

**THE BOARD
MEETING IS AUGUST
19th 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 number do you call for stray animals?

The Homes office will no longer report vehicles with expired tags or vehicles that do not move. Stockholders will have to call the WYCO Sheriff Department at (913) 573-2861 and report vehicles to Tag Enforcement.

Telephone Scams Target BPU Customers for Nonpayment

The Kansas City Board of Public Utilities (BPU) is warning customers about recent telephone scams in which the caller threatens to shut off power unless immediate past due utility payments are made over the phone. Please be aware – BPU will never ask for payment or threaten disconnection due to non-payment over the phone.

**2024 HOUSEHOLD HAZARDOUS WASTE DISPOSAL DAYS
APRIL 20, MAY 18, JUNE 15, JULY 20, AUGUST 17,
SEPTEMBER 21 & OCTOBER 19-8:30 AM - 1:00 PM
LOCATED AT 2443 SOUTH 88TH STREET, KANSAS CITY, KS
66111**

ACCEPTED

- Auto Batteries, Brake Fluid
- Carburetor Cleaner, Degreasers
- Gasoline, Fuel & Used Motor Oil
- Concrete Cleaner, Driveway Sealer
- Furniture Stripper, Glue with Solvents
- Latex & Oil based paint, Paint Thinner, Putty, Grout, Calk
- Roofing Tar, Stain, Varnish, Lacquer
- Turpentine, Water-Based Glues
- Wood Preservatives, Aerosol products
- Drain & Oven Cleaner
- Mothballs, Nail Polish Remover
- Polishes with Solvents
- Spot Remover, Propane Cylinders
- Fertilizer with Weed Killer, Herbicides
- Insecticides, Pesticides (Insects & Pests) & Rodent Bait
- 10 Tire Limit (Rims Must Be Removed From Tires)

NOT ACCEPTED

- Electronics waste
- Smoke detectors
- Ammunition
- Asbestos
- Brush Killers, Chlorophenoxy Derivative
- Compressed Gas Cylinders (Helium)
- Dioxins
- Explosives
- Infectious Waste
- Kepone (Found in Older Insecticides)
- Laboratory Chemicals
- PCB's
- Radioactive Waste
- Wood Preservatives

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
July 15, 2024

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on June 17, 2024.

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

Ten stockholders and residents attended the meeting.

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

Minutes of the regular meeting of June 17, 2024 and the executive session had previously been distributed to all board members. Elaine Hines moved to approve the minutes as submitted. Seconded by Jerry Demeyer. Carried unanimously.

Treasurer Olson reported that he has reviewed the financial statement for the month of June 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.

Secretary Demeyer read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
3140 N. 9 th Street	Arnoldo Moreno and Concepcion Moreno	Deborah Moreno and Concepcion Moreno

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:

The Unified Government Legal Department submitted a proposed value for the 2022 real estate taxes of around \$180,000. The Homes paid \$280,000.00.

The fire repairs to 123 Viewcrest are almost complete.

Information on potholes to be repaired has been submitted to the Unified Government.

New Business to be Discussed:

Residents with small trees (10-15 feet) in their yards are being sent letters informing them that the tree(s) will be removed. If residents do not want the tree(s) removed, then they will have to sign an agreement acknowledging they will be responsible for the trimming and/or removal of the trees.

Outside inspections have begun and are going well. If needed, residents have been asked to paint their porch railings, door frame, threshold, and/or porch ceilings. The inspections have revealed many porch railings have rusted out at their connections to the cement. Due to the number of repairs this will be an ongoing project for many months.

Updated occupant forms will be sent out at the end of the month.

A stockholder recently passed away and the person they had designated as a transfer on death (TOD) for the stock had previously passed away. Stockholders were asked to have a current TOD on file at the office. Forms are available on The Homes website or at the office.

Volunteers have been found to help with the credit union. However, if anyone is interested in volunteering, they are encouraged to contact the office.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 127 Viewcrest commented on carbon monoxide detectors and trees near the playground.

The stockholder at 12 Reidcrest had questions about maintenance and work orders.

The stockholder at 120 Viewcrest asked a question about the colors that the buildings are being painted.

The stockholder at 24 Viewcrest commented on the colors the buildings were being painted.

The stockholder at 1 Reidcrest commented on tree trimming, parking issues and wind damage to the building roof.

The stockholder at 12 Summitcrest thanked the office staff and manger for all the work they do when stockholders pass away and commented on sunken pavement at 10th and Manorcrest.

The stockholder at 108 Viewcrest commented on abandoned cars in the neighborhood and damage to the retaining wall near her unit.

The stockholder at 86 Manorcrest reported a sidewalk issue and commented on the stump in their yard.

JERRY DEMEYER
SECRETARY

APPROVED:

ELAINE HINES
PRESIDENT

TRIVIA WINNER
JERRY & STEPHANIE STARR

Transcribed by Karen Brokesh

EVENTS

08/03/2024 - First Responder Back to School Bash & Splash

Pierson Park, 1800 S. 55th St., Kansas City, KS. 10:00 AM to 02:00 PM. KCK First Responders are throwing a party for KCK kids as they get ready to head back to school. All children in grades K-12 attending will receive FREE school supplies so they can start the year off prepared! Enjoy a free hot dog lunch and play a little ball with members of KCKPD, KCKFD and the Wyandotte County Sheriff's Office! Then cool off by running through the water spray from KCKFD's brush truck! Bring a towel and dress to get a little wet!

08/06/2024 - Turner Back to School Fair

Turner High School (Turner School District Students Only). 2211 S 55th St, Kansas City, KS 66106. 4 pm - 6:30 pm. Event will offer free routine immunizations, school supplies, activities, giveaways, and more. This event is for Turner School District Students only.

08/06/2024 - National KCK Night Out Against Crime

05:00 PM to 08:00 PM. All are invited to join the FREE 2024 KCK Night Out Against Crime community event hosted by the Neighborhood Crime Prevention Patrol. Attendees can expect lots of amazing food, kid activities, neighborhood group showcases, community organization booths, and fabulous door prizes. Attendees have the chance to win a 55 inch TV and many other great raffle prizes! The National Night Out is an annual community-building campaign that promotes police and community partnership to make neighborhoods a safer and healthier place to live. Millions of neighborhoods across the country will take part in this event each year on the first Tuesday of August.

08/10/2024 - Wyandotte County Back to School Fair (KCKPS Foundation)

HomeField KCK, 9250 State Ave, Kansas City, KS 66112. 8 am - 1 pm. Our fair supports students and families on their journey to success. We understand the importance of starting the school year off right, which is why we provide essential school supplies and assistance to ensure that every student feels prepared and empowered to excel. Last year, our fair offered a range of services, including COVID vaccinations, diabetes screenings, dental check-ups, heart health assessments, immunizations, sports physicals, and vision screenings. We also provided access to various community resources, including haircuts (first come, first served) and a selection of library books to promote literacy and a love for reading. This event is open to all WyCo residents.

08/14/2024 - Happy Bottoms Free Diaper Pick-up

Happy Bottoms Free Diaper Pick-Up program is back and accepting new applications. Wednesday, August 14, 2024 | 01:00 PM to 03:00 PM. Wyandotte County Public Health Department, 619 Ann Ave., KCK 66101. New applications Sign up Times: Monday – Friday 8:30 am – 4:00 pm. Please note new applications are not accepted on distribution day. Clients must fill out an application in person a WEEK BEFORE the next pick up date. Client must live in Wyandotte County with children under 3 years old.

08/17/2024 - Croatian Festival

The festival will begin after 4 p.m. Croatian food, fun, music and dancing, raffle prizes and kids' area. Join us at the church grounds, 720 N. 4th Street, Kansas City, KS. The dance, which is free, will be from 9 to 11 p.m. on the Strawberry Hill Museum grounds next door.

08/17/2024 - Vibrant Health

8 am - 3 pm: Immunizations and Physicals

Vibrant Health - Central Location, 21 N 12th St, Kansas City, KS 66102

Services are available by appointment. Please call 913-342-2552 to make an appointment.

08/17/2024 - Back to School Bash

10 am - 1 pm: Earl Watson, Sr. Community Center, 1120 Central Ave, Kansas City, KS 66102.

Community booths, FREE food, giveaways, and fun for the whole family. Attendees will receive a FREE backpack while supplies last!

CHAMPSS Orientation - Food Program for Seniors

Next date: Tuesday, August 13, 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, August 13, 2024 | 10:00 AM - 12:00 PM
- Tuesday, September 10, 2024 | 10:00 AM - 12:00 PM
- Tuesday, October 08, 2024 | 10:00 AM - 12:00 PM
- 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

Exercise-Enhanced Fitness

Enhance Fitness is a free, evidence-based group exercise program geared toward arthritis relief. The program is dedicated to improving the quality of life for seniors sixty and over in Wyandotte County. Older adults sixty and older at all levels of fitness will become active, energized and empowered to sustain independent lives. Contact the Area Agency on Aging at (913) 573-8531 or 60Plus@wycokck.org for a class schedule.



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. EXPIRED VEHICLE TAGS WILL BE TURNED OVER TO THE SHERIFF'S DEPARTMENT FOR TICKETING AND TOWING.**

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.

7. How many Back to School events are listed in the newsletter?

MEDICARE AND MEDICAID

Did you know that in Kansas, you can receive both Medicare and Medicaid (KanCare)? If you have limited income and assets and are seeking nursing home care, long-term care, or home health care services, you may be able to enroll in both Medicare and KanCare. Those who qualify for both programs, known as dual eligibles, can potentially receive help for items or services that Medicare does not cover, such as:

- Physical, occupational, or speech therapy
- Hospice Care
- Optometry/eyeglasses
- Dental services/dentures
- Personal care
- Prescription drugs

Not only are these costs potentially covered, but other Medicare Part A and Part B costs may as well. These include:

- Deductibles
- Coinsurances
- Copayments

Extra Help, a program designed to help cover Part D prescription drug costs, is another option available to those who qualify for Medicare and KanCare. Guidelines established by the federal government are used to determine whether an individual is eligible for coverage from KanCare. These include an individual's income and assets being below a certain amount to qualify, but these amounts vary from program to program. To see these guidelines and to find out how to apply for KanCare, you can go to www.kancare.ks.gov/consumers/apply-for-kancare. If you have questions about your Medicare options, you can call the SHICK Hotline at 800-860-5260.

ELDER FINANCIAL EXPLOITATION

Elder financial exploitation is the illegal or improper use of an older adult's funds, property, or assets. It is the most common form of elder abuse, but only a small fraction of incidents are reported. Losing money or possessions to scams, fraud and exploitation can be especially devastating to older adults who may not be able to earn back what they lost. The perpetrators can be strangers who gain the trust of older adults, but they can also be family members or friends. It is important to know the warning signs.

- Sudden changes in bank accounts or banking practices
- Unusual use of credit cards
- Telephone, water, electricity or other utilities being shut off
- Unpaid bills, liens or foreclosure notices despite sufficient income
- Checks written to "cash" or unauthorized ATM withdrawals
- Turning over finances or transferring assets to others without explanation or consent
- Disappearance of cash, valuable objects or financial statements
- Unexplained changes to wills or other financial documents
- Sudden changes in an elder's mood or demeanor.

However, older adults can fight back by putting a few things in place before financial exploitation happens to them, such as choosing a trusted contact person who can help you protect your money. Work with your bank or credit union to protect older adults from financial exploitation and planning ahead for diminished capacity and illness.

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
2 Bedroom(up)				
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
6 Reidcrest	C/A, Fridge, Stove, W/D, and shed	Guzman	816-914-8938	\$45,000 obo
2 Bedroom (down)				
747 Manorcrest	Fridge, Stove & Window Units	Rodriguez	816-503-2450	\$33,000
3 Bedroom (up)				
828 Manorcrest	C/A, Fridge, Stove, W/D, Shed & Deck	Storms	913-244-3027	\$35,000
820 Roswell	Fridge, Stove, W/D, Deck, & A/C Window Units	Castillo	913-953-9190	\$60,000

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

THE CREDIT UNION NEEDS VOLUNTEERS. WE RELY ON VOLUNTEERS TO MEET FEDERAL GUIDELINES. WITHOUT THOSE VOLUNTEERS THE CREDIT UNION WILL NOT CONTINUE TO EXIST. IT ONLY TAKES 1-3 HOURS A MONTH TO HELP. PLEASE CONTACT THE CREDIT UNION FOR MORE INFORMATION.

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%

August 2024

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	20	21	22	23	24
25	26	27	28	29	30	31

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