

**THE BOARD MEETING  
IS September 18<sup>th</sup> 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.**

**INSIDE THIS ISSUE**

**PAGE**

Kia/ Hyundai Owners	2
Minutes	3
Helpful Hints	6
KCKCC Cosmetology	7
The Homes Fruit tree locations	8
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. How many units are for sale?

## **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.

People available to mow

Matt (913) 229-0564



MINUTES OF THE BOARD OF DIRECTORS  
THE HOMES, INC.  
August 21, 2023

The regular monthly meeting of the Board of Directors of The Homes, Inc. was called to order at 5:30 p.m. on August 21, 2023

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

Five stockholders and residents attended the meeting.

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

Minutes of the regular meeting of July 17, 2023 and the July 17, 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 July, 2023 and found it to be in good order. Ray Olsen moved to approve the financial report. Seconded by Frank Moss. Carried unanimously.

The first stockholder change request approved by the manager was that of Patricia Nunez, 3 Craigcrest, to install tile flooring throughout the unit.

The second stockholder change request approved by the manager was that of John Carrazco, 39/41 Summitcrest, to replace tub surround.

The stockholder change request for board approval was from John Carrazco, 39/41 Summitcrest, to extend the existing driveway.

Elaine Hines moved to approve the stockholder change requests. Seconded by Charles Sawyer. Carried unanimously.

Secretary Hines read the stock transfer approvals as follows:

ADDRESS	TRANSFER FROM	TRANSFER TO
773 Manorcrest	Gregorio Flores	Rocio Feliciano and Jose Gonzalez
3164 N. Allis	Cruz J. Falcon Campos & Karla Yadira Terrazas Falcon	Cruz J. Falcon Campos
6 Craigcrest	Martin Wolff	J & S Starr
1 Viewcrest	Jose Manuel Llave	Anai Toledo Campero
829 Roswell	Kristen M. Hall and Ralph D. Jessip	Jason and Christine Neely
743 Manorcrest	Aaron Roberts, Luis Dominguez and Perla Rodriguez	Aaron Roberts
743 Manorcrest	Aaron Roberts	Gabriela Lopez

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:*

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

Occupant forms have been sent out. If stockholders don't receive one, the form can be downloaded from The Homes' website or picked up at the office. Completed forms can be submitted via email to thehomesinc@thehomesinc.com.

The new groundskeeper sent out a lot of violation letters and most of the violations have been corrected. Unfortunately, the groundskeeper resigned today because she found a job that paid more money.

The county cut back the overgrowth of the bushes and trees on Manorcrest and 7<sup>th</sup> Street.

The EPA is considering granting The Homes a one time burn permit to help get rid of all the debris from the recent storm.

*New Business to be Discussed:*

The Sheriff's Department will be in the community at the end of the week looking for illegally tagged vehicles.

The lighting system in the credit union has been replaced. The old system was out of date and dangerous.

*Comments from Directors and Attorney:*

Jerry Demeyer commented that the prior tree trimming and removal in the community helped minimize tree damage during recent storms.

Elaine Hines commented on stockholders/residents who work on their cars in the parking bays.

*Comments from Stockholders:*

The stockholder at 12 Reidcrest comments on cars parked in yards, the number of cars parked on Reidcrest and the number of loose cats in the neighborhood.

The stockholder at 4 Summitcrest thanked the office and maintenance staff for cleaning up debris after the recent storms.

The stockholder at 22/24 Summitcrest, thanked the office and maintenance staff for cleanup near her unit after the recent storms and commented on the number of persons living in units.

The stockholder at 3117 N. Allis thanked office and maintenance staff for cleaning up the debris after the recent storms.

The stockholder at 39/41 Summitcrest reported a dead animal on Manorcrest.

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

### **09/02/23 – 10/15/2023 - Kansas City Renaissance Festival**

Recurring weekly on Sunday, Saturday. 10:00 AM to 5:00 PM. Kansas City Renaissance Festival, 633 N 130th St., Bonner Springs, KS 66012. Price: Online Prices: <https://www.kcrenfest.com/ticket-information/> Adult: \$20.95 Child: \$12.50 Senior (60+)/Student: \$18.25 Adult 2-Pack: \$36.00 (\$18 each) Does not include processing fee. The Kansas City Renaissance Festival began its journey in September of 1977 as a benefit for the Kansas City Art Institute. Since then, the Kansas City Renaissance Festival has grown to be one of the largest Renaissance Festivals in the United States, with an annual attendance of 200,000.

### **09/09/23 - 2023 Central Avenue Dottediversity Parade & Festival**

11th & Central, Kansas City, KS 66102, (913) 281-9222. Free. Time: 11:00 AM. Wyandotte County's Central Avenue Parade is the single most important event/venue on East Wyandotte County or Downtown Kansas City, Kansas. Annually produced by Central Avenue Betterment Association since 1976, the parade has historically drawn circa of 5,000 visitors to the Central Avenue Commercial Corridor every year, benefiting many businesses and reshaping the metro wide perception of the City. This year the parade is reaching its 43rd anniversary and we are looking forward to having your visit and participation for an outstanding parade production. Almost 55 floats, 6 High School Marching Bands, several local schools, horse clubs, vintage cars, businesses and private family' floats on top of nearly 10,000 people following the day's events on Central Avenue and Bethany Park to continue the celebration! The festival will be from 10 AM to 3 PM. The parade will occur promptly at 11 AM. The parade will begin at 19th Street and Park Drive and will end at Bethany Park on Central Avenue. Our theme is "Wyandotte Ethnic Diversity" and we are asking everyone to bring your most authentic mother land dresses. We want it to be a collage of all cultures that make Wyandotte County so unique.

### **09/15/23 – 10/20/23 - Third Fridays**

Reoccurring every 3<sup>rd</sup> Friday of the month. 5-9PM. A family-friendly event where artists can showcase their work, businesses can connect with their neighborhood, and you can experience an evening of diverse music, food, and art. Creative, inclusive, community-centered, & free to attend. We're driven to cultivate mutual support between artists, businesses and community in Kansas City, and believe that art is integral to the process of building a thriving, empowered community. Rather than a luxury, we see creativity as a necessity—an everyday habit that deserves celebration! Park in the United Government Parking lot across from Epic Arts Clay Studio, at the Merc Co-op or at Splitlog Coffee Co. From there, walk along 6th Street and enjoy an interactive, ever-changing variety of art, food, and music! A digital map will be posted monthly, several days before the event. Use it as a guide to performance times, parking spots, participating businesses, and interactive exhibits. POP-UP ART EXHIBITS: Local businesses host artists for temporary art exhibits and often curate their own events for the night. See this month's map for a list of participating locations. STREET GALLERY: Every month, portions of 6th Street shut down for the Art Walk. Start at Epic Arts Clay Studio to browse work by creative vendors within the road closure! Keep up-to-date by following us on Facebook or Instagram @third\_friday\_artwalk. Artists & creative vendors, food trucks & community partners. This event is built around local artists and focuses especially on interactive, creative ways to engage the community. We don't just want to see the art—we want to feel & taste & move with it too. If you're setting up a booth or exhibit, we encourage you to incorporate an interactive element, such as a live demo, artist Q&A, face painting, or collaborative audience activity!





## 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 can you see a marching band?



**Do you ever need a little help with your hair or nails? Consider the Kansas City Kansas Community College Technical Education Cosmetology department. They offer discounted prices for student knowledge.**

The mission of the Kansas City Kansas Community College Technical Education Cosmetology and Nail Technology Programs is to educate and prepare students to become licensed by the State Board of Cosmetology and eligible for gainful employment in the Cosmetology field. In order to meet state licensing and graduation requirements, students must successfully complete classroom instruction and provide Cosmetology and Nail Care services to the public.

Technical Education Center  
 6565 State Ave 66102  
 Cosmetology Reception Desk  
 913-288-7835  
 Fall and Spring Hours:  
 Tuesday-Thursday 9:30 am – 3:00 pm  
 Friday 8:00 am – 3:00 pm

**Chemical Services**

Services & Prices

Basic Permanent Wave * \$22	Spiral Back Wave, etc .* \$30 & up	Virgin Relaxer * \$22
Relaxer Retouch * \$20	Curl By Design * \$38	Virgin Color ** \$22
Color retouch ** \$20	Semi-permanent Color** \$18	Virgin Lightener ** \$30 &up
Frost cap highlight ** \$24	Foil Highlight/Lowlight ** \$26	

**Hair Services**

Services & Prices

Shampoo \$2	Haircut \$5	Shampoo, Haircut \$13
Shampoo & Set/Iron \$9 & up	Shampoo & Wrap \$9 & up	Up-do \$12 & up
Deep Conditioning \$4	Scalp Treatment \$3 & up	Braiding-french braids \$15
Smoothing Treatment \$50 & up		

**Skin Services**

Services & Price

Eyebrow Arch with Tweezers \$3	Eyebrow Wax \$4	Lip Wax \$4
Chin Wax \$4	Brow Tint \$5	Underarm Wax \$8
Leg Wax (from knee down) \$12	Facial \$8	Facial with Machine \$12
Facial with Paraffin mask \$13		

**Nail Services**

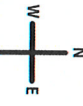
Services & Price

Basic Manicure * \$6	Polish Change-Hands* \$2	Polish Change-Feet * \$4
Pedicure* \$18	Pedicure w/ Paraffin * \$21	Full-set with Tips \$16
Full-set Overlay \$11	Nail Repair \$3	Acrylic Fill \$8
Acrylic Fill \$8 & up	Nail Art (one nail) \$1	Nail Art (full-set with 10 rhinestones) Additional rhinestones available for purchase \$8
French Polish \$3	Paraffin Dip- Hands \$3	Paraffin Dip- Feet \$4
*Gel Polish extra \$3		

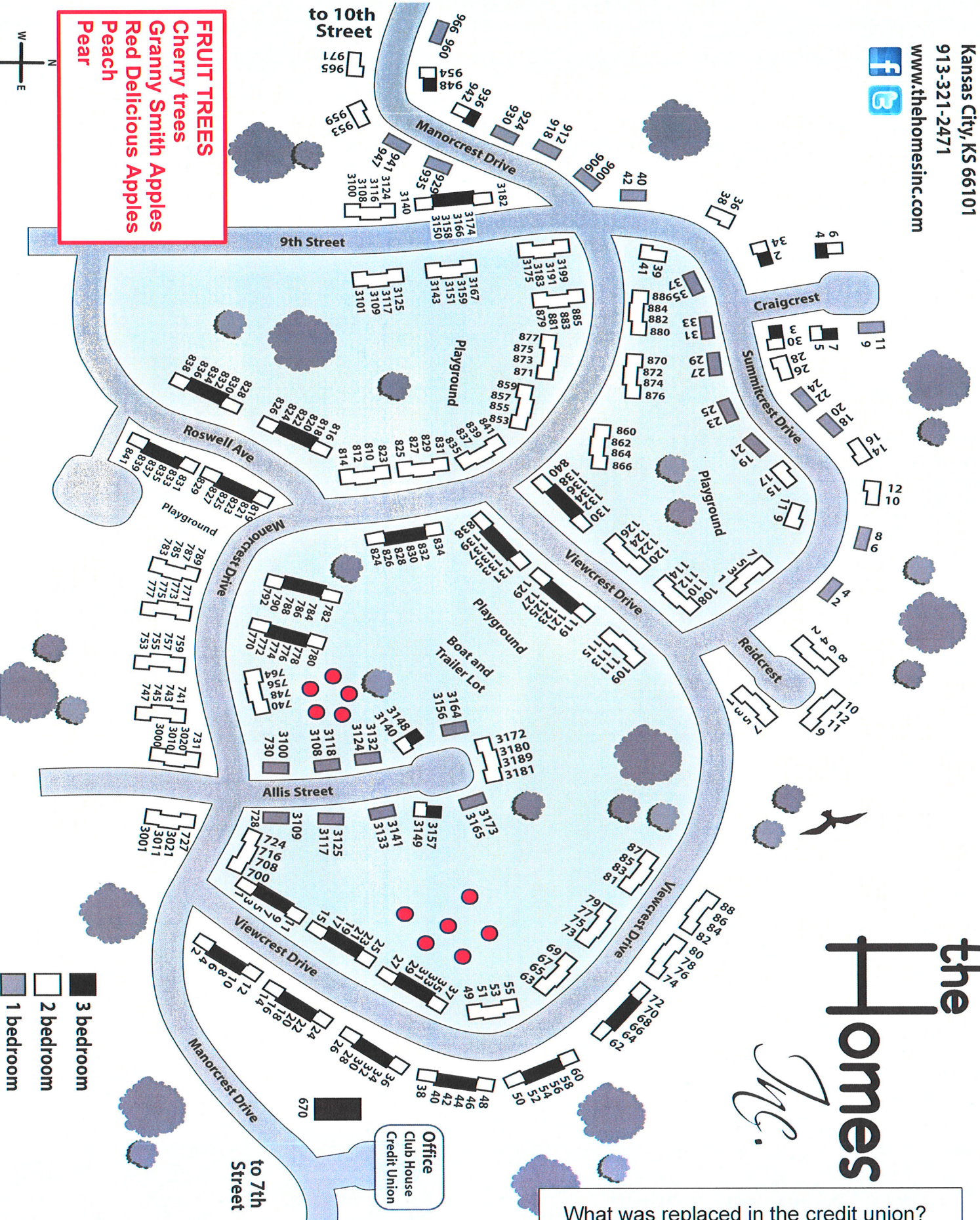


# FRUIT TREE LOCATIONS ●

660 Manorcrest Drive  
 Kansas City, KS 66101  
 913-321-2471  
[www.thehomesinc.com](http://www.thehomesinc.com)



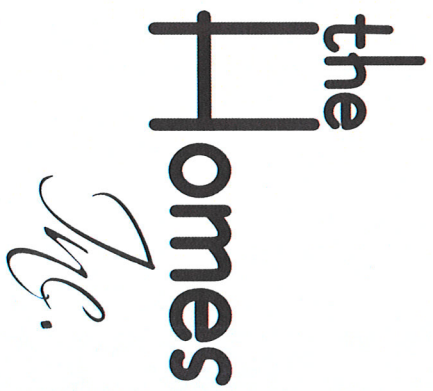
**FRUIT TREES**  
 Cherry trees  
 Granny Smith Apples  
 Red Delicious Apples  
 Peach  
 Pear



- 3 bedroom
- 2 bedroom
- 1 bedroom

Office  
 Club House  
 Credit Union

What was replaced in the credit union?





## UNITS FOR SALE

	Amenities	Owner	Phone	Price
<b>2 Bedroom (down)</b>				
73 Viewcrest	C/A, Fridge, and W/D	Huaman	913-620-6847	\$55,000
<b>2 Bedroom(up)</b>				
773 Manorcrest	Fridge, Stove, W/D, and Shed	Flores	816-269-9393	\$85,000
855 Manorcrest	C/A, W/D, Fridge, Stove	Ramos	913-235-4676	\$80,000
75 Viewcrest	C/A, Fridge, Stove, Microwave	Huaman	913-620-6847	\$55,000
<b>3 Bedroom (down)</b>				
3157 N. Allis	C/A, Fridge, Stove, and Dryer	Gardea	913-562-4288	\$65,000
<b>3 Bedroom (up)</b>				
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	\$50,000

### 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.

### **NEW MOWING AND TRIMMING POLICY**

**If during the season you receive 2 mowing and trimming letters you will not be sent a 3<sup>rd</sup> 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.**

# September 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	18 Board Meeting	19	20	21	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 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. Name a model of a KIA that you can get a free lock for?