

**THE BOARD MEETING
IS July 17TH 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**

**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.**

**Mattresses, washers, and dryers will not be picked
up.**

**If those 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
POTHLES	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 does KEEP stand for?

KCK Fireworks Ordinance

KCK City ordinance allows fireworks to be discharged only between the hours of 9am and 11pm July 2 through July 4.

- No person shall ignite or discharge any fireworks within 1,000 feet of any hospital, sanitarium, infirmary, or home for the aged.
 - No person shall ignite or discharge any fireworks into, under, or on a car or vehicle, whether it is moving or standing still.
 - No person shall ignite or discharge any fireworks within 150 feet of any retail stand or facility where fireworks are stored.
 - No person shall throw or place any fireworks in any assembly or gathering of persons.
 - No person shall throw, place, ignite, or discharge any fireworks on any sidewalk, street, or alley.
 - No person shall ignite or discharge any fireworks in any building.
- We hope you have a safe and enjoyable Independence Day.

**SOME ISSUES HAVE NO GRAY AREAS
CELEBRATORY GUNFIRE IS RECKLESS, DEADLY, AND ILLGAL
CALL 911 TO REPORT**

**ALGUOS PROBLEMAS NO TIENEN AREAS GRISES
LOS DISPAROS CELEBRATORIOS SON IMPRUDENTES, MORTAL Y ILEGAL.
LLAME AL 911 PARA INFORMAR**

Trash and Recycle Holiday Schedule

There are six holidays on which residential trash and recycling are not collected:

New Year's Day
Memorial Day
4th of July
Labor Day
Thanksgiving Day
Christmas Day

On these holidays, the pickup of everyone's trash and recycling is moved back one day unless the holiday falls on a weekend.

People available to mow
Matt (913) 229-0564

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
June 19, 2023

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on June 19, 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.

Seven stockholders and residents attended the meeting.

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

Minutes of the regular meeting of May 15, 2023 and the May 15, 2023, executive session had previously been distributed to all board members. Jerry DeMeyer moved to approve the minutes as submitted. Seconded by Elaine Hines. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of May, 2023 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Frank Moss. Carried unanimously.

There were no stockholder change requests approved by the manager.

There were no stockholder change requests for board approval.

Secretary Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
820 Roswell	Virginia Sosa and Beatriz Castillo Sosa	Beatriz Castillo Sosa
3180 N. Allis	Cruz Isaac Falcon Campos and Cruz de Jusus Falcon Gomes	Cruz Isaac Falcon Campos
85 Viewcrest	Jesus Rodriguez and Nadia Rodriguez	Fernando Valencia Samayani

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:

The appeal of the 2022 real estate taxes is still pending with the State Board of Tax Appeals.

The accountant continues to explore whether The Homes qualifies for the ERC credit which is a refundable tax credit from the federal government regarding the COVID-19 pandemic.

Manager gave authorization to the sheriff's department to tow vehicles that are illegally tagged. Patrols in the community have increased.

The fruit trees and bushes behind Viewcrest and by the boat and trailer lot are producing fruit. Residents are encouraged to help themselves to the fruit. When removing fruit, cutting shears should be used so the limbs are not damaged.

New Business to be Discussed:

The board discussed implementing a new policy for stockholders who do not mow their lawns. Jerry DeMeyer moved that after a stockholder receives two letters about mowing and trimming in the same month, they will not receive a third letter and instead the lawn will be mowed and the stockholder charged. Seconded by Elaine Hines. Carried unanimously.

Comments from Directors and Attorney:

Frank Moss discussed a letter he is sending to the Unified Government about cutting the tree limbs and bushes along Manorcrest.

Comments from Stockholders:

The stockholder at 4 Summitcrest asked about the status of hiring a grounds inspector.

The stockholder at 108 Viewcrest asked about the status of the tax appeal.

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

ELAINE HINES
SECRETARY

APPROVED:

JERRY DEMEYER
PRESIDENT

Transcribed by Karen Brokesh

Newsletter Trivia Winner was Vivian Bruner

If you own a 2011-2021 Kia or Hyundai, your vehicle may be at risk of being stolen.

Any Hyundai or Kia vehicle that operates with a metal or steel key is impacted by a system flaw that thieves are targeting. Any Hyundai or Kia vehicle that is a push-to-start, is not at risk. To avoid becoming a victim of auto theft, consider the following safety tips:

- Never leave your engine running or leave your vehicle unattended.
- Lock your car and take your keys with you.
- Park in a well-lit area or parking garage.
- Remove USB cables from vehicles while not in use.
- Consider purchasing a wheel lock or anti-theft device.
- Contact your dealership for potential software updates or recall notices.

Software Update Now Available from Kia and Hyundai

Hyundai and Kia are now providing a free of charge software update to owners of affected models. Owners of these vehicles to contact Hyundai (toll-free at 800-633-5151), Kia (toll-free at 800-333-4542), or their local Hyundai/Kia dealership for information on the free update.

Kansas City, Kansas, police will start distributing free anti-theft steering-wheel locks to Kia owners. You can receive a free lock if you live in KCK and own any of these Kia models:

- Forte: 2011-2021
- K5: 2021-2022
- Optima: 2011-2020
- Rio: 2011-2021
- Sedona: 2011-2021
- Seltos: 2021-2022
- Soul: 2010-2022
- Sorento: 2011-2022
- Sportage: 2011-2022

To receive a free lock, vehicle owners will need to bring their driver's license or other proof of address, like a utility bill or rental contract, and current vehicle registration.

Locks can be picked up at three locations:

- 8 a.m. to 4:30 p.m. any day at the South Patrol Report Desk, 2200 Metropolitan Ave.;
- 6:45 a.m. to 10 p.m. any day at the East Patrol Report Desk, 849 N. 47th St.;
- 9 a.m. to 5 p.m. weekdays at the Records Department window at KCKPD Headquarters, 700 Minnesota Ave.

If you plan to grill this summer, please move that grill away from your home! It doesn't take much to start a fire.



Personal Safety Training for Women

REGISTRATION HAS CLOSED - This class filled quickly! Be sure to check back as we will be scheduling a coed class soon. Contact the Police Department at (913) 596-3000 for future sessions. This FREE training incorporates lecture and hands-on exercises to empower women to take charge of their personal safety through awareness, prevention, and self-defense skills. Enrollment is open to females 13 years or older. Anyone younger than 18 must have a parent/guardian sign your waiver. We suggest you wear loose, comfortable clothing, such as shorts and a t-shirt and athletic shoes.



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.**

YARDS & PORCHES: Please take the time to clean up/organize your yard and porch. The size of our porches do 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

6. What should you move away from your home when cooking?

25 Creative Uses for Used Cooking Oil You Never Knew About

Cooking oil is essential in-home kitchens and because it is used in a wide variety of cooking. The one doing the cooking must deal with the issue of disposing or recycling the used cooking oil.

It is very important to ensure that used cooking oil is collected and recycled properly to help protect the natural environment. Cooking oil that is allowed to enter the natural environment can cause problems, especially if it enters the municipal sewer system. Another option is to take it to Household Hazardous Waste Disposal Center, 2443 South 88th Street, Kansas City, 66111. (Dates 7/15/23, 8/19/23, 9/16/23, and 10/21/23)

Collecting the used cooking oil is only half the battle. The next step is figuring out what to do with the used oil. Fortunately, used cooking oil can be repurposed in a number of different ways

The following are 25 different uses for used cooking oil. Many of these uses are perfect for putting your used cooking oil at home to good use while advanced level reuse requires a professional to recycle and repurpose the oil.

1. **Household lubricant:** Used cooking oil is an effective lubricant that can be used for many things around the house from squeaking hinges to troublesome locks. Used cooking oil also helps prevent rust on metal surfaces and objects such as tools.
2. **Key lock lubricant:** If your key regularly sticks in the locks in your home, spreading some cooking oil on your key will prevent it from sticking. You can also use cooking oil to clean built up gunk inside the lock.
3. **Furniture polish and conditioner:** If you have wood furniture in your home that looks dull or scratched, used cooking oil can be used to polish and restore the look of the wood. Make a mixture that is equal parts used cooking oil and distilled white vinegar and use it to polish your wood furniture.
4. **Leather preservative:** Used cooking oil can also be used to soften and preserve your leather furniture. Simply rub it into the leather and allow it to dry but be careful not to use too much or the leather will be greasy.
5. **Rattan and wicker furniture protector:** Rattan and wicker furniture is vulnerable to cracking. Rubbing some used cooking oil onto the surface of rattan and wicker furniture with a soft cloth will help keep it protected from cracks.
6. **Removing paint from your hands:** Paint is one of the hardest things to wash off if it gets on your hands. You can remove paint from your hands easier with used oil. Rub some used oil on your hands and let it sit for 5 minutes, then wash your hands with soapy water and the paint will come off.
7. **Removing splinters:** If you have a splinter, soak it in oil for 5-10 minutes. This will soften the skin and make it easier to remove the splinter.
8. **Soap making:** Lye soaps can be made using used cooking oils. There are instructions available online as well as books about how to make lye soap if you are interested in soap making.
9. **Herbal salve and lip balm making:** Cooking oil can be used as a binding agent for herbal salves and lip balm.
10. **Hair moisturizer:** Used vegetable oil can be used to condition and moisturize your hair. Heat up half a cup of oil so it is about room temperature and massage it into your hair. Let it soak into your hair for about 15 minutes. Shampoo and rinse your hair to remove the oil.

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14. **Skin moisturizer:** Cooking oil is great for moisturizing dry and cracked skin. Rub some oil onto the dry areas of skin and allow it to soak in for softer, smoother skin.
15. **Pot and pan protector:** Rubbing some used cooking oil on the surface of new pots and pans can help keep them protected from rust and scratches. Wash your new pots and pans before you use them and rub some used oil on the surface.
16. **Cast iron seasoning:** You can season cast iron cookware by rubbing the cookware with a light layer of cooking oil and seasoning it over a heat source.
17. **Prevent sticking in measuring cups:** You can prevent ingredients such as honey and molasses from sticking to measuring cups by rubbing a pinch of cooking oil on the inside of the cups. This will allow sticky ingredients to slide out easier.
18. **Unstick Glasses:** Stacking glass or plastic drinking glasses may sometimes cause them to stick together. You can safely and easily unstick the glasses by dripping oil around the rim of the lower glass.
19. **Label removal:** You can easily remove stuck on labels from glass jars by soaking them in cooking oil for 10 minutes. The labels should slide off easily without leaving sticky residue on the glass.
20. **Opening jars:** The lids of glass jars can be difficult to open if they are screwed on too tight. Putting some cooking oil around the rim of the jar makes them easier to open.
21. **Non-stick gardening tools:** Soil and grass can stick to gardening tools like shovels, trowels, and lawnmower blades. Coating these tools with used cooking oil will prevent grass and dirt from sticking to them.
22. **Plant protector:** You can protect your plants from troublesome insects like scale bugs by spraying them with a mixture of $\frac{1}{2}$ of a cup of water and 1 cup of vegetable oil. The oil in the mixture suffocates the bugs.
23. **Car cleaner:** Used cooking oil can be used to remove tough dirt and debris from any surface of your car including the brakes and the body. Put a little bit of cooking oil on a rag or paper towel and wipe the affected areas. Used cooking oil can effectively remove dirt, grime, pollen, bugs, and other gunk. You can also lube the brakes and other mechanical parts with used cooking oil.
24. **Composting:** If you have a compost pile, adding used vegetable oil to the pile can help. Adding small amounts of used vegetable oil will feed the worms that help with the composting process. Make sure you only use vegetable oil because animal-based oils will attract nuisance animals and cause pathogens to form.
25. **Animal feed:** Used cooking oil can be used as animal feed in a number of different ways. You can drizzle some used oil on the food for your dog or cat which will improve the taste for them and keep their coats shiny. You can also mix some oil in with the bird seed in your bird feeder.

There are so many effective uses for used fryer oil, whether it is animal-based or vegetable oil, which makes it one of the most reusable products in your home. **The one thing you should never do with used cooking oil is dispose of it by washing it down the drain.**

UNITS FOR SALE

	Amenities	Owner	Phone	Price
2 Bedroom (down)				
829 Roswell	C/A, Fridge, Stove, Shed	Hall	913-444-2910	\$40,000
2 Bedroom(up)				
855 Manorcrest	C/A, W/D, Fridge, Stove	Ramos	913-235-4676	\$80,000
3 Bedroom (down)				
3157 N. Allis	C/A, Fridge, Stove, and Dryer	Wolff	707-206-8632	\$50,000
3 Bedroom (up)				
820 Roswell	W/D, Fridge, Stove, and Deck	Castillo	913-286-3830	\$80,000
835 Roswell	C/A, W/D, and Fridge	Mendez	913-206-6181	\$55,000
Double Unit (4 bdrm)				
73 & 75 Viewcrest	W/D, Stove, Fridge	Huaman	913-620-6847	\$120,000

More Kansas families are eligible to receive a one-time grant of \$1,000 per child to use for tutoring, school supplies, academic camps, technology and classes through the state's Education Enrichment Program (KEEP), aimed at remedying pandemic learning loss. Multiple students from each household in grades K-12 can apply.

Kansas Democratic Gov. Laura Kelly expanded eligibility for the program since its initial launch in February, making all families with household incomes less than 300% of the federal poverty line qualified to received KEEP funding.

The KEEP program's \$50 million budget is allotted from the state's COVID-19 relief fund, approved by state lawmakers in 2021. To apply go to <https://www.keep.ks.gov/apply>

NEW MOWING AND TRIMMING POLICY

If during the season you receive 2 mowing and trimming letters you will not be sent a 3rd letter. Your yard will be mowed and trimmed, and a charge will be added to your account.

NO EXCEPTIONS!

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.

July 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	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

10. When is it legal to shoot off fireworks?