

THE HOMES
BOARD MEETING
MARCH 16, 6:00 pm
IN THE CLUBROOM
Stockholders and residents are
welcome

**IF YOU NEED A
WORK ORDER FOR
YOUR UNIT AND YOU
HAVE RECENTLY
TRAVELED OUTSIDE
THE UNITED STATES,
PLEASE LET THE
OFFICE KNOW.**

2019 Real Estate Taxes
Pro rata portion of 2019
real estate taxes:
Single unit: \$332.56
Double unit: \$655.12

INSIDE THIS ISSUE

PAGE

Neighborhood Watch	2
Minutes	3
Events/Annual Meeting Candidates	5
BPU Scam Alert	6
Republic Services	8
Units for Sale/Census Information	9
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

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. When is the QHFCU Annual Meeting?

FOLLOW US ON ...

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NEIGHBORHOOD WATCH NEWS

Come meet your neighbors and learn more about Neighborhood
Watch

Meeting the first Tuesday of every month at 6:00pm.

**Previous police chief Terry Ziegler will be the
Neighborhood Watch speaker on March 3rd.**

DAYLIGHT SAVINGS - MARCH 10TH

REMEMBER WHEN TURNING YOUR CLOCKS FORWARD TO CHECK YOUR SMOKE ALARM. IF YOUR BATTERY IS LOW OR NOT WORKING STOP BY THE OFFICE AND PICK UP NEW BATTERIES FOR \$3.

The Unified Government has given The Homes a grant to purchase 50 Dusk to Dawn LED lights. They are the new “all in one” with the sensor right in the bulb itself. These give out bright white light and cost about 3 cents a month to use. The first 50 people who request them will get them for free. Call the office or Bob Anver at 913-342-2660 to request one.

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
February 17, 2020

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 6:00 p.m. on February 17, 2020.

Present were: Effie Barber, Ray Olsen, Rebecca Westpfahl, Beatrice Arce and Frank Moss, Board Members; Elizabeth Bothwell, Manager; Greg Goheen, Attorney; and Karen Brokesh, Transcriber.

Eleven stockholders and residents attended the meeting.

The stockholders and occupants were welcomed to the meeting. All persons in attendance were asked to hold their questions and comments until after the finish of regular business at which time anyone who wishes to speak will be allowed to make a statement.

All attendees to state their name and address so that the minutes can accurately reflect all comments made during the open session. Everyone was asked to hold their comments until executive session or to speak with the manager one-on-one if they did not want their comments reflected in open session.

Stockholders are reminded that if they have a problem with their unit, to please report it to the office during regular business hours.

It was announced that the work order report for January 2020 has been posted.

Minutes of the regular meeting of January 13, 2020 and executive session and the revised minutes for the October, 2019 executive session had previously been distributed to all board members. Ray Olsen moved to approve the regular meeting minutes as submitted. Seconded by Beatrice Arce. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of January 2020 and found it to be in good order. Effie Barber asked to see the journal entries. Approval of the financial statement was tabled.

The stockholder change requests for approval by the manager were:

Robert Anver, 108 Viewcreswt – remove bathtub and install floor shower

Maria Rios, 23 Summitcrest – install porch surround

There were no stockholder change requests for board approval.

Effie Barber read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
135 Viewcrest	Esdras Peralta and Saul Pacheco-Carrillo	Juan Arrecis and Monica Cuevas
5 Craigcrest	Isidro Garcia	Viviana Garcia
743 Manorcrest	Robert Gower	Quindaro Homes Federal Credit Union

After being informed that the stock transfers were in order, it was moved by Effie Barber 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:

The Neighborhood Watch Committee reported on a proposal to convert the Republic Services lot on 7th Street into a solid waste transfer station area where trash will be dumped. This will have a negative impact on the area and will increase vermin, insects and smell in the area. Neighborhood Watch is circulating a petition opposing the proposal to be submitted at the next Unified Government planning commission meeting. Frank Moss moved to send a letter to the Unified Government on behalf of all stockholders of The Homes opposing this proposal. Seconded by Ray Olsen. Carried unanimously.

The winner of the stockholder trivia drawing for December is Jan Cotton, the winner for January is Sherry Davis and the winner for February is Sherry McCool. Each winner will receive \$30.00 of next month's maintenance fee.

Old Business to be Discussed:

The annual meeting will be held March 13, 2020.

New Business to be Discussed:

Residents who have cement work or tree work that needs to be done around their unit are asked to call the office to report it.

The annual workers' compensation audit has been completed and The Homes was found to be in good standing.

Manager has been working with the insurance agent to make sure The Homes has the appropriate business coverage.

Manager continued the discussion about the proposed Republic Services waste transfer station in Fairfax. Information about the proposal along with addresses to send letters to the mayor and commissioners will be available at the office. The petition will also be available at the office on during the annual election for people to sign if interested.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

Shirley Elmore thanked Marvin for his hard work clearing the streets this winter.

Dottie Reynolds thanked the maintenance staff for their work on her recent maintenance request.

Sherry McCool thanked Jerry DeMeyer for getting the BPU noise cannons to stop recently.

Marvin Smith discussed water quality in The Homes and the old city water lines in the neighborhood.

Bob Whittington thanked maintenance for recent work on his water heater.

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

EFFIE BARBER, SECRETARY

APPROVED:

BEATRICE ARCE, PRESIDENT

Transcribed by Karen Brokesh

4. What to scammers use to fraudulently mimic a utility company's phone number?

EVENTS

3/6/2020 – 3/7/2020 - 20th Annual Marble Crazy

Moon Marble Company, 600 East Front Street, Bonner Springs, KS 66012, (913) 441-1432, Time: 10:00 AM to 7:00 PM. Marble Crazy is a show for art lovers and marble lovers. This will be the 20th year that artists from across the US will gather in Bonner Springs Kansas for two days of marble making. They will demonstrate the techniques of taking molten glass from the furnace and from the torch and creating beautiful art marbles.

03/13/2020 - HNMA 8th Annual Chili Cook-Off

Historic Northeast- Midtown Association (HNMA) will hold its 8th annual chili cook-off contest, raffle and fundraiser party at Nefretiti's Banquet Hall at 1301 Quindaro Boulevard from 6 to 10 p.m. This annual was especially designed for neighborhood groups to attend and enjoy. Elected officials, neighborhood residents, college presidents, first responders and people who represent both for profit and non-profit businesses participate as judges. It's a way for those who serve the northeast to get to know the neighborhood groups. Tickets are only \$10. HNMA uses the money to support the programs and services that are offered to the northeast neighborhood groups and the youth that live in the northeast. One program supported is the annual Learn to Earn program. It gives on-site business experience for youth ages 11 to 16 during the summer. The youth apply and if accepted, they are placed in a business, learn the operations including customer service and marketing. At the successful completion of the program, the youth earn a stipend. Please let Bob Anver know if you want to buy a ticket.

ANNUAL MEETING, FRIDAY, MARCH 13TH VOTING IS FROM 7:30am – 7:30pm / Annual Meeting will begin at 8:00pm

CANDIDATES

Beatrice Arce

Karen Anver

After 17 years with two major banks, I recently retired and am ready to devote my full time as a member of our board of directors. I have been on the board in the past. We all are concerned with the future of The Homes: an aging infrastructure, stockholder involvement and inflation among other things. I have been a stockholder for 11 years and there are things we all need to be aware of and to do to protect our investment in The Homes. I will do my best to make The Homes a great place to live.

Ray Olson

As a former CPA I am particularly qualified to remain as Treasurer of The Homes. I am committed to keeping our monthly maintenance fees as low as possible. The Homes is currently facing some challenges from certain stockholders intent on defrauding the corporation. We have been forced to spend a lot of money unnecessarily on false complaints and these individuals intend to take much more money from The Homes. This money ultimately comes from you, me and every other shareholder. Let's not let that happen. Re-elect me to keep our fees low and prevent others from stealing our money.

Charlie Sawyer

5. How many winners were there for stockholder trivia at the February meeting?

BPU Warns Customers of Telephone Scams Targeting Customers

The Kansas City Board of Public Utilities (BPU) is warning customers about phone scams targeting electricity customers regarding their utility bills.

The latest scam involves telephone callers claiming to be from a utility company and then using various techniques to defraud customers. Some threaten customers with disconnecting electric service to their home or business if they do not make a payment immediately.

In some instances, the caller requests that the customer purchase a money gram or a prepaid credit card and the caller gives out a return number for customers to call back.

Some of the scammers are using software that fraudulently mimics a utility company's phone number that appears on the Caller ID.

"We've had numerous reports from customers who have been contacted by these methods. Any customers who receive such a call should refrain from providing any personal or banking information, hang up and should instead contact the BPU Customer Service Department," stated David Mehlhaff, BPU Chief Communications Officer.

BPU customer service representatives are reassuring customers that this is a scam and warning them to not give out any personal information to these scam artists. The BPU Customer Service Department can be reached by calling 913-573-9190.

Mehlhaff added some other important safety tips to keep in mind:

Never give credit card, debit card, Social Security, ATM, checking or savings account numbers to anyone who comes to your home, calls, texts and/or sends an email requesting this information in respect to your utility bill, without verifying that person is with BPU by either asking to see company identification or by calling BPU's Customer Service Department. Be suspicious if you receive an email regarding your utility bill if you have not requested online communications from BPU. For customers using BPU's online bill pay system, always make online payments directly through bpu.com. Never provide personal information via email or click on any suspicious links.

If you are 62 or older, you are exempt from late fees on your BPU bill. You must call the BPU service number and give them your date of birth.

Watch out for anyone coming to your door selling Google Smart thermostats or other Google products. It is a fraud. They will tell you that they are required to go into your home to confirm your system and they have the right. Close the door and call the police. They are wearing clothes with Google on it and have paperwork. Look legit but definitely not. They have threatened homeowners and tried to force their way into homes across the area. These guys were in South Windsor the afternoon of Dec 19. **Confirmed with Google that they NEVER sell door to door** Do NOT let them in and sign nothing. Call 911. Warn your friends and family especially seniors!

6. How many candidates ran for the Board of Directors?

Utility Tax Rebate Program

General information for 2020

To qualify for the refund, all three must apply:

Be a Kansas City, Kansas resident. Residents of Bonner Springs and Edwardsville are not eligible for the refund. Be 65 years of age or older during the entire calendar year of 2019 (born prior to January 1, 1954). Gross income from all sources, including that of spouse, shall not exceed \$25,000 per year.

To apply for the refund: You must come to the Unified Government Clerk's office- City Hall, third floor, Room 323, (701 North 7th street, Kansas City, Kansas 66101). Bring all 2019 utility bills for telephone, gas, and BPU. You must also provide proof of income received in 2019 from social security, pensions, w-2s, interest earned, rental properties, etc. Said information may also be mailed to the clerk's office. All mail-ins must be postmarked no later than Tuesday, March 31, 2020.

Make application between January 2 and March 31, 2020, between the hours of 8:30 a.m. and 4:00 p.m. The area agency on aging, located at the midtown KCK Metrocenter (849 north 47th street) will fill out applications by appointment only on Tuesdays and Thursdays starting February 4, 2020. Make an appointment by calling 913-573-8531.

If you are eligible, your refund will be the total of the following (not to exceed \$150):

- Gas franchise tax paid to Kansas gas or Atmos energy
- 90% of water pollution control charges paid to the board of public utilities
- 11.9% of water and electricity paid to the board of public utilities
- Franchise tax (special municipal charge) paid to AT&T

Please note: individuals other than the senior citizen and spouse living in the residence will result in the refund being lowered by one-half for water pollution, electricity/water and gas. Example, adult children and those with children living with the applicant. This also includes adult grandchildren. For additional information, call the Unified Government Clerk's office at 913-573-5260

City Sales Tax Refund

General information for 2020

To qualify for the refund, all three must apply:

Be a Kansas City, Kansas resident. Residents of Bonner Springs and Edwardsville are not eligible for the refund.

Be 65 years of age or older during the entire calendar year of 2019 (born prior to January 1, 1954).

Gross income from all sources, including that of spouse, shall not exceed \$25,000 per year.

To apply for the refund:

You must come to the Unified Government Clerk's office- City Hall, third floor, Room 323, (701 north 7th street, Kansas City, Kansas 66101). Provide proof of income received in 2019 from social security, pensions, W-2s, interest earned, rental properties, etc. Said information may also be mailed to the clerk's office. All mail-ins must be postmarked no later than Tuesday, March 31, 2020.

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If you are eligible, your refund will be according to the total household income. For additional information, call the Unified Government Clerk's office at 913-573-5260.

7. How many stock transfers were there at the February meeting?

NO to Republic Service's Waste Transfer Station

Republic Service (located behind The Homes) 3150 N 7th St Trfy, is going to install a Waste Transfer Station at that location. A Waste Transfer Station is where local waste collection vehicles will deposit their waste cargo prior to loading into larger vehicles. These larger vehicles will transport the waste to the end point of disposal in an incinerator, landfill, or hazardous waste facility, or for recycling.

Transfer stations pose a risk of toxic effects on the central nervous system, liver, kidneys, heart, lungs, skin, reproduction, etc. Specifically, the health problems include respiratory symptoms, irritation of the skin, nose and eyes, gastrointestinal problems, fatigue, headaches, psychological problems, allergies, low birth weight fetal and infant mortality, spontaneous abortion, and the occurrence of birth defects. Along with health effects, waste transfer stations create odour nuisance, air and water pollution, increase of uncontained trash, vermin infestations, etc.

Please write Republic Services, your local commissioners and the mayor and tell them you do not support Republic's Waste Transfer Station.

Republic Services
Management
3150 N 7th St Trafficway
Kansas City, KS 66115

Mayor David Alvey
City Hall
701 N. 7th St., Suite 926
Kansas City, KS 66101

Gayle Townsend
Board of Commissioners
701 N. 7th St., Suite 979
Kansas City, KS 66101

Health Department of Wyandotte County
Rollin Sachs
619 Ann Avenue.
Kansas City, KS 66101

Melissa Bynum
Board of Commissioners
701 N. 7th St., Suite 979
Kansas City, KS 66101

UNITS FOR SALE

One Bedroom Down	Amenities	Owner	Phone	Price
20 Summitcrest	C/A, Stove, Fridge	Pier	816.337.1066	\$6,500
Two Bedroom Up	Amenities	Owner	Phone	Price
743 Manorcrest	Fridge, Stove	QHFCU	913.321.2471	\$6,500
65 Viewcrest	Fridge Stove	Foran	913.321.2471	\$9,000
84 Viewcrest		QHFCU	913.321.2471	\$7,500
85 Viewcrest	C/A, Stove	Palacios	913.749.2947	\$12,000
112 Viewcrest	C/A	Sanchez	913.499.5435	\$6,000
113 Viewcrest		The Homes	913.324.2471	\$5,000
3109 N 9 th St	C/A	QHFCU	913.321.2471	\$7,000
Two Bedroom Down	Amenities	Owner	Phone	Price
771 Manorcrest	C/A	Garcia	913.944.3438	\$8,000
789 Manorcrest	C/A , Shed	Peresic	913.669.0766	\$11,000

A RESIDENT OF THE HOMES IS WILLING TO DONATE BEDDING TO RESIDENTS THAT HAVE PETS OUTDOORS. CALL THE OFFICE FOR MORE INFORMATION

Need alterations for men and/or women’s wear. Contact Le Vo at 913-709-1577.

During the month of March you will receive a postcard from the US Govt. requesting census information.

It is VERY IMPORTANT that you furnish this information. The number of people in Wyandotte County will determine the amount of federal funds we receive. It doesn’t ask for your name, social security number, citizenship status, etc. There are only 10 questions.

You can reply by phone (may be a long wait), by mail (you have to get a mail-in form) or online.

If you don’t have a computer on the internet, you can go to the library and use their internet or come to the Anvers’ home on Viewcrest and use their internet. Call first to make sure they are available at 913-342-2660.

After April 1st the Census will make personal visits until they get the information.

According to United States Code, Title 13 (Census), Chapter 7 (Offenses and Penalties), SubChapter II, if you're over 18 and refuse to answer all or part of the census, you can be fined up to \$100. If you give false answers, you're subject to a fine of up to \$500.

MARCH 2020

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 Neighborhood Watch 6pm	4	5	6	7
8 Daylight Savings	9	10	11	12	13 Annual Meeting 8pm Voting 7:30am-7:30pm	14
15	16 The Homes Board Meeting 6pm	17	18	19	20	21 The QHFCU Annual Meeting 12-2pm
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 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 information contact Livable Neighborhoods Task Force – 573-8737
AA Hotline – 816-471-7229

10. What is the Pro rata portion of real estate taxes for a single unit?