

# THE HOMES, INC.

## NEWSLETTER

# FEBRUARY 2026

**BOARD MEETING IS  
FEBRUARY 16<sup>TH</sup>  
IN THE CLUBROOM  
At 5:30 pm**

**THE PRO RATA PORTION OF  
REAL ESTATE TAXES FOR 2025 ARE  
SINGLE UNIT - \$612.72  
DOUBLE UNIT - \$1225.44**

**DO NOT PUT THE ITEMS TO THE CURB  
UNTIL THE DAY OF THE PICKUP.  
Mattresses, appliances, and furniture  
will not be picked up by the trash  
company. If those items or any other  
items are picked up by the Homes a  
charge of \$100 or more will be added  
to your account.**

**REMEMBER TO CHANGE YOUR  
FURNACE FILTER EACH MONTH.  
FILTERS ARE FREE AT THE OFFICE.**

### INSIDE THIS ISSUE

	<u>PAGE</u>
Protect Yourself from Scams	2
LIEAP	3
Freezing Pipes	5
Map of Viewcrest as a One Way	6
Calendar	8

### **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 FIRE DEPARTMENT	913-573-5550
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

**FREE ICE MELT  
(FOR PORCHES AND SIDEWALKS)  
AT THE OFFICE**

### **NEWSLETTER TRIVIA**

We want to encourage all residents to read the newsletter. You will find **8** 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...



## UTILITY AND SALES TAX REBATES

Rebates will be processed beginning January 2, 2026, through April 15, 2026. Start gathering your documents now to assure your application is processed timely.

### Step 1. How do I qualify?

- 65 or older or disabled on January 1 (50% or more for military disability)
- Income of the applicant less than \$58,041.00 (Some disability income is excluded from total income)
- Pay utility service (BPU, Kansas Gas, Atmos Gas, AT&T land line only)

### Step 2. How do I submit my documents?

- **By Mail:** Mail your proof of income for 2025, proof of disability if applicable, and copies of your utility bills to the Clerk's Office. We will return your original documents to you. Please be sure to include your date of birth and phone number if we need to contact you.
- **In Person:** Bring your information to the Clerk's Office between 8:30 AM – 4:00 PM, Monday – Friday, on a walk-in basis. Various sites will be designated throughout the county where applications will be processed. The following locations will be hosting appointments for rebate applications.
  - **Daily:** 8:30 AM - 4:00 PM, City Hall, 3<sup>rd</sup> Floor Clerk's Office (no appointment needed)
  - **Tuesday:** 9:00 AM - 1:00 PM Joe Amayo Community Center
  - **Wednesday:** 9:00 AM - 1:00 PM Eisenhower Community Center
  - **Thursday:** City Hall location only
  - **Friday:** 9:00 AM - 1:00 PM County Annex Building

Please call (913) 573-5311 to schedule an appointment for locations. Call the Area Agency on Aging directly to schedule an appointment on Tuesdays with that agency (913) 573-8531. No appointments are required for City Hall. If you need transportation, please notify the call taker at the time you schedule your appointment and transportation services will be arranged on your behalf.

### Step 3. How long will it take to receive my rebate?

The Clerk's Office will process your application and mail you a copy for your records within seven business days of our receipt. You should receive your rebate check from the Unified Government approximately ten weeks after your application has been processed.

***Don't forget to see if you qualify for the Homestead/Safe Senior rebate available through the Clerk's Office.***

## PROTECT YOURSELF FROM SCAMS

In this scenario, you receive an unexpected text message from an unknown number. The text seems harmless at first, with a message like, "Hey, how are you?" or "Are you coming to the BBQ later?" If you reply to the message, the sender will start a friendly conversation. But this "friend" is actually a cybercriminal! After some casual conversation, they'll start talking about a great investment opportunity in cryptocurrency or gold and promise you can make big profits with no risk. They'll tell you to invest in a specific website or app. But this opportunity isn't real, and any money you send will go directly to the scammer. If you send your money through the website or app, the cybercriminal "friend" will disappear, and your money will be gone forever. Follow these tips to avoid falling victim to smishing, or SMS phishing, scam:

- If you receive a text message from a number you don't know, don't reply. Replying to the message lets cybercriminals know that your phone number is active.
- Be cautious of any promises of guaranteed profits or zero-risk return. These are major red flags for scams.
- NEVER send money, cryptocurrency, or gift cards to someone you haven't even met in person.

The **Low Income Energy Assistance Program (LIEAP)** is a federally funded program that helps eligible households pay a portion of their home energy costs by providing a one-time per year benefit.

The 2026 LIEAP application period begins January 20, 2026, at 8 a.m. and ends March 31, 2026, at 5 p.m. Applications will not be accepted, and payments will not be issued until the season officially opens.

To qualify for LIEAP, applicants must meet the following requirements:

- An adult living at the address must be personally responsible for paying the heating costs at the current residence, payable either to the landlord, utility company, or fuel supplier.
- The combined gross income (before deductions) of all persons living at the address may not exceed 150% of the federal poverty level according to the guidelines listed below:

Persons Living at this Address	Maximum Gross Monthly Income
1	\$1,956
2	\$2,644
3	\$3,331
4	\$4,019
5	\$4,706
6	\$5,394
7	\$6,081
8	\$6,769
+1 \$688 for each additional person	

Applying for LIEAP is easy. You can complete your LIEAP application online through the DCF Self-Service Portal at [dcfapp.kees.ks.gov](http://dcfapp.kees.ks.gov) during the LIEAP application period.

Paper applications are available at your local DCF Service Center or they can be requested by calling toll-free 1-888-369-4777. A printable LIEAP application is available on the Helpful Tips page during the LIEAP application period.

Answer all the questions on the application to the best of your ability. The application provides us with the information we need to determine eligibility for your household. You must include the signatures of all adults living in the residence.

Please also provide copies of the following information:

- Proof of income (earned and unearned) for anyone living in the residence.
- Copy of all fuel bills (gas, electric, propane, etc.).
- Proof of child support payments received or the court order.
- If in subsidized housing, provide a copy of your rental agreement.
- If your primary heating costs are included in your rent, provide a copy of your rental agreement.
- If your utility bills are in the landlord's name, provide a copy of the lease agreement. Other information may be requested as needed.

## **HOMESTEAD/SAFE SENIOR REBATE**

**Rebates will be processed beginning January 2, 2026, through April 15, 2026. Start gathering your documents now to assure your application is processed timely.**

### **Step 1. How do I qualify?**

- If you own and live in your home, you can apply to have a portion of your real estate taxes refunded back to you from the State of Kansas.
- Do NOT file a tax return
- Own and occupy your home
- Born before January 1, 1970, or disabled on January 1 (50% or more for military disability)
- Income of the household (Some disability income is excluded from total income) per State regulations:
  - \$25,380 for Safe Senior program with no delinquent property tax will receive up to 75% rebate.
  - \$43,389 for Homestead program (may qualify with a dependent child under 18) will receive up to \$700 rebate.
  - \$58,041 for Senior or Disabled Veteran program will receive refund of amount of property tax increase compared to base year.

### **Step 2. When can I apply?**

You can apply for the **Homestead/Safe Senior/Disabled Veterans** rebates from **January 2 through April 15** of each year.

If you file a tax return, the Clerk's Office **cannot** file a Property Tax rebate on your behalf. If you miss the filing deadline, you must contact the Kansas Department of Revenue at (785) 368-8222 to obtain authority to file a late return.

### **Step 3. How do I submit my documents?**

- **Mail:** Mail your proof of income for 2025, proof of disability if applicable, and copies of your property tax statement to the Clerk's Office. We will return your original documents to you. Please be sure to include your date of birth and phone number if we need to contact you.

**In Person:** Bring your information to the Clerk's Office between 8:30 AM – 4:00 PM. Monday – Friday on a walk-in basis. Various sites will be designated throughout the county where applications will be processed.

- The following locations will be hosting appointments for rebate applications.
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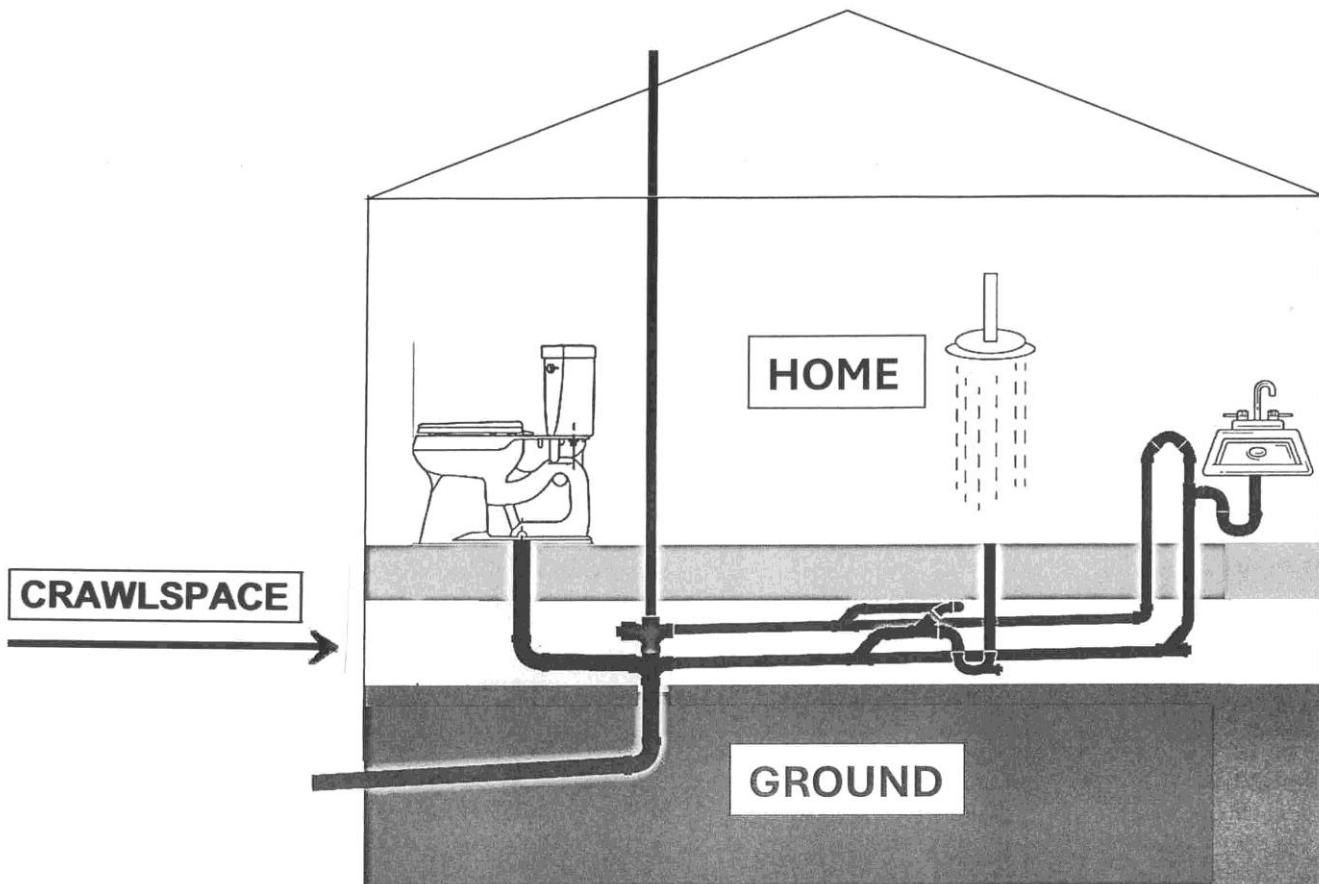
### **Step 4. How long will it take to receive my rebate?**

The Clerk's Office will process your application and mail you a copy for your records within seven business days of our receipt. You should receive your rebate from the State of Kansas approximately four to six weeks after your application has been processed.

### **Step 5. What is the Advancement Program?**

The Advancement program applies to your **property** rebate. This program provides eligible homeowners with the opportunity to apply a portion of their anticipated Homestead refund to help pay the first half of their property tax each year. This advancement from the State is received in January at the Treasurer's Office on behalf of those taxpayers that qualified for a homestead tax refund the previous year and elected to participate in the program. It allows the taxpayer a credit to be used against the payment of their first half of real estate taxes. These tax payments are due December 20.

## DON'T LET YOUR PIPES FREEZE



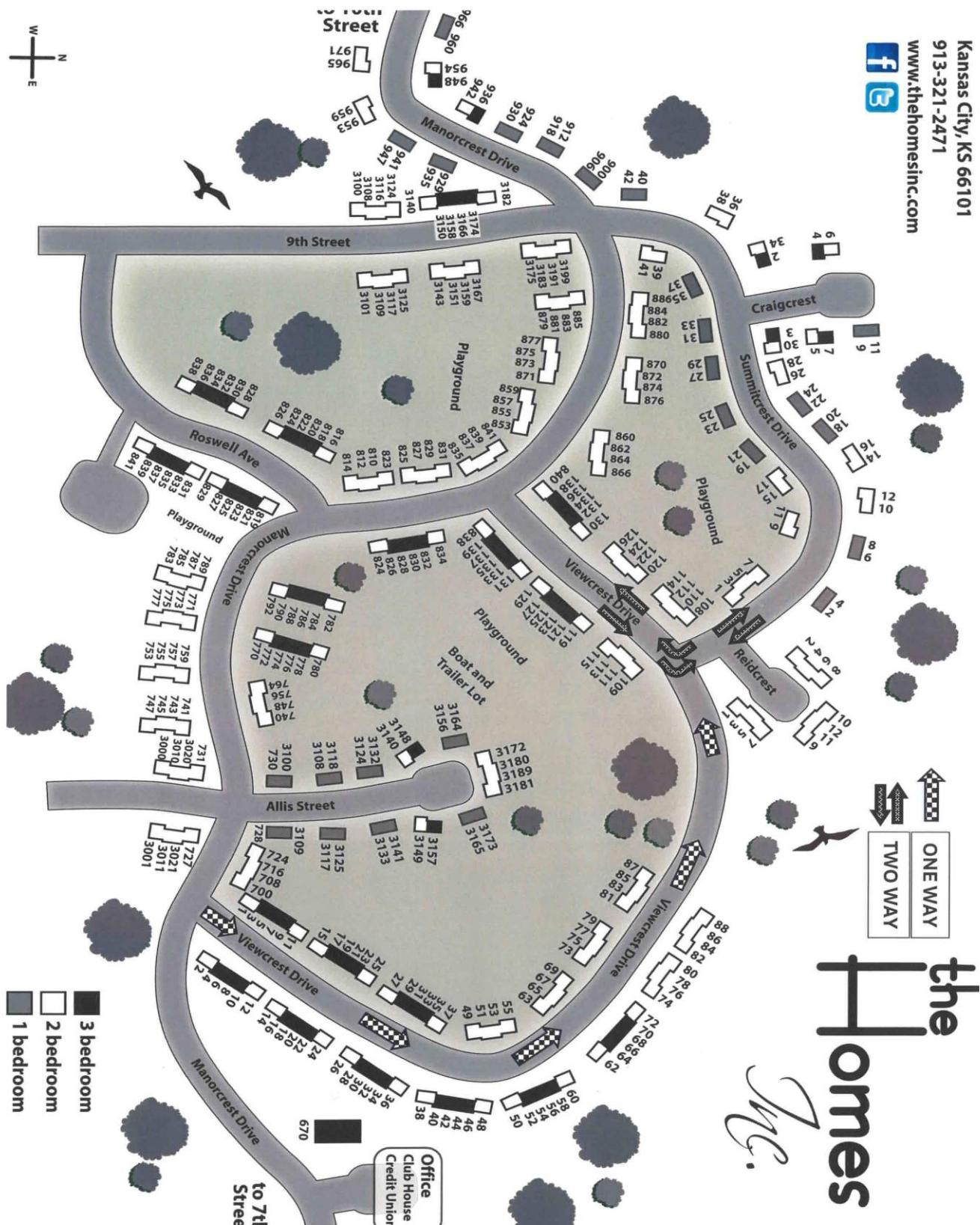
When the temperatures drop below freezing (32 °) your plumbing pipes are susceptible to freezing. Ice will form in the pipe not allowing water to flow through your home or out of your home. Our crawlspaces are not heated or well insulated. Cold air in the crawlspace will freeze pipes. To avoid this, you need to let your faucets drip. A drip should fall every one-three seconds from your faucet. Letting a faucet drip during freezing temperatures prevents pipes from bursting by relieving the intense pressure that builds up between an ice blockage and the faucet. While moving water is harder to freeze, the primary benefit is that a slow, steady drip gives expanding water/ice somewhere to go, preventing it from rupturing the pipe. Always let your bathroom faucet drip since it is the farthest away from your utility room which is where water enters your home.

## KANSAS WEATHERIZATION PROGRAM

The Kansas Weatherization Assistance Program is a federal program administered by the Kansas Housing Resources Corporation, which provides weatherization services to income-eligible Kansans. These services may involve the installation of air sealing and thermal envelope measures, such as caulking around windows and doors, adding insulation to attics, walls, ceilings, foundations and cleaning, testing and repairs to refrigerators and heating and cooling equipment. Weatherization services save customers on average, \$283 annually. Call 785-264-4814 or visit their website at <https://kshousingcorp.org/> for more information.

## MAP SHOWING PART OF VIEWCREST BEING A ONE WAY STREET

Soon the Unified Government will turn part of Viewcrest into a one way street to increase parking. The map shows the area on Viewcrest that will be a one way.



6. What should you not do if you receive a text message from a number you don't know?

## UNITS FOR SALE

<b>Address</b>	<b>Amenities</b>	<b>Owner</b>	<b>Phone</b>	<b>Price</b>
<b>2 Bedroom (up)</b>				
855 Manorcrest	C/A, Fridge, Stove, and W/D (Appointment)	Ramos	913-235-4676	\$35,000
3116 N. 9 <sup>th</sup> Street	Fridge, Stove, W/D, and Shed	Beach	913-424-0951	\$30,000
67 Viewcrest	C/A, Fridge, Stove, Shed, Driveway	Diaz	913-488-5563	\$45,000
<b>3 Bedroom (up)</b>				
132 Viewcrest	As is	Oliver	913-961-0330	\$35,000

### **CLEANING UP YOUR DOGS WASTE**

Wyandotte County requires dog owners to pick up their dog's poop in public areas and on private property not belonging to the owner. It is considered an unlawful discharge and a sanitation issue due to public health and environmental risks. Violations of the animal control ordinance are considered a misdemeanor offense. Fines can vary depending on the specific violation and whether it is a repeat offense, potentially ranging from \$50 to over \$500, in addition to potential court costs or imprisonment in some cases.

## **Quindaro Homes Federal Credit Union**

Monday 12:30-4:30pm. Wednesday 12:30-4:30pm. Friday 12:30-4:30pm

660 Manorcrest, KCK, 66101.

**913-342-3421**

Support your local community Credit Union

The QHFCU serves our community at the Homes, Inc. and relies upon its members for support. The more money members have in the credit union allows the credit union to grant loans.

Savings accounts earn 0.25%

Loan rate is 15%

Shared savings rate is 4%

\$25.00 charge for returned checks.

\$35.00 charge for appraisals.

# February 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16 BOARD MEETING  QHFCU CLOSED	17	18	19	20	21
22	23	24	25	26	27	28

TRIVIA WINNER  
Vickie Saylor

Please call or email the office if you would like the Newsletter hand delivered. The newsletter is always available in the office and online at [www.thehomesinc.com](http://www.thehomesinc.com)

## 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		

Keys R Us  
Aaron - Lock Technician  
816-334-8708 / 913-444-3522