

**THE BOARD MEETING
IS MAY 15TH 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**

**SEE PAGE 2
FOR DETAILS**

**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.**

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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 car alarms?

MAINTENANCE FEE INCREASE STARTING MAY 01, 2023

1 Bedroom - \$345.00

2 Bedrooms - \$350.00

3 Bedrooms - \$355.00

The reason for the increase is because of the increase of real estate taxes. Below shows how the taxes have increased throughout the last five years.

2019 - \$114,329.22

2020 - \$122,883.14

2021 - \$130,695.00

2022 - \$279,060.63

2023 - \$370,822.54

We are asking residents to help by contacting our elected officials. Please let them know you are dissatisfied with the amount of real estate taxes that we are being charged. Our property is not worth the amount being charged.

Commissioner - Melissa Bynum – (913) 573-5040 - mbynum@wycokck.org

Commissioner – Gayle Townsend - (913) 573-5040 - gtownsend@wycokck.org

Mayor - Tyrone Garner - (913) 573-5010 - mavorgarner@wycokck.org

Congressman - Jake LaTurner - (785) 205-5253 – website: <https://laturner.house.gov/>

Congresswoman – Sharice Davids - (913) 766-3993 – website: <https://davids.house.gov/>

Senator - David Haley – (913)321-3210 - David.Haley@senate.ks.gov

Senator – Jerry Moran - (202) 224-6521 – website: <https://www.moran.senate.gov/public/>

Senator – Roger Marshall - (202) 224-4774 – website: <https://www.marshall.senate.gov/contact/>

Governor - Laura Kelly – (785) 296-3232 – website: <https://governor.kansas.gov/>

If you have ideas about helping and reducing our taxes, please contact the office.

2. How many units are for sale?

MINUTES OF THE BOARD OF DIRECTORS
THE HOMES, INC.
April 17, 2023

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on April 17, 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.

Five stockholders and residents attended the meeting.

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

Minutes of the regular meeting of March 20, 2023 and the March 20, 2023, 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 statement for the month of March, 2023 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Elaine Hines. Carried unanimously.

There were no stockholder change requests approved by the manager.

The stockholder change request for board approval was that of Victoria Saylor, 12 Reidcrest, to install a dog fence kennel that is 10 feet long by 10 feet wide by 6 feet high in the back yard. Elaine Hines moved to approve the change request. Seconded by Ray Olsen. Carried unanimously.

Secretary Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
929 Manorcrest	Felipe Flores and Blanca Maldonado	Blanca Maldonado

After being informed that the stock transfers were in order, it was moved by Elaine Hines and seconded by Charles Sawyer 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:

Manager reported that the protest of the 2023 real estate taxes has been filed. A hearing has been set for the protest for April 26, 2023. The appeal of the 2022 real estate taxes is still pending with the State Board of Tax Appeals. The appraiser's office has said that they will be reducing the 2023 real estate taxes.

On April 18, the appraiser will be stopping by to look at a couple of units. City employees and the commissioners have also been out to the property recently.

The manager announced that a new maintenance employee was recently hired.

New Business to be Discussed:

The Homes online payment portal reflects the new maintenance rates. Letters were sent to all stockholders informing them of the maintenance increase. Letters were also sent to all residents that pay online and residents that have recurring payments to alert them to enter the new pricing when paying.

All stockholder change requests are available to download from The Homes' website.

Manager announced that painting of units this year is on hold until more information is gathered about the corporation finances.

Manager announced that the property insurance cost has increased \$100,000 this year. Reserves have decreased significantly over the last few months.

Outside inspections will begin soon.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

The stockholder at 12 Summitcrest thanked the maintenance staff for their recent help with tree damage in the community.

The stockholder at 3117 N. Allis thanked the maintenance staff for their help with roof damage recently.

The stockholder at 108 Viewcrest asked a question about the homestead tax credit.

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

EVENTS

05/05/2023 - Cinco de Mayo Gala

Memorial Hall, 600 N. 7th Street, Kansas City, KS 66101. (913) 281-9222. Time: 7:00 PM. Celebrate Cinco de Mayo here in Kansas City, Kansas! Join CABA as they host a Cinco de Mayo Gala at Memorial Hall,

05/05/2023 - Cinco De Mayo Fight Night

Memorial Hall 600 North 7th Street Trafficway Kansas City, KS 66101. 8:00 pm. Boxing is back in Kansas City May 5,2023 at Memorial Hall. This night will feature the top professional boxers in the Kansas area. The night will be headlined by undefeated 7-0,13 time national champion Wilver "El Gallo" Hernandez. Also featuring Kaitlin "Kaptain Kate" Lavegne, Yahir Calderon, Tony Hernandez, Anthony Adams, Brandon Carmack, Misael Reyes, Sammy Cosio, and Jacob Stiers II.

05/06/2023 - Argentine Fiesta

2717 Strong Ave, Kansas City, KS 66106. (816) 529-2742. Price: Free. Time: 1:00 PM to 5:00 PM. The day will kick off at 12 noon with the 5K fiesta run to benefit the Argentine community events fund. Then we will move into the park for an afternoon of live music, food/drinks, dancing, vendors, and more! Schedule: 12:00 pm (noon) 5K run. 1:00 pm - 5:00 pm live entertainment begins, and vendors are open.

05/06/2023 - Cinco de Mayo Celebration

1120 Central Ave, Kansas City, KS 66102. (913) 281-9222. Time: 10:00 AM to 3:00 PM. The time has come to have our Cinco de Mayo Celebration. We would love for all families & Friends to join us for this year's celebration! We will have AMAZING food, Live Music, Horse Rides, and more! Cinco de Mayo Program: 10:00 am-11:00 am---Eli Lugo (Live Singer), 11:00 am-12/12:30--- Cabalgata Charra "Orgullo Mexicano" (Horse Ride), 11:00 am-12:00 pm---Rosemaries Mexicana Fiesta (Folkloric Dancing), 12:00 pm-1:00 pm---Perla Portales (Live Singer), 1:00 pm-3:00 pm---La Exclusiva De Mi Tierra (Live Band).

05/13/2023 - Tour of The Quindaro Ruins

Quindaro Ruins & Overlook, 27th and Sewell, Kansas City, KS 66104. (913) 229-6493. Price: \$38 plus fees. Time: 10:00 AM to 1:00 PM. Come learn the stories of freedom seekers crossing the MO River into the Town of Quindaro during their journey on the underground railroad. We'll explore the ruins buried in the hillside of these pre-civil war structures of this pivotal town that changed our history. Terrain has steep hills and is rocky 2.5-3 hrs. 3 miles.

05/20/2023 - Kids to Park Day Community Event Presented by Parks & Recreation

Looking to put down your electronics and enjoy the great outdoors? Well, we have the perfect event for you and your family and friends to attend.....Kids to Park Day. Join Parks and Recreation and community partners for the 2023 Kids to Park Day, on Saturday, May 20, 2023, at Kensington Park (2600 State Avenue, KCK, KS 66102) from 1pm to 3pm. Kick off summer by celebrating the National Day of Outdoor Play! Young and old are invited to come play all your favorite outdoor games and more! This event is FREE and recommended for children ages 4 and up! Swag bags and popsicles will be given out (while supplies last)

05/25/2023 - Area Agency on Aging Annual Sock Hop

George Meyn Center. 126th and State Avenue, Bonner Springs, KS 66012. 11:00 AM to 02:00 PM. The Wyandotte/Leavenworth Area Agency on Aging and Disability Resource Center is proud to announce the return of its Annual Sock Hop! Come and join us for a 1950s-Style Sock Hop Party. During the event you can show off your skills during the dance contest, play games and win prizes, enjoy food and beverages, check-in on your health with a screening, connect with community resources and neighbors, and enjoy the entertainment!



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. Where is the Area Agency on Aging annul sock hop located?

2023 Household Hazardous Waste Collection Days Set

Household Hazardous Waste Collection days for Wyandotte County residents includes the following
Saturday, May 20, 2023 | 08:30 AM - 01:00 PM
Saturday, June 10, 2023 | 08:30 AM - 01:00 PM
Saturday, July 15, 2023 | 08:30 AM - 01:00 PM
Saturday, August 19, 2023 | 08:30 AM - 01:00 PM
Saturday, September 16, 2023 | 08:30 AM - 01:00 PM

Wyandotte County residents need to take their household hazardous products to 2443 South 88th Street in Kansas City, Kansas. (South on 88th Street from K-32) or (East of I-435 using Woodend exit near Kaw River) The HHW Days are not for business or nonprofit groups.

When bringing items to the collection site please label or identify all items. Items accepted include automotive products, home improvement products, household items, as well as lawn and garden products.

Automotive products accepted include auto batteries, brake fluid, carburetor cleaner, degreasers, gasoline & fuels, and used motor oil. In addition, residents can bring 10 car and/or pickup tires if the rims are removed from the tires.

Home improvement products accepted include concrete cleaner, driveway sealer, furniture stripper, glue with solvents, latex & oil based paints, paint thinner, putty, grout, calk & spackle, roofing tar, stain varnish & lacquer, turpentine, water-based glues, and wood preservatives.

Household items include aerosol products, drain & oven cleaners, mothballs, nail polish remover, polishes with solvents, spot remover, and propane cylinders.
Lawn and garden products include fertilizer with weed killer, herbicides, insecticides, pesticides, and rodent bait.

For additional information call 913-573-8318 or 913-573-5400.

There has been recent construction of 5G cell towers in the area and in many cases the frequencies those towers use interfere with our broadcast frequency.

KSHB will provide a complementary filter which may resolve this issue on your TV. Contact Kirk Chestnut at KSHB. 816-932-4303.
kirk.chestnut@kshb.com

Tornado Safety Tips

As severe weather season approaches, now is a good time to discuss and plan with your family what to do in case of an immediate weather threat. Taking 15 minutes to develop and practice a plan could save the lives. Here are some tornado safety tips from the department of environmental health and safety:

Before the storm:

Develop a plan of action

Have frequent drills

Have a NOAA weather radio with a warning alarm tone

Listen to radio and television for information

If planning a trip outdoors, listen to forecasts

If a warning is issued or threatening weather approaches

Always remember "DUCK": Down to the lowest level; Under something sturdy; Cover your head; and Keep in the shelter until the storm has passed.

Stay away from windows.

Get out of automobiles and get into a sturdy structure or ditch.

Or buckle your seat belt and get below window level of your vehicle.

In homes or small buildings: Go to the basement or to an interior room on the lowest floor like a closet or bathroom. Upper floors are unsafe. If there is no time to descend, go to a closet, a small room with strong walls or an inside hallway. Wrap yourself in overcoats or blankets to protect yourself from flying debris. **(IN THE HOMES, IF YOU LIVE IN A 1, 2 OR 3 BEDROOM DOWN UNIT SEEK SHELTER IN THE HALLWAY NEAR THE BEDROOM(S) AND BATHROOM. IF YOU LIVE IN A 2 OR 3 BEDROOM UP UNIT SEEK SHELTER IN THE LIVING ROOM NEXT TO THE UTILITY ROOM WALL).**

In schools, hospitals, factories or shopping centers: Go to interior rooms and halls on the lowest floor. Stay away from glass enclosed places or areas with wide span roofs such as auditoriums and warehouses. Crouch down and cover your head. Don't take shelter in halls that open to the south or the west. Centrally located stairwells are good shelter.

In high-rise buildings: Go to interior small rooms or halls. Stay away from exterior walls or areas with glass.

If in a mobile home, abandon it immediately: Many deaths occur in mobile homes. If you are in a mobile home when severe weather approaches, leave it immediately and go to a substantial structure or designated tornado shelter. Determine your shelter ahead of time so you don't have to think about it when weather strikes.

If no suitable structure is nearby: Lie flat in the nearest ditch or depression and use your hands to cover your head. Be alert for flash floods.

Tornadoes and overpass safety: In reality, an overpass may be one of the worst places to seek shelter from a tornado. Seeking shelter under an overpass puts you at greater risk of being killed or seriously injured by flying debris from the powerful tornadic winds. If no ditch is available, you may remain in your vehicle, put on your seat belt, lower yourself below window level, and cover your head with your hands or a blanket.

(The city of Kansas City Kansas does not offer permanent tornado shelters. If open, local churches and community centers do offer refuge during a tornado.)

8. How many stock transfers were there?

UNITS FOR SALE

	Amenities	Owner	Phone	Price
2 Bedroom(down)				
829 Roswell	C/A, W/D, Fridge, Stove, Shed and water filter	Hall	913-444-2910	\$40,000
3 Bedroom (up)				
827 Roswell	W/D, Stove, Fridge	Fischer	913-274-5220	\$39,950
Double Unit (4 bdrm)				
73 & 75 Viewcrest	W/D, Stove, Fridge	Huaman	913-620-6847	\$135,000

The Homes offers free grass seed. Stop by the office and pick up a bag.

THE HOMES WOULD LIKE TO GET YOUR MOST CURRENT EMAIL TO USE FOR COMMUNICATION. PLEASE EMAIL US AT THEHOMESINC@THEHOMESINC.COM.

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.

NEWSLETTER TRIVIA WINNER WAS GWEN DAVIS

9. What is the phone number for Governor Laura Kelly?

May 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 Board Meeting	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 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. What is the new fee for a 3 bedroom?