

THE HOMES, INC.

NEWSLETTER

OCTOBER 2026

BOARD MEETING IS OCTOBER 19TH IN THE CLUBROOM At 5:30 pm

It is a rule of the Homes that
**A STOCKHOLDER
MUST LIVE IN AN
OCCUPIED UNIT.**

It is a violation of your lease
if there is no stockholder
living in an occupied unit.
**YOU CAN BE EVICTED
FOR THIS VIOLATION!**

Refer to page 2 for more
information.

**YARD SALE IN THE CLUBROOM ON
OCTOBER 24TH AND 25TH FROM 8:00
AM TO 5:00 PM. ALL RESIDENTS
ARE WELCOME TO PARTICIPATE.**

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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 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
WASTE MANAGEMENT	1-800-796-9696

**Security light not working? Please
report it to the office.**

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 \$50 off the next month's HOA fee.

1. Who should you call if you need a ride to the vote?

FOLLOW US ON...

facebook

As you know, it is a rule of the Homes that a stockholder must live in an occupied unit. It is a violation of your lease if there is no stockholder living in an occupied unit.

YOU CAN BE EVICTED FOR THIS VIOLATION!

The Homes has this rule for many reasons but one of the most important reasons is because we are not a community of renters or occupants. We are a community of owners! The Homes own 50% of every unit and stockholders own 50% of their unit. Ownership as a stockholder in the Homes creates equity without the responsibility of roof replacement, exterior painting, property insurance, HVAC servicing/replacement, plumbing repairs/replacements, structural repairs, taxes, and more.

Owners want to take care of the inside and outside of their unit because it makes their equity more valuable (This means that a unit that is well maintained will sell for much more than a unit that is not maintained). Renters or occupants have no equity and don't benefit from maintaining a unit or selling a unit.

To resolve this issue, you need to add whoever is living in the unit to the stock and the lease by following the instructions below.

ADDING A STOCKHOLDER

- An application must be FULLY completed by the person being added. Applications are available in the office and on our website under the "Helpful Information" tab. (The instructions are simple and included with the application. The fee to submit an application is \$40).
- Submit the completed application to the office for approval/disapproval from the credit committee. (If an application from an occupant is disapproved, the occupant will have to be removed from the unit. Failure to comply will result in a stockholder eviction. The stockholder will be financially responsible for all eviction expenses incurred by The Homes.
- If approved an appointment will be scheduled by the office. All parties will meet at the office to review rules/policies and sign the necessary paperwork.

EVENTS

9/5/2026, 9/19/2026, 10/3/2026, 10/15/2026 - KCK Farmers Market-Quindaro Blvd

Bi-Weekly Market | 8:00am - 1:00pm | 1739 Quindaro Blvd. Kansas City Kansas 66104

The Downtown KCK Farmers Market on Saturdays is located at 1739 Quindaro Blvd. KCK 66104 and is open bi-weekly on Saturdays from 8 a.m. - 1 p.m. or sellout. Set-up begins as early as 7:00am. (Notice: See special event market information may be different from regular market date, hours, and location.)

09/05/2026 – 10/18/2026 - Kansas City Renaissance Festival

633 N 130th St Bonner Springs, KS 66012. Online Prices: General Admission Adult: \$30.44 Child: \$20.61 Senior: \$28.26 Adult 2-Pack: \$22.85 Does not include processing fee.

Time: 10:00 AM to 5:00 AM. Recurrence: Recurring weekly on Sunday, Saturday. Every week has a theme. 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. Join us for the seven 2026 Themed Weekends.

10/9/2026, 10/10/2026, 10/11/2026 - Panda Fest Kansas City 2026

1800 Village West Parkway Kansas City, KS 66111. Price: \$14. Children ages 6 and up: Require an adult ticket Children under 6: Do not need a ticket. www.pandafests.com/pandafestevents/kansas-city2026.

Panda fest is the Biggest Asian Food Festival 2026! An outdoor Asian food festival with experiential activities, tastings, and market fairs. Panda fest is one of the biggest outdoor Asian food festivals in the US with experiential activities, tastings, and market fairs that showcases the vibrant food, art and cultural traditions from Asia. We will decorate the festival with a lot of Panda decorations. And we will have Panda inflatables, Panda Dough Figurine, Panda Painting DIY, Panda Face Painting, Panda themed food... 2 FREE GIFTS: one customized Panda pin with Kansas City feature, one headband (worth \$11 in total). 90+ Asian food vendors, 200+ Asian street food, 30+ Merchandise vendors, Asian culture performance, Panda related merchandise, Panda inflatable Panda bounce house.

10/15/2026 - Senior Impact Series

Area Agency on Aging, 849 N. 47th St., Suite B., Kansas City, KS, 66102. You are cordially invited to the next installment of the Senior Impact Series! American Red Cross and UG Emergency Management will be our guest presenters on Thursday, October 15 at 12 p.m. To foster clarity and connection, the Wyandotte/Leavenworth Area Agency on Aging has launched the Senior Impact Series; a series of listening sessions that are intended to keep our 60+ population in the know about matters that may impact their daily lives. Each session features guest speakers from local organizations to discuss projects, programs, and resources. A light lunch will be provided to those that confirm their attendance and a Q&A session will follow each presentation, giving the attendees an opportunity to ask questions and share feedback. Reserve your seat and lunch today by calling 913-573-8531 or emailing at 60plus@wycokck.org.

10/17/2026 - Downtown KCK Corvette Show in Kansas City, Kansas

Main Library 6th Armstrong Kansas City, KS 66101. Time: 10:00 AM to 3:00 PM. No cost to register.

Voluntary donations benefit Lowriding 2 Success.

www.facebook.com/groups/339468491471500/posts/1315362767215396/.

TRASH AND RECYCLING

Residential trash and recycling customer service is managed by Waste Management of Kansas City, Inc. Residents have three options for contacting WM:

Visit WM.com: Sign up for 24-hour account access.

Download the My WM Mobile App: Available on Android and iOS for on-the-go account access.

Call WM: 1-800-796-9696.

A customer ID is required to register using WM.com or the My WM Mobile App. To obtain your Customer ID, call 3-1-1 and ask to speak with the Solid Waste Management team. Waste Management services are billed through BPU and residents may be able to negotiate a discount for services not provided or delayed. Residents will need to keep accurate records/notes of dates that the service wasn't provided and/or was late. To do this, contact BPU at 913-573-9190. Residents should also contact the mayor's office: Christal Watson is the mayor, and her phone number is 913-573-5010 and her email is mayorwatson@wycokck.org. When reporting your issue with Waste Management, ask the mayor to financially sanction Waste Management for poor service. (Several years ago, Mayor David Alvey sanctioned/withheld payment to Waste Management and the trash and recycling services drastically improved).

(FAQS) FOR RESIDENTIAL TRASH PICKUP BY WM

What items do not go into the trash

The following hazardous household waste items should **NOT** be treated as everyday garbage.

Batteries, Electronics, Fluorescent light bulbs, Paint and paint cans, Used motor oil & filters, Prescription medications

How do I dispose of a used mattress, couch, and toilet

Scheduled bulk pickups are available to certain WM customers. Terms, fees and conditions may apply.

Learn more and easily schedule your "bulky" pickup from your My WM account. Items considered bulky include: Appliances, TVs & electronics, Household furniture, Scrap metal, Tires – up to 4 car or light truck tires separated from rims, and Yard trimmings – bundled for composting.

What items can I put into the trash

The following items are included in everyday trash.

Diapers, Disposable razors, Cactus & palm branches, Cat litter & pet feces, Glassware & ceramic dishes/cups, Hoses & wire, Juice boxes/pouches, Non-fluorescent light bulbs, Sheet glass (windows, mirrors, etc.), Foam cups or packing materials, Treated wood (painted, stained, etc.)

Parking And Vehicle Control Committee

The streets and parking are public, which means they are owned and maintained by the Unified Government. Enforcement of the laws for public streets and parking are under the jurisdiction of the Kansas City Kansas Police Department and Sheriff's Department. The magnitude of enforcing parking laws and vehicle laws does not fall upon The Homes. The revenue that is earned through maintenance payments needs to go to the infrastructure of The Homes and not policing parking.

The Homes would like volunteers to form a parking and vehicle control committee. The committee would be made up of residents that want to represent the mannered civility of The Homes while connecting with the cities departments to improve parking and remove illegal vehicles. If any resident is interested in being on the committee, they should contact the office.

FALL FURNACE INSPECTIONS HAVE BEGUN.

If you would like to be home when the inspection is performed please contact the office to schedule a date and approximate time. We can only set appointments for mornings or afternoons and not a specific time. Continual re-scheduling of appointments could result in a fee from the vendor that will be passed on to the resident. It is very important that all furnaces be inspected. Please clear all areas so there is access to the utility room/furnace area, return vent, and attic stairways.

NOTE: ABOUT CENTRAL AIR SYSTEMS

It is the stockholder's responsibility to maintain the central air systems. This includes the condensation/refridgerant lines. If these lines are not maintained (along with the other components of a central air system) they can become clogged and cause water to damage the furnace. If it is found that you have not maintained your central air system and it has caused damage to the furnace you will be financially responsible for the repair or replacement of the furnace.

RESIDENT AVAILABLE TO MOW YARDS

MATT SAWYER 913-280-2249

IF YOU WOULD LIKE TO BE ADDED TO OUR LIST OF AVAILABLE RESIDENTS TO MOW OR DO HANDYWORK PLEASE CALL THE OFFICE.



HELPFUL HINTS ABOUT LIVING IN THE HOMES

KEEP FURNACE 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. CHANGE YOUR FURNACE FILTER ONCE A MONTH. FILTERS ARE FREE AT THE OFFICE.**

PLUMBING: DO NOT FLUSH FLUSHABLE WIPES. The pipes in our homes are over 80 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 back-up in your pipes you may be charged for the repair.

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 residents' needs. Second, it is against the law. Littering is a Class C violation that is punishable by a fine up to a \$2,500.00. If you are witnessed littering the police will be called and you will be charged, by The Homes, for the time it takes to pick it up and dispose of it.

PARKING: The Homes does not have assigned parking. There is no community rule that states there should only be one vehicle per adult resident. 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. If you have vehicles that you do not drive, park it in an overflow lot. **NEVER PARK IN YARDS OR COMMON GROUND. IT COULD RESULT IN A FINE OF \$250.00**

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.

YARDS & PORCHES: Please take the time to clean up/organize your yard and porch. The size of our porches does 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 idea to store your items in are deck and patio boxes. 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 the porches.

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 go 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. **IT COULD RESULT IN A FINE OF \$250.00**

TRASH. Do not put your trash to the curb before 4:30 pm the day before pickup. Do not put your trash in your neighbor's trash bins.

UNITS FOR SALE

Address	Amenities	Owner	Phone	Price
2 Bedroom (up)				
773 Manorcrest	Stove, Fridge, & Basement	Aceves	816-269-9393	\$65,000
775 Manorcrest	Stove, Dishwasher, & Microwave	Miller	816-686-3411	\$40,000
3 Bedroom (up)				
3 Viewcrest	Stove, Microwave, & shed	Florida	816-916-3711	\$58,000

OCCUPANT FORMS

Two attempts to collect updated occupant forms have been made with due dates of August 3rd and August 14th. If you did not turn in an occupant form you can get one at the office or go to our website under the “Helpful Information” tab and print/download the form. You can drop off completed forms to the office or email them to thehomesinc@thehomesinc.com. If an updated occupant form is not received in the office by October 1, 2026, a **\$100.00 fee** will be added to your account. If legal action is taken the stockholder will be financially responsible for all expenses incurred by The Homes.

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 secured loan rate is 4%

\$25.00 charge for returned checks.

\$35.00 charge for appraisals.

OCTOBER 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12 Credit Union Closed	13	14	15	16	17
18	19 Board Meeting	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 and online at www.thehomesinc.com

HELPFUL COUNTY RESOURCE PHONE #'S

Broken Traffic Lights - 573-9522

Drug Dealing – 573-6280

Trespasser/Solicitor – 596-3000

Abandoned Appliance – 573-8600

Abandoned Car – 596-3000

Potholes – 573-8307

Gas Leak – 1-800-794-4780

Stray Animal – 321-1445

Clogged Storm Drain – 573-5400

Car Alarm – 596-3000

For more helpful county info contact Livable Neighborhoods Task Force – 573-8737. AA Hotline – 816-471-7229

Water Main Breaks – 573-9622

Abandoned House – 573-8600

Broken Street Sign – 573-5776

Hazardous Sidewalk – 573-5400

Suspected Arson Activity – 573-5550

Broken Street Light – 573-9522

Power Line Problems – 573-9522

Rats – 573-6705

Foul Odor – 573-8600

Polluting Chemicals – 321-4803

Wild or Dead Animal – 321-1445

Weeds in Yard – 573-8600

Belligerent Person – 596-3000

Trash and Debris – 573-8600

Illegal Fireworks – 596-3000

Building Alarm – 596-3000

Graffiti Hotline – 573-8600

Prostitution – 596-3000

Illegal Dumping – 573-8600

Loud Music or Noise – 596-3000

TRIVIA WINNER
LANA SMITH

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

If you need a ride to
vote in the 2026
General Election call
Karen 913-713-8595