

**THE HOMES
BOARD MEETING
September 21st, 6:00 pm
IN THE CLUBROOM
THE MEETING WILL BE
CLOSED TO THE PUBLIC
DUE TO THE
CORONAVIRUS**

**IF YOU HAVE A MATTER THAT YOU
WOULD LIKE TO DISCUSS WITH THE
BOARD CONTACT THE MANAGER**

**IF YOU PLACE A WORK ORDER FOR
YOUR KITCHEN, BATHROOM AND/OR
UTILITY ROOM PLEASE REMOVE ALL
ITEMS THAT WOULD BE IN THE WAY TO
WORK. THE LESS ITEMS THAT THE
MAINTENANCE TECHS TOUCH THE
SAFER YOU ARE AND SO IS THE STAFF**

**THE OFFICE IS OPEN. ONLY 1
RESIDENT AT A TIME IS
ALLOWED IN THE OFFICE
YOU MUST WEAR A MASK
IF YOU DO NOT WANT TO COME INTO THE
OFFICE, YOU CAN CALL, AND WE CAN MEET
YOU AT YOUR CAR**

INSIDE THIS ISSUE

PAGE

Neighborhood Watch	2
Minutes	3
Voting	5-6
Merc Coop	7
Units for Sale	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. What number do you call for Broken Street Sign?

FOLLOW US ON ...



AND



NEIGHBORHOOD WATCH NEWS

MEETING ON SEPTEMBER 1ST

Come meet your neighbors and learn more about Neighborhood Watch

Meeting the first Tuesday of every month at 6:00pm in the clubroom. Attendees must wear a face mask at all time and practice social distancing of at least 6 feet.

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.

PHONE SCAM ALERT

BEWARE OF PHONE CALLS FROM PERSONS IMPERSONATING LAW ENFORCEMENT. THEY MIGHT REFERENCE A VEHICLE THAT YOU HAVE OWNED AND STATE THAT IS HAS BEEN USED IN DRUG ACTIVITY. THEY WILL THREATEN TO HAVE YOU ARRESTED AND/OR THREATEN TO STOP YOUR SOCIAL SECURITY PAYMENTS. DO NOT GIVE ANY PERSONAL INFORMATION TO THE CALLER. GET THE PHONE NUMBER OF THE CALLER. REPORT IT TO THE FEDERAL TRADE COMMISSION AT 1-877-382-4357 AND THE STATE CONSUMER PROTECTION OFFICES AT 1-785-296-3751.

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

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

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

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

Minutes of the regular meeting of July 17, 2020 and July 17, 2020 executive session had previously been distributed to all board members. Frank Moss moved to approve the minutes as submitted. Seconded by Charles Sawyer. Carried unanimously.

Treasurer Olsen reported that he has reviewed the financial statement for the month of July, 2020 and found it 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
770 Manorcrest	Rebecca Westpfahl	Elena Ontiveros
3174 N. 9 th Street	Eduardo and Maria Corona	Virginia Goodrich and Victorino Nicassio
5 Viewcrest	Kieran Cummins	Isabel Garcia and Kieran Cummins
84 Viewcrest	Quindaro Homes Federal Credit Union	Matthew Sawyer and Richard Brown
3109 N. 9 th Street	Timothy Roberts	Quindaro Homes Federal Credit Union
3109 N. 9 th Street	Quindaro Homes Federal Credit Union	Tracy Tofoya

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

None.

New Business to be Discussed:

Michael Roy, 775 Manorcrest, passed away in May. Greg Goheen has been in contact with his family to work on transferring the share of stock.

3. What did the Homes and Neighborhood Watch receive?

Jamie Stewart, 874 Manorcrest, passed away in May. The stock transferred to her grandson Austin Richmond. Several attempts have been made to contact him but he has not responded. He has been staying in the unit with no lease.

Ray Olsen moved to implement making maintenance fees payable online through The Homes' website. Seconded by Charles Sawyer. Carried unanimously.

The three inch house numbers on the units will be replaced with six inch reflective numbers. The Neighborhood Watch is receiving a grant of \$500 that will go toward the cost. He estimated cost is \$1,400.

The board discussed starting inspections of units during the move-in and move-out process.

The board also discussed outside inspections and the weeds and vegetation growing up in the community. A groundskeeper is needed for mowing.

The board discussed filling the vacancy on the board of directors due to the resignation of Rebecca Westpfahl. Charles Sawyer moved to appoint Jerry Demeyer to fill the remainder of Rebecca Westpfahl's term on the board of directors. Seconded by Ray Olsen. Carried unanimously.

Comments from Directors and Attorney:

None.

Comments from Stockholders:

None.

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

EFFIE BARBER
SECRETARY

APPROVED:

FRANK MOSS
PRESIDENT

Transcribed by Karen Brokesh

4. What are the hours of operation for the Merc Co+op?

Voting in Wyandotte County

By Mail

Many of us have concerns about voting in person on election day because of the Coronavirus. Voting by mail is a convenient solution available to every registered voter. Your schedule is just too busy? Can't find transportation? Whatever the need, you can vote your ballot in the comfort of your own home and when it is more convenient for you.

Am I eligible to vote by mail?

Yes! All registered voters are eligible to vote by mail. Complete and submit a one-page **application** (PDF) for every election in which you want to vote by mail. That's one application for each election. Voters with a permanent illness or disability may be eligible for a special program which requires a one-time application to automatically receive a ballot by mail for every election. Please contact us to obtain the application if you think you might qualify.

How does voting by mail work?

An application is available online or you can go to the Election Office at 850 State Ave., Kansas City, KS 66101. Send us your application. When we receive your application, we'll set you up to receive your ballot by mail. You may submit your application as early as 4 months before an election, and your ballot will be in our initial mass mailing which begins 20 days before Election Day. The deadline to apply for a ballot by mail is on Tuesday, one week before Election Day. We will send you an official ballot, voting instructions, a return envelope and an "I voted" sticker. Wear the sticker and impress your friends and neighbors that you have already voted!

Your ballot

The paper ballot you receive is the same ballot you would receive if you went to your polling place on Election Day. To vote your ballot, mark your choices by completely filling in the oval to the left of your choice of candidate or answer to a question. There are instructions printed on the ballot to help you. If you make a mistake or damage your ballot, please contact us. We will send you a replacement ballot. When you have finished marking your ballot, place it in the provided return envelope.

Your return envelope

The back of the return envelope includes three "Statements." The first Statement is the most important! You, the voter, must print your name, write your current address and sign on the lines provided. If you are designating a person to return your ballot to our office, check the small box under your signature. Statement 2 is signed by the person who is assisting you, if you need assistance to vote your ballot, or who you have designated to return your ballot to our office. Use Statement 3 if you need another person to sign your ballot for you. When you are satisfied that all your information is correct, then you can seal your ballot envelope. The seal is on the inside of the privacy flap that is used to protect your voter information.

Here's a few things you must remember to do:

- **Sign your ballot envelope.** If you forget to sign your ballot, we will attempt to contact you. Your ballot cannot be counted if the envelope is not signed.
- **Seal your ballot** inside the return envelope to return it to our office. Even if you choose to deliver your ballot to our office, it must be in the sealed return envelope. If someone assists you in marking or signing your ballot, please have them read and sign the appropriate statement.
- **Apply postage** if you plan to return your ballot by mail.

How do I return my voted ballot?

You have two options for returning your voted ballot to our office:

5. When will the Election office send information?

By mail

Mail your ballot in the provided return envelope. The envelope is pre-addressed. You must apply the correct postage. Your ballot must be postmarked on or before election day and received by the Friday after the election.

By personal delivery to our office

Deliver your ballot to our office at 850 State Avenue, Kansas City, KS not later than 7:00 p.m. on Election Day. We are open Monday-Friday from 8 a.m. to 5 p.m., and on Election Day until 7 p.m. If you have someone else deliver your ballot for you, you should write their name in the space provided in Statement 2 on your return envelope and have them sign on the line provided before you seal the envelope.

What is the deadline for returning my ballot?

Your ballot must be received in our office or postmarked by 7 p.m. on Election Day.

Voting in Person Before Election Day

Am I eligible to vote before Election Day?

Yes! All registered voters are eligible to vote early. You can vote by mail, or in person. No application is required to vote in-person.

What is the voting process like at the Election Office?

Use the entrance from the parking lot on the east side of the building. Voter check in is first. Show the election worker your photo ID. You will state your name and your current address. Documents which are accepted for voter photo ID include your driver's license, a government-issued ID, or a passport. Most voters use their driver's license. Click on the link to see a complete list of other approved *varieties of photographic identification*.

When asked, you can choose to vote a paper ballot or use an available touchscreen. The primary method of voting is a paper ballot. The touchscreen is simply a ballot marking device. This machine prints your votes on a ballot card which you can review before casting your ballot. If you make a mistake marking your ballot you can request a replacement ballot from the election worker who gave you your ballot. When you are finished marking your ballot, please review it and then go to the ballot box to cast your ballot.

If you have any questions, ask any election worker. Election workers are not allowed to tell you who to vote for.

What if I make a mistake on my ballot?

If you're voting on a paper ballot, don't try to correct your mistake. For example, if the instructions say, "Vote for One" and you voted for two or selected the wrong candidate, return to the table where you received your ballot and ask for a replacement. You are allowed no more than two replacement ballots. If you need assistance, please ask any election worker.

If you're marking your ballot using a touchscreen, simply tap the box again to uncheck it, then make your new selection. If you need help, ask one of the election workers.

On September 14, 2020 the Election office will be sending information about voting in person before Election Day. It will have information about where to vote and the hours for early voting in person.

The Merc Co+op Opens in Downtown KCK

On Thursday, July 30 The Merc Co+op opened the doors of their new full-service grocery store at 501 Minnesota Ave. in Downtown Kansas City, Kansas. The opening of this store is an important milestone in the ongoing effort to mitigate food access challenges in KCK.

The Merc Co+op is a community-owned cooperative business with 46 years of experience operating a grocery store. Their vision to create a welcoming, affordable multi-cultural urban market is based on their commitment to building relationships through outreach, employing local residents with livable wages and benefits, and seeking feedback from the KCK community.

“Our unique business model puts the needs of community members first, and the sentiment has been overwhelmingly positive. As cooperative grocers, there’s no greater reward than hearing gratitude from the community we are serving,” said Rita York Hennecke, General Manager, The Merc Co+op. “Everyone is welcome to shop at the co-op and anyone can become an owner.”

This project was made possible by a public-private partnership with the Unified Government of Wyandotte/KCK. The three year management agreement requires the co-op to pay property taxes, utilities, and includes hours of operation, services, community benefits and financial structure.

Plans for the location of a grocery store have changed over the past few years. Originally, a store and new YMCA facility were planned for 10th & Minnesota and aimed to rally commercial and residential development. Following Mayor Alvey’s election, the store was decoupled from the YMCA project to reduce barriers, decrease costs and speed up the development process.

The UG identified a few potential sites, and 5th & Minnesota was selected as it was property owned by government and free of an existing building. In addition, the site is located in a catalyst block of the Downtown Master Plan, and the current development of the KU building and the Hilton Garden would provide necessary foot traffic to achieve the sales needed for a store to survive.

There is no member/ownership required to shop at the co-op, but there are perks and benefits to ownership, and when owners shop they earn points towards a year-end rebate. In addition, co-op owners can run for and vote in the board of director elections.

The Merc Co+op is open daily 7 a.m.-8 p.m. It is a full service grocery store offering affordable conventional, natural, organic and local products as well as made to order coffee drinks, signature sandwiches and locally made baked goods. Find more information at www.themerc.coop or contact Bryce Bradford, Outreach Manager, at outreachkck@themerc.coop.

Everyone can shop. Anyone can own. ONE CO-OP. THREE LOCATIONS.

Becoming an owner of The Merc Co+op is an investment in a consumer-owned cooperative business that brings health to our local community. Join more than 8,500 of your friends and neighbors in supporting a local business that provides a reliable source of healthy, local and organic products while also investing in the sustainability and well-being of our community. At The Merc Co+op, everyone is welcome and anyone can become an owner.

- Invest in a local business that puts people before profit and supports the health and well-being of our community.

7. What will the 3” house numbers be replaced with?

- Help create a vibrant local economy that supports local producers, suppliers and other organizations.
- Enjoy real food and sustainable products, including over 1,500 locally produced products.
- Participate in a cooperative business where you have a voice.

Owner Benefits

- Exclusive owner discounts on shopping trips during Owner Appreciation Days.
- Receive patronage rebates proportional to the amount you spent at the co-op during profitable fiscal years.
- Enjoy outstanding, exclusive discounts at local businesses with Merc Perks!
- Senior owners, ages 62 and up, receive a 5% discount on purchases made each and every Tuesday.
- Free subscription to our weekly e-news.
- Check cashing for up to \$40 over the amount of purchase.
- Opportunity to participate in focus groups and surveys to help shape the co-op's future.
- Vote in our annual Board of Director elections.
- Eligibility to run for an open seat on the Board of Directors.
- Access to the co-op's financial standing and future plans.
- Invitation to the Annual Co-op Meeting to enjoy food and drink with the board and learn about the health and future of our co-op.

How to Become an Owner

Complete an ownership application online or in store and return it to your cashier during your next shopping trip, or mail it back to us at the address below. In addition to your application, there are three options for which you can purchase your share:

- Make a one-time purchase of an ownership share for \$75.
- Pay for your share in three \$25 installments.
- Apply for a \$10 MercShare ownership subsidy. Co-op shoppers currently enrolled in Food Assistance Programs administered by the state of Kansas or Missouri are eligible. MercShare owners are also eligible for MercShare, a 10% discount on all purchases.

Owners applying in store will receive their new owner packet immediately which contains an owner card with owner number, a share certificate, exclusive new owner coupons and a reusable shopping bag. Ownership applications completed by mail will receive new owner packets by mail. Your \$75 share is fully redeemable at any time.

THE HOMES ORCHARDS

THE HOMES AND NEIGHBORHOOD WATCH RECEIVED A GRANT TO INSTALL FRUIT AND NUT TREES IN OUR COMMON GROUND AREAS. THE INSTALLATION OF THESE TREES WILL BE IN OCTOBER. VOLUNTEERS ARE NEEDED FOR PLANTING AND MAINTAINING. WE ARE HOPEFUL THAT IN SEVERAL YEARS THESE TREES WILL YIELD FRUIT AND NUTS FOR ALL THE RESIDENTS TO ENJOY.

UNITS FOR SALE

Two Bedroom Up	Amenities	Owner	Phone	Price
708 Manorcrest	C/A , Fridge , Stove, Shed , Washer/Dryer	Caraballo	816.309.0805	\$8,000
86 Viewcrest Drive	C/A , Fridge Stove , Shed	Magenheimer	913.940.9640	\$12,000
Two Bedroom Down	Amenities	Owner	Phone	Price
747 Manorcrest		Harris	913-290-4723	\$7,000
3 Bedroom Up	Amenities	Owner	Phone	Price
66 Viewcrest Drive	Stove , Shed	Munoz	913.548.1444	\$10,000
Double Unit	Amenities	Owner	Phone	Price
3141/3133 N Allis	Stove , Fridge , Shed, W/D	Tavis	913.907.9350	\$25,000

FALL FURNACE INSPECTIONS
 INSPECTIONS WILL BEGIN IN SEPTEMBER AND GO THROUGH OCTOBER. YOU WILL RECEIVE NOTICE THE WEEK OF YOUR INSPECTION. PLEASE HAVE YOUR UTILITY ROOMS CLEANED OUT SO THE TECHNICIAN CAN WORK EASILY.

2020 CENSUS

Only 65% of the population of WYCO have returned the census. The more accurate the census, the more money WYCO gets for SNAP, Health, Transportation, infrastructure and electoral representation. If any of our stockholders need help completing the census, call Bob at 913-342-2660. Also, you can go on-line at 2020census.gov/en.html to complete the census. It only takes about 2 minutes and the questions are about who is living in your household and date of births.

9. When attending the neighborhood watch meeting what do you have to wear?

SEPTEMBER 2020

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7 THE HOMES AND CREDIT UNION CLOSED	8	9	10	11	12
13	14	15	16	17	18	19
20	21 BOARD MEETING (CLOSED TO THE PUBLIC)	22	23	24	25	26
27	28	29	30			

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 phone number for KCK Animal Control?