

THE HOMES
ANNUAL MEETING
MARCH 12, **8:00 pm**
THE HOMES BOARD MEETING
MARCH 15, **5:30 pm**
IN THE CLUBROOM
**BOTH THE MEETINGS WILL
BE CLOSED TO THE PUBLIC
DUE TO THE CORONAVIRUS**

REFER TO PAGE 6 FOR MORE
INFORMATION

If you have the Coronavirus, PLEASE make the staff aware before entering your unit. Your exposure will be kept confidential and will allow the staff to take extra precautions while in your unit. Exposure to any employee will result in a 24-48 hour shutdown and cause multiple testings.

**The Pro Rata portion of your
2020 real estate taxes are
Single units are \$334.47
Double units are \$668.94**

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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

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 Loud Music or Noise?

FOLLOW US ON ...

facebook

AND

twitter

NEIGHBORHOOD WATCH NEWS

MEETING IS TUESDAY, MARCH 2 AT 6:00pm

Come meet your neighbors and learn more about
Neighborhood Watch

Social distancing will be observed and please wear a
face mask

TriGlow LED Dusk-to-Dawn A19 Bulb, 9W (60W Equivalent) 800 Lumen, Non-Dimmable, Dusk-to-Dawn LED Bulbs

SAVE MONEY: 9 Watt bulbs replaces 60 Watt incandescent equivalent,
saving you 85% in energy costs!

DUSK TO DAWN: These light bulbs feature automated built in dusk to dawn
sensor that will automatically turn on and shut off based on whether or
not there is daylight.

The Neighborhood Watch will come and install the light for you. **Cost is
FREE.** Call the office 913-321-2471 for more information.

This week is **Severe Weather Preparedness** Week where we take the a moment to
assess our community readiness. You may hear a full activation of our emergency
sirens for the full three minutes instead of our weekly one-minute test. Additionally, if
you are in a classroom or work environment, you may be asked to participate in a drill.

Are you ready? There are steps you can take to prepare you and your loved ones. The
National Weather Service provides a variety of resources on what to have in your home
in case of an emergency, how to build a plan, and how you can be better informed on
what to expect.

BEWARE OF SCAMS

There is a scam being sent to The Homes residents about plumbing lines.
Please do not participate with this company or give money to. The Homes
is responsible for these lines. This scam is pushing coverage that you do
not need.

2. Which unit for sale has the most amenities?

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
February 18, 2021

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on February 18, 2021.

Present were: Frank Moss, Ray Olsen and Charles Sawyer and Jerry DeMeyer Board Members; Elizabeth Bothwell, Manager; Greg Goheen, attorney; and Karen Brokesh, Transcriber. Effie Barber was absent.

The meeting was closed to stockholders due to health concerns due to COVID-19.

It was announced that the work order reports for December 2020 and January 2021 have been posted.

Minutes of the regular meeting of December 21, 2020 and December 21, 2020, executive session had previously been distributed to all board members. Charles Sawyer moved to approve the minutes as submitted. Seconded by Ray Olsen. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the months of December, 2020 and January 2021 and found them to be in good order. Ray Olsen moved to approve the financial report. Seconded by Charles Sawyer. Carried unanimously.

There were no stockholder change requests approved by the manager.

There were no stockholder change requests for board approval.

ADDRESS	TRANSFER FROM	TRANSFER TO
3021 N. Allis	Morgan Caraway	Edgar Quijano and Jesus Enrique Serrano
3133 N. Allis	Jose Majano	Christian Zapata
3141 N. Allis	Jose Majano	Christian Zapata

Reports and Announcements:

None.

Old Business to be Discussed:

Loyalty Masonry submitted a bit of \$2,000 to install a ribbon driveway at 7 Viewcrest. There are five additional stockholders interested in installing ribbon driveways. Once 7 Viewcrest has the driveway installed, the board will revisit the issue.

New Business to be Discussed:

Charles Sawyer moved to set the date of the annual meeting for Friday, March 12, 2021. Seconded by Ray Olsen. Carried unanimously.

Ray Olsen moved to mail nomination forms for the annual meeting on or before January 19, 2021. Seconded by Charles Sawyer. Carried unanimously.

3. When is the webinar on Learn About Medicare?

Ray Olsen moved that all nomination forms must be returned to the office no later than February 19, 2021. Seconded by Charles Sawyer. Carried unanimously.

The board reviewed the draft notice of meeting to include proposed amendments to the bylaws. The board decided to remove the proposed amendments to the bylaws for this years election. Ray Olsen moved to approve the notice of meeting and send the notice of the annual meeting for February 19, 2021. Seconded by Charles Sawyer. Carried unanimously.

Ray Olsen moved to appoint Joanne DeMeyer, Sherry McCool and Karin Miller as ballot inspectors. Seconded by Jerry DeMeyer. Carried unanimously.

The board members up for re-election are Frank Moss, Effie Barber and Jerry DeMeyer (who was appointed to fulfill the term of Rebecca Westpfahl).

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
ACTING SECRETARY

APPROVED:

FRANK MOSS
PRESIDENT

Transcribed by Karen Brokesh

Senior Citizens' Utility Tax Rebate Program

Deadline March 31

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

1. Resident of Kansas City, KS;
2. 65 years of age or older during the entire 2020 calendar year;
3. Gross household income does not exceed \$25,000.

You need the following information to apply:

- Name
- Last four digits of your social security number
- Mailing address
- Date of birth
- Telephone number
- Copy of your 2020 gas, BPU and phone bills
- Proof of 2020 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. All applications must be received or postmarked by March 31, 2021.

Homestead Property Tax Refund

Deadline April 15

If you were a Kansas resident for all of 2020 and owned and occupied a homestead, you are eligible for a refund of \$700 if your total household income is \$36,000 or less, AND you:

- were born before January 1, 1965; OR
- were totally and permanently disabled or blind for the entire year of 2020; OR
- have a dependent child who lived with you the entire year that was born before January 1, 2020 and was under the age of 18 for all of 2020; 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.

Household income is generally all taxable and non-taxable income received by all members of the household. You can complete a Form K-40H electronically or have our Clerk's Office help you complete the required documentation.

COVID 19 INFORMATION

Seniors in Wyandotte County who want to be vaccinated must fill out the UGPHD's Vaccine Interest Form. The survey can be found online at ughealth.info/vaccine, or by going to wycokck.org/COVID-19 and clicking on COVID-19 Vaccines. From there, click on the large button that says "Fill Out the Vaccine Interest Form". The form is available in both English and Spanish. For those without an internet connection, please call 3-1-1 for assistance in filling out the form. Once you have filled out the form, you'll receive updates as to when you are eligible for a vaccine, how to make an appointment, etc.

New Vaccination and Testing Site Now Open A mass vaccination facility near the Legends is now open in Western Wyandotte County, in addition to the central location at 78th and State Ave. Both of these mass vaccination sites offer vaccines by appointment only, Monday – Friday, 9 AM – 3 PM. They also offer saliva testing kits, which are available Monday – Friday, 9 AM – 3 PM, on a walk-in basis.

West Location 10500 Parallel Parkway (former Best Buy facility) Kansas City, KS 66109

Central Location 7836 State Ave (former Kmart facility) Kansas City, KS 66112

East Location Coming soon!

5. When is the deadline for the Senior Citizens' Utility Tax Rebate Program?

THE HOMES ELECTIONS AND ANNUAL MEETING

The Homes, Inc. Annual Meeting will be on March 12, 2021 at 8:00 p.m. The meeting will be closed to the public (see info below). Voting will be in person at the clubroom from 7:30 a.m. to 7:30 p.m. There will be three seats up for election on the Board of Directors.

Karen Anver

As A stockholder, I would like to know where our maintenance fees are going. To be able vote on new and old items. I have been a Board member before and was able to know what was going on. I would appreciate your vote. Thank you.

Effie Barber

Most people are aware of who I am and what I have tried to do for this community. Your vote is very important even if it is not for me. Focus on the community and the wonderful people who live here. You work hard for what you have and deserves only the best.

Jerry DeMeyer

Frank Moss

My name is Frank Moss, I am running for the Board of Directors. I have lived in the Homes since 1989. I have worked in public service for the city of KCK for 29 years. I am currently on the Board. Unfortunately for the last year there was a problem with a Board member. We now have a Board of Directors that can work together and get things done. I look forward to serving you and making the Homes a better place to live. Sincerely, Frank Moss.

Due to COVID 19 the Annual Meeting will be closed to the public. The Board of Directors, Ballot Inspectors, the Homes Lawyer and aid, Nominees accepting nomination and myself will be allowed in the clubroom. We will live stream the meeting on Zoom. There are two ways to join the meeting. You can have a link emailed to you. You click on the link and that will take you to the meeting. You can join the meeting thru Facebook. You will need to Follow or Like The Homes Facebook page. A link will be posted. You click on the link and that will take you to the meeting.

LEARN ABOUT MEDICARE

WHEN: March 4th, 2021 11am – 12pm

WHERE: Online: <https://zoom.us/j/96748589669>

PHONE: 312-626-6799

MEETING ID: 96748589669

RSVP: Contact Molly Gotobed at mgotobed@wycohealth.com or 913-228-2781

PRESENTED BY: KAN Assistant Network and Shepherd's Center

UNITS FOR SALE

One Bedroom Down	Amenities	Owner	Phone	Price
3173 North Allis		BLESSING	913.371.4976	\$5,500
Two Bedroom Down	Amenities	Owner	Phone	Price
877 Manorcrest Drive	Fridge , Stove , Washer/Dryer	BARBER	913.272.7334	\$15,000
74 Viewcrest Drive	Fridge , Stove , Basement , Shed	EBERHARDT	912.507.1083	\$19,500
Two Bedroom Down	Amenities	Owner	Phone	Price
855 Manorcrest Drive	C/A, Fridge, Stove, Washer/Dryer	ESCOBAR	913.235.4676	\$11,500
Three Bedroom Up	Amenities	Owner	Phone	Price
16 Viewcrest	C/A , Stove , Fridge , Shed	SANTOS	913.687.8925	\$22,000

ON-LINE PAYMENTS

The Homes, Inc. is able to accept on-line payments.

Go to our website at 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.

Wyandotte County - December 2020 - UPDATE

FREE COVID-19 TESTING

No appointment needed. People can get tested regardless of symptoms or exposure to COVID-19.
Most of these testing events are indoors, socially distanced, so testing can be done during inclement weather.



Wyandotte County Health Equity Task Force



**Mondays
8 - 11 AM**

Oak Ridge Baptist Church
9301 Parallel Pkwy
Kansas City, KS 66112



**Tuesdays
8 - 11 AM**

All Saints Parish /
Todos los Santos
811 Vermont Ave
Kansas City, KS 66101



**Wednesdays
3 - 6 PM**

Faith Deliverance
Family Worship Center
3043 State Ave
Kansas City, KS 66102

CLOSED DECEMBER 23 & 30



**Thursdays
4 - 6 PM**

Vibrant Health
Argentine Location
1428 S 32nd St
Kansas City, KS 66106

CLOSED DECEMBER 24 & 31



**Friday,
Dec 4 & 18
10 AM - 1 PM**

South Park Rec.
246 Shadyside Ave.
Bonner Springs, KS 66012



**Sat., Dec. 12
9 AM - 12 PM**

Beatrice Lee
Community Center
1310 N 10th St
Kansas City, KS 66101



**Monday -
Friday
9 AM - 3 PM**

Former Kmart building
7836 State Ave
Kansas City, KS 66112

TEST SITE HOLIDAY HOURS:
December 24 - OPEN 8 AM - 11 AM
December 25 - CLOSED
December 31 - OPEN 9 AM - 3 PM
January 1 - CLOSED

Learn more:



wycokck.org/COVID-19



3-1-1

Event changes or updates will be posted here:



[facebook.com/UGHealthDept](https://www.facebook.com/UGHealthDept)



twitter.com/UGHealthDept

- How many stockholder change requests were there?
- What is the scam about, being sent out to residents of the Homes?

MARCH 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12 ANNUAL MEETING 8:00pm VOTING 7:30am-7:30pm	13
14	15 BOARD MEETING 5:30	16	17	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 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

9. During the week of Severe Weather Preparedness how long will the tornado sirens test?

10. When is the Annual Meeting?