

**THE HOMES
BOARD
MEETING IS
DECEMBER 19TH
AT 5:30 PM AND
IS OPEN TO THE
PUBLIC**

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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

**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.**

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 broken streetlight?

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.

TAG ENFORCEMENT

THE SHERIFF’S DEPARTMENT REGULARLY PATROLS THE HOMES FOR VEHICLES WITH IMPROPER TAGS. THE OFFICE KEEPS A LIST OF IMPROPER TAGS REPORTED BY RESIDENTS. THIS LIST IS GIVEN TO THE SHERIFF’S DEPARTMENT AND VEHICLES WILL BE TOWED.

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

Three stockholders and residents attended the meeting.

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

Minutes of the regular meeting of September 19, 2022 and September 19, 2022, 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 statements for the months of September and October 2022 and found them 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 Deanna Weber, 2 Reidcrest, to install a shed.

The board reviewed the stockholder change request submitted by Deanna Weber, 2 Reidcrest, to install a 4-foot-high chain link fence. Work will be done by Home Depot. Gates will be installed for sidewalk access. Ron Bond moved to approve the stockholder change request. Seconded by Ray Olsen. Carried unanimously.

Secretary Bond read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
780 Manorcrest	Mario Montero and Anna M. O'Brien	Mario Montero
2 Reidcrest	Julie McVey	Deanna Weber
835 Manorcrest	Todd and Ronald Bothwell	Aaron Amparan and Rita Amparan

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.

Reports and Announcements:

None.

Old Business to be Discussed:

Furnace inspections are completed. Five furnaces had to be replaced.

New Business to be Discussed:

3. Name a style of Home in Historic Westheight?

Residents have inquired about buying parking spaces. This request was declined by the board.

The board discussed imposing a fine for residents who park vehicles in yard. Ray Olsen moved to amend Rule No. 3 to impose a \$250.00 fine for any vehicle that is parked in a manner that impairs the safe and orderly flow of traffic or damages the grass or decorative vegetation, or is on a sidewalk, curb or yard. Seconded by Frank Moss. Carried unanimously. Temporary exceptions may be granted on a case-by-case basis by the manager. Fines assessed will be considered as fees due to the corporation and handled as such if not paid.

A letter was sent to the Sheriff's Department requesting more patrol of vehicles with expired tags and vehicles that do not move for extended periods of time.

Manager reported that real estate taxes for 2022 have increased by 113%. The first half of the taxes due is \$139,690.00. In contrast, the total real estate taxes for 2021 was \$130,938.78. Manager plans to protest the amount with the Unified Government. If the protest is denied or not considerably reduced, the board will need to consider raising maintenance fees to account for the increased expense. Greg Goheen discussed the risks of filing an appeal of the amount past the initial protest.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

None.

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

RON BOND
SECRETARY

APPROVED:

JERRY DEMEYER
PRESIDENT

Transcribed by Karen Brokesh

4. What mix percentage of antifreeze should you have in your car?



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 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.

5. If you overdress when shoveling what could happen?

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. Clear cars first. Brush snow off cars then clear around the cars.
4. 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.
5. 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.
6. Rest frequently. Clearing an area by hand means that you may lift and carry anywhere from hundreds of pounds to tons of snow.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

WE ARE IN NEED OF NON-PERISHABLE ITEMS FOR THE PANTRY. PLEASE DROP OFF DONATIONS TO THE OFFICE. DONATIONS ARE APPRECIATED AND THANK YOU.

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.

7. What amount is the fine for parking in a yard?

EVENTS

12/3 & 4, 12/10 & 11, 12/17 & 18 - Olde World Christmas

Strawberry Hill Museum and Cultural Center, 720 N 4th Street, Kansas City, KS 66101, (913) 371-3264. shecs@strawberryhillmuseum.org. Price:\$10.00 - Buy tickets online - Time: 12:00 AM to 4:00 PM. November 5th is the date set for the opening of the Strawberry Hill Museum's "Olde World Christmas" season! Seasonal activities are numerous, and the Victorian Mansion will be adorned with its beautiful decorations. RESERVATIONS ARE REQUIRED online for all museum tours. (No guarantees there will be available tickets at the door). Make your plans now as these seasonal tours are booked up early. Group tours of 20 or more are available during the week and can include an ethnic lunch or dinner if you choose. For more information, call 913.371.3264 or inquire online at www.strawberryhillmuseum.org. The gift shop will be open and well stocked with lots of special Christmas gifts. The TEA ROOM is also available each weekend at Noon, 1 and 2. and you must make RESERVATIONS.

12/2, 3 & 4, 12/9, 10 & 11, 12/16, 17 & 18, 12/21, 22, 23 & 24, 12/30 & 31 - Knights of Lights: A Renaissance Christmas Extravaganza

Kansas City Renaissance Festival, 633 N 130th Street, Bonner Springs, KS 66012, Gate prices are \$12.00 for children (age 5-12) and \$20.00 for adults. Children under 5 are always free! Time: 5:30 PM to 10:00 PM

12/3/2022 - Shop Local Support the Lodge at Hollis

Time: 10 AM-6 PM. Each year Hollis has the privilege of hosting local artisans in the Hollis lodge for our annual Winter Art Fair. Join us again! Enjoy baked goods, hot apple cider and coffee while shopping for that unique gift! Mediums include pottery, photography, handmade jewelry, hand turned wood working and more. Prices range from \$5-\$250. There is something for everybody! Sip and Shop Happy Hour. Time 4-6 PM. Complimentary Wine & Cheese for of age guests. Help us celebrate our 13th year of the Hollis Winter Art Fair, by joining us for a special Holiday Happy. Enjoy a glass of wine and light appetizers while you shop! Location: The Lodge at Hollis Renewal Center, 11414 Kansas Avenue, Kansas City, KS 66111. We are just 2 miles south of the Kansas Speedway & Legends Shopping District! Contact us at 913-441-0451

12/8/2022 - Santa Paw-traits and Family Holiday Open House

3104 Strong Ave, Kansas City, KS 66106, Conference Room A - South Branch Library. Time: 5:00pm - 7:00pm. Meowy Christmas and Happy Howl-idays! Kids and friendly fur-kids are invited to come take a special holiday photo with Santa! We will also have treats and fun holiday crafts.

12/10/2022 - Donuts with Santa

600 N 7th St Trfy, Kansas City, KS 66101, (913) 573-8327, Time:9:00 AM to 12:00 PM
All are invited to join Unified Government Parks and Recreation staff along with Jolly Santa for "Donuts with Santa 2022" on December 10, 2022, at Memorial Hall, KCK, from 9 AM to 12 PM. Children of all ages are welcome to enjoy many fun family activities for FREE! Event Highlights: Inflatables, Face Painting, Holiday Crafts, Donuts & Hot Chocolate, Photos with Santa (While supplies last). A special thanks to the Wyandotte County Parks Foundation for sponsoring this great event.

12/10/2022, 12/11/2022 - Historic Westheight Holiday Homes Tour

2027 Freeman Ave., Kansas City, KS 66102, (785) 816-0286, Price:\$10, Time:1:00 PM to 6:00 PM. www.historicwestheight.org. Join us for the 2022 Holiday Homes Tour! This neighborhood is listed on the National and State Register of Historic Places. The homes built in Westheight Manor cover many popular styles from the 1880s-1970s, including Queen Anne, Craftsman, Twenties Tudor, Prairie Style, Mid-Century Modern, and the California Ranch. We hope you can join us and celebrate this rich architectural history.

UNITS FOR SALE

	Amenities	Owner	Phone	Price
1 Bedroom Down				
941 Manorcrest	W/D, Stove, Fridge	Tavis	913-710-9231	\$25,000
2 Bedroom Down				
874 Manorcrest	W/D, Stove, Fridge	Soria	913-687-8517	\$35,000
3 Bedroom Up				
3150 N. 9 th	Central Air	Sanchez	913-710-0865	\$25,000
18 Viewcrest	Central Air	Gandara	913-850-4364	\$25,000

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.

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)
KERA is no longer accepting applications. Pending applications will be approved only if there are enough funds available.

DECEMBER 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 Office closed in observance of Christmas	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