

**THE HOMES
BOARD
MEETING IS
FEBRUARY 20TH
AT 5:30 PM AND
IS OPEN TO THE
PUBLIC**

INSIDE THIS ISSUE

PAGE

Announcements	2
Minutes	3
Helpful Hints	5
Cold-season power outages	6
Events	8
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

**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 does the Homes offer for free?

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.

Senior Citizens' Utility and Sales Tax Rebate Program

DEADLINE: MARCH 31, 2023

Sales Tax and Utility rebates are offered to eligible citizens who live in Kansas City, Kansas for a portion of their BPU, Gas or AT&T utility bills and/or have paid sales tax.

To qualify for the refund, ALL THREE of the following must apply:

Resident of Kansas City, KS;

65 years of age or older during the entire 2022 calendar year;

Gross household income does not exceed \$25,000.

To apply you'll need the following information:

Name

Last four digits of your social security number

Mailing address

Date of birth

Telephone number

Copy of your 2022 gas, BPU, and phone bills

Proof of 2022 income (social security, pensions, disability, W2 tax reports, interest, etc.), including your spouse's income.

Submit your information today via mail, fax, or in-person at 701 N. 7th Street, Room 323, Kansas City, Kansas 66101. All applications must be received or postmarked by March 31, 2023.

You may also make an appointment at one of our various sites throughout the County by calling our 3-1-1 line. Transportation will be provided at no charge to the applicant.

2. How much were the real estate taxes in 2020?



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.

TRASH. Do not put your trash in your neighbor's trash bins.

3. How much are the real estate taxes for 2022?

4. Name a location for free tax preparation?

2022 Real Estate Taxes

Pro rata portion of 2022

Single unit: \$809.80

Double unit: \$1619.60

The following is what we have paid in the past for Real Estate Taxes

2019 - \$114,329.22

2020 - \$104,838.90

2021 - \$130,695.00

2022 - \$279,060.63

The savings that the Homes has will be depleted by paying the current Real Estate Taxes.

Our protest to reduce our Real Estate Taxes was declined by the county.

The next step is to protest the amount with the state of Kansas.

If the state of Kansas declines our protest maintenance fees will significantly increase.

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

5. What can be a fire hazard in the utility room?

6. What is the speed limit in the Homes?

UNITS FOR SALE

	Amenities	Owner	Phone	Price
1 Bedroom Down				
966 Manorcrest	Stove, Fridge	Rascon	913-687-8517	\$30,000
2 Bedroom Up				
773 Manorcrest	W/D, Stove, Fridge	Flores	816-728-4861	\$30,000

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.

NEWSLETTER TRIVIA WINNER WAS VIVIAN BRUNNER

7. If you were born before this year you might qualify for Homestead Tax Refund?

8. How old do you have to be during the entire year of 2022 to qualify for the Senior Citizen's Rebate Program?

February 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	18
19	20	21	22	23	24	25
26	27	28				

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

9. What number do you call for bulk trash pick-up?
10. What is the number to the police department?