

# THE HOMES, INC. NEWSLETTER

# DECEMBER 2021

**THE HOMES  
BOARD MEETING  
DECEMBER 20, 5:30 pm  
IN THE CLUBROOM  
THE MEETING WILL BE CLOSED  
TO THE PUBLIC DUE TO THE  
CORONAVIRUS**

**IF YOU HAVE A MATTER THAT YOU  
WOULD LIKE TO DISCUSS WITH THE  
BOARD CONTACT THE MANAGER**

## **INSIDE THIS ISSUE**

## **PAGE**

Neighborhood Watch	2
Minutes	3
Events	5
Tip for shoveling snow	7
Calendar	10

## **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

**This is the time of year for snow and ice.  
The Homes offers free ice melt.**

**When shoveling snow don't shovel snow  
into the street. The plow will push it back  
and you will have to shovel it again.**

**When it snows, the Homes can help clear  
large parking areas. Work with your  
neighbors to move their cars out of parking  
areas. Call the office and we will plow the  
area.**

**OUTSIDE INSPECTIONS HAVE BEGUN  
IF YOU RECEIVE A LETTER PLEASE TAKE THE  
TIME TO COMPLETE THE TASK(S) LISTED. IF  
THE TASK(S) IS NOT COMPLETED THE HOMES  
WILL DO IT AND A CHARGE WILL BE ADDED  
TO YOUR ACCOUNT.**

## **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 a gas leak?

FOLLOW US ON ...

**facebook**

AND

**twitter**

# NEIGHBORHOOD WATCH LEADERSHIP NEEDED

Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer. Sponsored by the National Sheriffs' Association (NSA), Neighborhood Watch can trace its roots back to the days of colonial settlements, when night watchmen patrolled the streets. The modern version of Neighborhood Watch was developed in response to requests from sheriffs and police chiefs who were looking for a crime prevention program that would involve citizens and address an increasing number of burglaries. Launched in 1972, Neighborhood Watch counts on citizens to organize themselves and work with law enforcement to keep a trained eye and ear on their communities, while demonstrating their presence at all times of day and night. (The program took off quickly: in just ten years, NSA data showed that 12 percent of the population was involved in a Neighborhood Watch.) Neighborhood Watch works because it reduces opportunities for crime to occur; it doesn't rely on altering or changing the criminal's behavior or motivation.

## Tips

- Work with the police or sheriff's office. These agencies are critical to a Watch group's credibility and are the source of necessary information and training.
- Link up with your victims' services office to get your members trained in helping victims of crime.
- Hold regular meetings to help residents get to know each other and to decide upon program strategies and activities.
- Consider linking with an existing organization, such as a citizens' association, community development office, tenants' association, or housing authority. They may be able to provide an existing infrastructure you can use.
- Canvass door-to-door to recruit members.
- Ask people who seldom leave their homes to be "window watchers," looking out for children and reporting any unusual activities in the neighborhood.
- Translate crime and drug prevention materials into Spanish or other languages needed by non-English speakers in your community. If necessary, have a translator at meetings.
- Sponsor a crime and drug prevention fair at a church hall, temple, shopping mall, or community center.
- Gather the facts about crime in your neighborhood. Check police reports, conduct victimization surveys, and learn residents' perceptions about crimes. Often, residents' opinions are not supported by facts, and accurate information can reduce the fear of crime.
- Physical conditions like abandoned cars or overgrown vacant lots contribute to crime. Sponsor cleanups, encourage residents to beautify the area, and ask them to turn on outdoor lights at night.
- Work with small businesses to repair rundown storefronts, clean up littered streets, and create jobs for young people.
- Start a block parent program to help children cope with emergencies while walking to and from school or playing in the area.
- Emphasize that Watch groups are not vigilantes and should not assume the role of the police. Their duty is to ask neighbors to be alert, observant, and caring—and to report suspicious activity or crimes immediately to the police.
- 

**PLEASE CONTACT THE OFFICE IF YOU ARE INTERESTED IN GUIDING  
NEIGHBORHOOD WATCH FOR OUR COMMUNITY.**

MINUTES OF THE BOARD OF DIRECTORS  
THE HOMES, INC.  
November 15, 2021

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on November 15, 2021.

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.

It was announced that the work order report for October 2021 has been posted.

Minutes of the regular meeting of October 18, 2021 and October 18, 2021, executive session had previously been distributed to all board members. Frank Moss moved to approve the minutes as submitted. Seconded by Ron Bond. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of October, 2021 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Ron Bond. Carried unanimously.

The stockholder change request approved by the manager was that of Jerry DeMeyer, 4 Summitcrest, to remodel bathroom.

The board reviewed the stockholder change request submitted by Kelly Bradford, 953 Manorcrest, to install a fence. Work will be done by Quality Fence.

Jerry DeMeyer moved to approve this stockholder change request. Seconded by Ron Bond. Carried unanimously.

<b>ADDRESS</b>	<b>TRANSFER FROM</b>	<b>TRANSFER TO</b>
936 Manorcrest	Linda Tavis	Jim Tavis
942 Manorcrest	Linda Tavis	Jim Tavis
871 Manorcrest	Jonathan Berry	Maria Moller

After being informed that the stock transfers were in order, it was moved by Jerry DeMeyer and seconded by Ron Bond 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 approved The Homes' request to purchase the parcel of land from the land bank at

3. If you are traveling during the Holidays, name one thing you should do?

2926 N. Allis. The cost of the land is \$612.00. Planning and Development suggests the land be replated to add the lot into The Homes' property and a master plan amendment to change the lot from urban density to medium density so the property can become part of the community. This will require construction plans from a licensed design professional. This will probably double the cost of acquiring the property. Manager is going to circulate a petition to be sent to the City to turn the property into a public parking area.

Fall inspections will be completed this week. Three furnaces have been replaced so far.

*New Business to be Discussed:*

The Unified Government Commissioners have created a subcommittee to review and evaluate the next steps with the American Rescue Plan Act of 2021. It has not been determined how the funding will be distributed at this time.

Manager distributed revised stockholder change request forms and guidelines for installing fences and driveways for the board to review.

The building at 783-789 Manorcrest does not have clean outs. If there was a plumbing issue at this building The Homes would have to put the residents in a hotel for a day or two. The cost to install four clean outs is \$8,900.00. Frank Moss moved to install clean outs in the building. Seconded by Jerry DeMeyer. Carried unanimously. Manager is checking to see if there are other buildings that don't have clean outs.

*Comments from Directors and Attorney:*

None.

*Comments from Stockholders:*

None.

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

---

JERRY DEMEYER  
SECRETARY

APPROVED:

---

FRANK MOSS  
PRESIDENT

Transcribed by Karen Brokesh

4. When shoveling snow what should you do first?

## EVENTS

### **11/18/21 - 01/02/22 - Holiday Light & Magic | A Drive-Thru Christmas Lights Experience**

12599 State Ave. Kansas City, KS 66102. It has come to management's attention that the group of Santa's elves who snuck away to Kansas City last year to put on Winter Magic are at it again - except this time they've added an ALL NEW experience out by Legends Shopping Center. \$25 a carload for the weekends, \$20 a carload during the week. More for the commercial vehicles.

### **12/03/21 - The Mayor's Downtown Holiday Lighting Festival**

7th and Barnett, Kansas City, KS 66101. (913) 371-0705. Free. 4:00 PM. Given the ongoing impact of COVID-19 in our community, the 2021 Lighting Festival will be structured similarly to last year's event. Activities will start at 4:00 PM on December 3rd on and around City Hall Plaza at the Unified Government office building at 7th and Barnett. Families can do a "drive-through" Santa visit, during which we will be able to distribute nearly 1,000 gift bags to local youth. Santa will be present to greet every guest that participates, and the plaza itself will be decorated in the traditional fashion. The evening ends with the lighting of the Mayor's Downtown Tree at 5:30 PM with Mayor Alvey, Commissioners, and selected students from our local schools with their families.

### **12/4, 12/5, 12/8, 12/11, 12/12, and 12/15/2021 - Photos with Santa**

Nebraska Furniture Mart, 1601 Village West Pkwy, Kansas City, KS 66111. 11:00 AM. Santa's here! Share your wish list and get a free photo with Father Christmas himself! Please bring a camera or smartphone to take your photos at our Santa Experience. One of Santa's helpers will be there to assist you, if needed, in getting family photos and encouraging smiles from those little ones!  
Free kids craft and free gift (while supplies last)

### **12/13/2021 - 12/18/21 - Rozarks Luminary Hike**

Rozarks Nature Trails, 3900 Fisher St, Kansas City, KS 66103. (913) 677-5097. [alissa@rosedale.org](mailto:alissa@rosedale.org). Donations Appreciated. 5:00 PM to 9:00 PM. Recurring daily. This winter, the Rozarks will be aglow once again! Following the success of the first Luminary Hike in 2020, RDA is thrilled to recreate the popular illuminated trail hike in December. "As the days grow shorter and colder heading into winter, it's hard to find the motivation to keep moving, but getting into the Rozarks is one of my favorite things to do in Rosedale year-round!" said Erin Stryka, RDA's Executive Director. "The addition of the luminaries is a fun way to bring neighbors together around a great community asset." The Rozarks trails are a 3-mile system linking Fisher Park with Mount Marty/the Rosedale Arch. RDA built and maintains the trails with the support of many dedicated volunteers. A portion of the trail that begins at Fisher Park will be outfitted with glowing lights and decorations beginning at dusk from Monday, December 13 through Saturday, December 18, 2021.

## LEAVES/SNOW

IF YOUR NEIGHBORS TAKE THE TIME TO RAKE/BLOW THEIR LEAVES PLEASE TRY TO FIND THE TIME TO DO YOUR OWN.

IF YOUR NEIGHBORS TAKE THE TIME TO SHOVEL OUT A PARKING SPACE PLEASE TRY TO FIND THE TIME TO DO YOUR OWN.

5. What should you dress in when shoveling snow?

## Prepare your vehicle for winter

These simple steps will keep you safe and your vehicle in good working order this winter. (It is against the rules to work on your vehicle in the Homes so if repairs are needed they will need to be done off property or by a mechanic).

**1. Get the right kind of oil change.** The oil used should have the right viscosity, or thickness, for your vehicle at this time of year. Oil tends to thicken as it gets colder, and if it's too thick it won't do the best job of keeping your engine lubricated. Check your owner's manual for guidance about which oil to use in different climates and temperatures.

**2. Make sure you can see.** When's the last time you replaced your windshield wiper blades? They usually work effectively for about one year, so be sure to invest in some new ones if you're due. Here's another important step to take before you find yourself struggling to see in a blinding storm: Fill up your windshield washer reservoir with windshield washer fluid. (Plain water won't do the trick at this time of year because it freezes.) Also check to see that your heater and defroster are working properly so you can keep the windshield nice and clear.

**3. Give your battery a little TLC.** This is an ideal time of year to make sure your battery's posts and connections are corrosion-free and that your battery has all the water it needs. If your battery is more than three years old, have a certified repair shop test its ability to hold a charge.

**4. Examine your belts and hoses.** When you have that full service done on your vehicle, make sure the belts and hoses get checked for wear and tear even if you're driving a modern car. Cold weather can do a number on belts and hoses, so they deserve attention.

**5. Check your tire pressure.** Your tires must be properly inflated to ensure you'll have the best possible traction as you drive along and traction is often severely jeopardized in wet, snowy or icy conditions. The air pressure in your tires has likely dropped as the weather has gotten colder, so it's important to see where things stand now. (You can generally expect that you'll lose 1 pound per square inch whenever the temperature drops by 10 degrees Fahrenheit.) Again, your trusty owner's manual will tell you what your target tire pressure should be.

**6. Do you have four-wheel drive?** If so, it's important to check the status of your four-wheel-drive system and be sure it's working correctly especially because most drivers don't use their 4WD systems in the pleasant summer months. Be sure that the system engages and disengages easily, and that all drivers in your household know how and when to activate the system.

**7. Get the antifreeze mixture just right.** Aim for having a 50-50 mix of antifreeze (coolant) and water inside your radiator. This will prevent the mixture from freezing even at ridiculously cold temperatures. It's easy to check the status of the mixture with an inexpensive antifreeze tester, which you can pick up at any auto parts store. If the mixture is off, your cooling system should be drained and refilled or flushed. Be sure you're equipped to dispose of your old antifreeze properly if you do this job yourself. It can't just be poured down the drain.

### **8. Prepare an emergency kit.**

Store this stuff in your trunk during the winter months, especially if a road trip is in your future: a blanket, extra boots and gloves, an extra set of warm clothes, extra water and food, including hard candies, an ice scraper a small shovel, a flashlight, windshield washer fluid, windshield wipers, flares, jumper cables, a tool kit, tire chains, a tire gauge, a spare tire with air in it, tire-changing equipment, a first-aid kit, paper towels and a bag of abrasive material such as sand, salt or non-clumping kitty litter, which can provide additional traction if a tire gets stuck in snow. Also, keep the gas tank as full as you can to prevent the gas lines from freezing.

### **9. Know what to do if you get stranded.**

Don't wander away from your car unless you're completely sure about where you are and how far away help is. Light two flares and situate them at each end of your vehicle to call attention to your plight. Put on the extra clothes and use the blanket to stay warm. If you have enough gas in the tank, run the engine and heater for about 10 minutes for each hour you're waiting for help. Leave at least one window open a little bit so that snow and ice don't seal the car shut. Suck on a hard candy to prevent your mouth from getting too dry.

6. What is the mix of antifreeze that you should have in your car?

# Tips for shoveling snow

Winter is here and that means the possibility of snow. For efficiency and safety follow these tips to shoveling snow.

1. Stretch first. Don't be in a hurry to get outside. Stretch thoroughly using the same sorts of moves that runners, mountain bikers and other athletes use. Stretch your hamstrings, stretch your back, and stretch your shoulders. Then dress in removable layers, grab your shovel and resist the urge to fly at the white stuff just to get the job done. Pace yourself. Start slowly and ramp up to speed.
2. Don't move snow twice. Before you even take your first scoop, decide where you're going to dump the snow. Drop the first shovelful farther away from where you are standing, then dump remaining snow closer and closer to where you are. That way, the last scoops that you shovel are moved the shortest distance. Don't block access to snow that needs to be removed by piling it up in a way that will force you to move it twice.
3. Move snow the shortest distance possible. Consider that everything from a driveway to a patio to a walkway is really a rectangle, and rectangles have a center point. Move the snow from the center of the rectangle to the nearest edge.
4. Clear cars first. Brush snow off cars then clear around the cars.
5. Do the foreground then the background. For example, to clear snow from a rectangle, first shovel a strip clear along the perimeter of the rectangle. Then, moving from the center to the edge, push the snow into the cleared area. Next, lift and throw the snow out of the area.
6. Maintain proper posture:
  - A. Use your leg muscles as much as possible - push snow when you can and use your legs to lift when you can't push it.
  - B. Keep your back straight as you move from the squat position to the upright position.
  - C. Use your shoulder muscles as much as possible.
  - D. Hold the snow shovel as close to your upper body as possible.
  - E. Keep one hand close to the shovel blade for better leverage.
  - F. Don't twist your upper body as you throw snow.
7. Keep hydrated. Take bottles of water out with you and keep them accessible, either in the car or on the front stoop or somewhere else convenient.
8. Rest frequently. Clearing an area by hand means that you may lift and carry anywhere from hundreds of pounds to tons of snow.
9. Be thorough but not fussy. The sun is relatively strong this time of year. Clear an area, spread de-icer if necessary and then let the sun do the rest. The fact is, any surface color that you expose in shoveling (gray, green, brown or black) will be far less reflective than a thick blanket of snow, and remaining snow will melt more easily from that darker surface.
10. Don't overdress. You need to stay warm, but if you overdress you're going to be soaked in sweat in no time. Dress in loose-fitting layers that you can peel off as you heat up.
11. Whenever possible, team up. Shoveling with a friend or neighbor is inherently more enjoyable than shoveling on your own. Plus, it's quicker to get the job done with two or three sets of hands.
7. If your car battery is more than 3 years old what should you do?

12. Go easy on the de-icer. Once the area is clear, all you need is a thin scattering of de-icer to keep it that way. If you're scattering by hand, throw the salt, pellets or granules low along the ground so they bounce and roll into a uniform layer.

13. Whenever possible, get a head start. It's easier to remove snow in thin layers than wait until all the snow is down to have at it. If it looks like your area is going to get dumped on, try to get out there and shovel it in several passes.

14. Maintain your equipment. The front edge of a snow shovel takes a beating. If it's metal, hammer it straight when it gets bent; if it's plastic use a utility knife to carve off the burr that forms on its end. Tighten a loose handle by driving a large hex head sheet metal screw through the blade socket and into the handle.

15. Stretch when you're done. Stretch gently when you're done and use an ice pack and ibuprofen to take care of inflamed muscles. Rest and remain hydrated.

## **Safety Tips for the Holiday**

### **While you are shopping**

- Beware of strangers approaching you for any reason. At this time of year, “con-artists” may try various methods of distracting you with the intention of taking your money or belongings.
- Be extra careful if you carry a wallet or purse. They are the prime targets of criminals in crowded shopping areas, transportation terminals, bus stops, on buses and other rapid transit.
- Park in a well-lighted area and lock all doors.
- Never put items in the car’s interior or trunk and then go back for more shopping-a thief can be watching and now knows you have valuables stashed in the car.
- Be aware of your surroundings and report any suspicious persons, and ask security to escort you to your vehicle if you suspect you are being followed.
- Avoid carrying large amounts of cash or wearing expensive jewelry.
- Keep cash in front pocket.
- Pay for purchases with check or credit card when possible.
- Always carry identification with you.
- Stay in groups (safety in numbers).
- Keep a record of all your credit card numbers in a safe place at home.
- As always, keep small children close and tell them in advance to go to a responsible adult in case you get separated. It is also suggested that you have children memorize their name, address and phone number in order to assist law enforcement if needed.

### **If you are traveling**

- Set an automatic timer for your lights.
- Ask your neighbors to watch your home, retrieve newspapers and mail and park in your driveway periodically.

### **At home**

- Keep windows and doors securely locked, especially when a view into the room shows a Christmas tree with several gifts in place.
- When you leave your house, turn on lights and a radio or TV to give the appearance that someone is home.



# UNITS FOR SALE

NONE

## 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.



UG Public Health Department | November 2021

## COVID-19 VACCINE AND TESTING HOURS



### UGPHD's Kmart Vaccination Site

Former Kmart building, 7836 State Ave, KCK

#### **FREE COVID-19 Vaccines:**

For people ages 5 and older.

**Wednesday – Friday**

**10:00 AM – 6:00 PM**

#### **FREE COVID-19 Tests**

PCR Saliva Kits results in 48-72 hours:

Please don't eat, drink, smoke, chew gum, or anything by mouth for at least 30 minutes prior to the test.

**Monday – Friday**

**9:00 AM – 3:00 PM**

### UG Public Health Department

619 Ann Avenue, Kansas City, KS 66101

The UGPHD now offers COVID-19

vaccines by appointment only.

For people ages 12 and older.

Call (913) 573-8855.

**Monday – Tuesday**

**9:00 AM – 12:00 PM**



Free rides to vaccines,  
testing and more:



**WycoVaccines.org**



**3-1-1**



# DECEMBER 2021

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 OFFICE AND CREDIT UNION CLOSED	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 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		

**DON'T FORGET THAT THE HOMES HAS A FOOD PANTRY LOCATED ON THE DECK OF THE OFFICE. IF YOU ARE NEEDING HELP WITH A HOLIDAY MEAL WE HAVE CANNED FRUITS, VEGETABLES AND SOUP, RICE, PASTAS AND MUCH MORE. IT IS AVAILABLE 24/7.**

10. What year did Neighborhood Watch begin?