marshall.senate.gov/contact/>**

**Governor - Laura Kelly – (785) 296-3232 – website: <https://governor.kansas.gov/>**

**If you have ideas about helping and reducing our taxes, please contact the office.**

2. What does the Homes offer for free?

MINUTES OF THE BOARD OF DIRECTORS  
THE HOMES, INC.  
March 20, 2023

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on March 20, 2023

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

Seventeen stockholders and residents attended the meeting.

Matthew Willard with the Wyandotte County Appraiser's Office was present to talk to the board and attendees about the recent increase in real estate taxes and to answer questions. At the end of the presentation, Mr. Willard left the meeting.

President DeMeyer turned the meeting over to attorney Greg Goheen to take motions for the officers. Frank Moss moved to nominate Jerry DeMeyer as President. Seconded by Elaine Hines. Motion carried.

Jerry DeMeyer nominated Frank Moss as Vice-President. Seconded by Ray Olsen. Carried unanimously. Jerry DeMeyer nominated Ray Olsen as Treasurer. Seconded by Elaine Hines. Carried unanimously. Ray Olsen nominated Elaine Hines as Secretary. Seconded by Frank Moss. Carried unanimously. Jerry DeMeyer nominated Charles Sawyer as member at large. Seconded by Ray Olsen. Carried unanimously. The meeting was turned over to President DeMeyer.

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 Frank Moss. Carried unanimously.

Jerry DeMeyer moved to destroy all election materials after May 1, 2023. Seconded by Ray Olsen. Carried unanimously.

It was announced that the work order report for March 2023 has been posted.

Minutes of the regular meeting of February 20, 2023 and the February 20, 2023, executive session had previously been distributed to all board members. Jerry DeMeyer 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, 2023 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Elaine Hines. Carried unanimously.

There were no stockholder change requests approved by the manager. The stockholder change request for board approval was that of Virginia Goodrich 3166 N. 9<sup>th</sup> Street, to install a dog run that is 5 feet wide and 15 feet long and 6 feet high in the back yard.

Secretary Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
66 Viewcrest	Guadalupe Negrete, Rogelio Hernandez and Candelario Negrete	Rogelio Hernandez and Candelario Negrete

After being informed that the stock transfers were in order, it was moved by Elaine Hines and seconded by Ray

Olsen that the stockholder change request be approved and 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:*

Manager contacted the State Board of Tax Appeals about the status of the appeal of the real estate taxes. It will take months before the case is reviewed. The 2023 Assessed Values were received recently and the taxes are going up again. For this reason, the manager recommended that maintenance fees be increased by \$100.00 starting May 1, 2023. Manager distributed information on the percentage increase of the real estate taxes from 2020 to 2023. These are also available for stockholders and residents to review. If The Homes wins the appeal of the taxes, the maintenance fees may be able to be reduced. Jerry DeMeyer moved to increase the maintenance fees by \$100.00 beginning May 1, 2023. Seconded by Ray Olsen. Carried unanimously.

The manager gave an update on hiring maintenance staff.

*New Business to be Discussed:*

None.

*Comments from Directors and Attorney:*

None.

*Comments from Stockholders:*

The stockholder at 56 Viewcrest, had questions about changing the auto pay for maintenance after the increase takes effect.

The stockholder at 3151 N. 9<sup>th</sup> Street, had questions about setting her maintenance payments up for auto pay.

The stockholder at 4 Summitcrest commented on the trash around certain units.

The stockholder at 12 Summitcrest thanked the manager for all her help.

The stockholder at 837 Roswell thanked the office staff for everything they do.

The stockholder at 3182 N. 9<sup>th</sup> Street thanks the office staff and maintenance for all they do.

The stockholder at 871 Manorcrest, thanked the maintenance staff for all they do.

The stockholder at 3158 N. 9<sup>th</sup> Street commented on gunfire heard near the community recently.

The stockholder at 108 Viewcrest asked a question about the homestead tax credit.

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

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ELAINE HINES, SECRETARY

APPROVED:

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JERRY DEMEYER, PRESIDENT

Transcribed by Karen Brokesh

THE HOMES, INC.  
MINUTES OF THE 75<sup>th</sup> ANNUAL MEETING  
March 10, 2023

The 75<sup>th</sup> Annual meeting of the Stockholders of The Homes, Inc. was called to order by Jerry DeMeyer, President, at 7:30 p.m. on Friday, March 10, 2023. Vice President Frank Moss and Member at Large Charles Sawyer were absent.

President Jerry DeMeyer welcomed the stockholders representing quorum to the 75<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.

Secretary Bond read the proof of notice of mailing.

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

President DeMeyer announced that the work order report for the year 2022 has been posted.

President DeMeyer announced that the minutes of the 74<sup>th</sup> Annual Meeting of the Stockholders of The Homes, Inc. had been posted. Jerry DeMeyer moved to approve the minutes as written. Seconded by Ron Bond. Carried unanimously.

Treasurer Ray Olsen reported that the corporation is in good financial condition. Treasurer Olsen moved to approve the 2022 financial report. Seconded by Ron Bond. Carried unanimously.

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

Elizabeth Bothwell and Daisy Rodriguez were thanked for their work on the Nominating Committee. Sherry McCool, Karin 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.

Jim Tavis and Debra Harrison were thanked as members of the Credit Committee. Jim Tavis was recognized for his work as The Homes' financial advisor.

The president 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, mowing of the common grounds, tree trimming and removal, electrical repairs, structural repairs and the installation of additional parking bays and a small parking lot.

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 \$153,000 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 Sherry McCool said she liked the new parking areas.

President DeMeyer announced the results of the election:

Jerry DeMeyer	31
Elaine Hines	26
Frank Moss	32

The three new directors for 2023-2025 are Jerry DeMeyer, Elaine Hines and Frank Moss.

President DeMeyer thanked everyone for attending the annual meeting.

The board members signed the consent to meeting. Jerry DeMeyer, Elaine Hines and Frank Moss will sign the acceptance of the office as new board members.

Ray Olsen moved to adjourn. Seconded by Ron Bond. Carried unanimously.

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RON BOND  
SECRETARY

APPROVED:

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JERRY DEMEYER  
PRESIDENT

Transcribed by Karen Brokesh

6. Name one of the improvements made to the community in 2022?



## 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.

**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 an 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 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 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.

**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.

**TRASH.** Do not put your trash in your neighbor's trash bins. 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. 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. Fridges, freezers, air conditioners and furniture are collected for free, but you must contact Waste Management in advance. To request this service, call (913) 631-3300. **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.**

7. What was the name of the representative for the Wyandotte County Appraiser's Office?

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

**DEADLINE: APRIL 18, 2023**

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 2022 and owned and occupied a homestead, you are eligible for a refund of \$700 if your total household income is \$37,750 or less, AND you:

Were born before January 1, 1967, OR

Were totally and permanently disabled or blind for the entire year of 2022; 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 2022; 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 2022 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 \$22,000 or less, AND you:

Were 65 years or older for all of 2022.

Must not have delinquent property taxes in 2022.

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. Clerk's Office, City Hall, 701 N 7th St, Suite 323, Kansas City, KS 66101. (913) 573-5299.

## **Free Tax Preparation through AARP**

**TURNER RECREATION CENTER - KANSAS CITY**

831 S 55th St, Kansas City, KS, 66106-1307

Monday, 09:00 am - 01:00 pm

**KANSAS CITY KANSAS COMMUNITY COLLEGE**

7250 State Ave, Kansas City, KS, 66112-3003

Tuesday and Thursday, 09:00 am - 01:00 pm

**SYLVESTER POWELL JR COMMUNITY CENTER - MISSION**

6200 Martway St, Mission, KS, 66202-3359

Thursday, 09:00 am - 03:00 pm

**COLONIAL CHURCH - PRAIRIE VILLAGE**

7039 Mission Rd, Prairie Village, KS, 66208-2612

Monday and Wednesday, 09:30 am - 03:00 pm

8. When does the increase in maintenance fees begin?



## UNITS FOR SALE

	Amenities	Owner	Phone	Price
<b>Double Unit (4 bdrm)</b>				
73 & 75 Viewcrest	W/D, Stove, Fridge	Huaman	913-620-6847	\$135,000

**The Homes offers free grass seed. Stop by the office and pick up a bag.**

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

## 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.**

**NEWSLETTER TRIVIA WINNER WAS SHERRY DAVIS**

9. What is the phone number for Mayor Tyrone Garner?

# April 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 Board Meeting	18	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 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. What will be the new maintenance fee for a 2 Bedroom?