

# Verona Views



SPRING/SUMMER 2023 • VERONA HILLS HOMES ASSOCIATION

## A Letter from the President...

Happy summer Neighbors! It was generally a mild winter and a beautiful spring, which is always nice for the neighborhood's pocketbook as we spent very little plowing our streets. We decided to celebrate that savings and use a few of those dollars to resume our annual meet and greet at RC's last month. Thank you to all who joined us! I believe a good time was had by all, and it was a pleasure to see many familiar faces and meet some new folks!

Speaking of get togethers, thanks also to all who came out for Easter Egg hunt. We loved seeing so many children and families out at the park. We are excited to see many more enjoying all the new improvements to the park that were completed last fall!

While we are of course blessed with such a lovely park, some of the sidewalks to get there can be a little treacherous and are getting worse with the passing years. Last year we applied for curb and sidewalk replacements and improvements through Rebuild KC grant program, which is tied to the \$800 million in GO bonds approved in 2017 by voters to be funded over the next 20 years through increased tax revenue. \$150 million of those funds were subsequently earmarked for sidewalks after a study was completed estimating the need. We received notification that our request for funding was not accepted. That might have been a bummer if we didn't keep reading and found out that a duplicate request had been submitted and approved for funding! Unfortunately, we do not have a timeframe for all these improvements, but it has been nice to see the city starting to address some of our curbs and sidewalks throughout the neighborhood. It does give us hope for the future on a project whose scope frankly exceeds our resources.

Speaking of things out of our control but of interest, there was some unease and consternation brought to our attention regarding the improvements to Barstow. Several board members attended a community meeting at the Center Planning and Development Council in March where Barstow presented their plans. While we did not get much of a feel for the impact to our residents during the meeting, I followed up afterwards with the President of Barstow. He assured me they have our neighbors in mind and are confident their improvements would have no negative impact. He indicated he is happy to have a conversation with individual neighbors to address any concerns should they have them.  
*(Continued on next page...)*

## Board of Directors

<b>Kevin Fallon</b> President 816-500-9558	<b>Katie Scurlock</b> Vice President 913-244-7117
<b>Joe Lewellen</b> Secretary 816-721-7190	<b>Christen Dusselier</b> Treasurer 816-215-8256
<b>Laurie Minx</b> Communications 816-721-3934	<b>Open Position</b> Common Areas TBD
<b>Open Position</b> Migliazzo Park TBD	<b>Richard Hudson</b> Public Works 913-634-4629
<b>Chris Gaughan</b> Compliance 816-786-4439	<b>Dave Bednarczyk</b> Security <a href="mailto:dave.bman@icloud.com">dave.bman@icloud.com</a>

### Jimmy Nickle

Events

[jnicklebbslawnsidebbq@aol.com](mailto:jnicklebbslawnsidebbq@aol.com)

### EMAIL US:

[info@veronahills.org](mailto:info@veronahills.org)





It is important to continue to bring new perspectives and fresh energy to the board. Our board was gracious to hang in there during the pandemic for continuity over the past few years. We have several great candidates who have come forward or been identified over the past several years who will be transitioning into new roles, but we also want to make sure we are giving everyone who is interested an opportunity to get involved. If you would like to learn more about board or other neighborhood involvement, please feel free to call me at (816) 500-9558 or email [info@veronahills.org](mailto:info@veronahills.org).

We want to make sure you are all aware of happenings in the neighborhood. If you are not on our email distribution list, please email [info@veronahills.org](mailto:info@veronahills.org) with a preferred email address. If you would like to receive periodic phone messages, please either email or call (816) 500-9558 and we will get you added to the list! Phone alerts come with a small fee to us, so residents must opt-in to receive those messages if email is not their preferred communication method.

Thanks again for all you do to make Verona Hills a safe, beautiful, and enjoyable place to live. Have a great summer!



## 2023 EVENTS: Save the Date!

### Past Spring Events:

- March 25: Neighborhood "Meet & Greet" at RC's Back Door Bar
- April 1: Easter Egg Hunt at Migliazzo Park
- June 10: Dumpster Day with five large dumpsters on Pennsylvania Street

### Upcoming Summer Events:

- **July 1: Patriotic Bike Parade at 9 a.m. at Migliazzo Park.** Encourage the kiddos to decorate their bikes and scooters in red, white, and blue for a festive ride around the park path with treats to follow!

### Stay Tuned for More Activities Being Planned for the Fall and Winter:

- August: Movie Night
- September: Annual Garage Sale
- October: Fall Festival
- November/December: Annual HOA Meeting

### REAL ESTATE RECAP:

For 2023 as of 6/16/23, Verona Hills had 1 active home listed and 13 homes sold.

The minimum sold price was \$285,000, and the maximum sold price was \$495,000.

The average sale price is \$413,769. The average number of days on the market is 31.

This information is provided courtesy of Katie Scurlock.

\* Helpful Tip: Home values are a hot topic with Jackson County tax assessments recently released. If you need assistance, please contact a realtor who is knowledgeable in area sales.

### STAYING CONNECTED:

Be sure to check out our website at [veronahills.org](http://veronahills.org). If you have suggestions, requests, or updates to your contact information, email us at [info@veronahills.org](mailto:info@veronahills.org).

Note: If you have not received emails from us about upcoming brush pick-ups and more, let us know. We may need to update our records. If you would rather receive phone blasts, request to be added to our automated call list. (We only add those who opt-in due to a small service fee.)

Have you joined Nextdoor yet?  
<https://nextdoor.com/>

## RECAP: Neighbors Gather Annual Easter Egg Hunt at the Park

On April 1<sup>st</sup>, neighbors gathered together for our Easter Egg Hunt at Migliazzo Park. This annual tradition is attended by more than 200 Verona Hills' residents! Children and grandchildren (ages 10 and under) grabbed their baskets and raced to retrieve colorful eggs filled with candy and prizes. Everyone enjoyed refreshments before and after the big hunt. Special thanks to all those who made this fun event possible!



## MIGLIAZZO PARK: Playground Improvements Completed

Many of you have been enjoying the new playground equipment that was added to our park last year! We appreciate everyone's patience while construction was completed and new grass was grown. With more sunny days on the horizon, we look forward to seeing you take advantage of our wonderful new play spaces and beautiful scenery in the heart of our neighborhood!

## COMMON AREAS: Sprucing Up Our Outdoor Areas for Summer

A new vendor is maintaining our common areas this year. SES Landscaping has been busy refreshing the mulch around our many islands and monuments. The company also completed tree trimming to clean up low-hanging branches along State Line Road.

With the drought we experienced last year, there are a number of dead and dying bushes. The company is working on a bid to remove and replace those, in line with our commitment to maintain the beauty of our neighborhood. We also plan to have all our monuments washed and sealed again this year to make them shine!

We have been very happy with the change in our landscaping vendor thus far, but please let us know if you see islands on your street or other common areas that need attention. We welcome your feedback! We also welcome your involvement as a volunteer during future workdays around the neighborhood or as a future board member taking a special interest in keeping our common areas looking clean and beautiful for all residents and guests of Verona Hills.

## PUBLIC WORKS: Sidewalks, Streets, and More

Although sidewalks are technically homeowner property, we have decided as a board that, at the very minimum, we want to invest our time and energy into seeking sources of funding for improvement to our sidewalks. Last year, we applied for PIAC funds like those that have been used at the park. We also applied for funds through the Rebuild KC Neighborhood Grant Program through the city, which has been put in place specifically to fund such projects to improve city neighborhoods. As you read in the President's letter on the first page of this issue, we were notified that one of our funding requests was approved with more details to come!

Meanwhile, the city has been working on several curb and sidewalk replacements in the neighborhood. You might have noticed some repairs taking place along Minor Drive. The city is committed to addressing these issues – but what we can do is be a squeaky wheel and report any curb, sidewalk or pothole problems to the city, either through their [KCMO website](#) or by calling 311.

## COMPOST CONNECTION: Upcoming Leaf and Brush Pick-Ups

As we get more warm days and you are tempted to clean up flower beds, remember to utilize our monthly Compost Connection pickup right from your driveway. The monthly schedule is found on our website [www.veronahills.org](http://www.veronahills.org).



- July 14, 2023
- August 18, 2023
- September 15, 2023
- October 13, 2023
- November & December – KCMO City Collection

\* Please have no more than 20 paper bags or bundles at the curb by 7:00 a.m. with only natural yard waste.

## HEARTLAND TREE ALLIANCE: Sign Up for a Free Tree

Several years ago, the Heartland Tree Alliance, in partnership with the city, made an offer to any interested Verona Hills resident to plant a free tree in the easement area where trees had died. Many of you took advantage of this opportunity. Since then, several residents have reached out with additional interest in receiving a free tree. At this time, we are told they are not currently targeting our specific neighborhood.

However, in a discussion with one of their reps, they indicated that if enough neighbors request a tree and sign a pledge form to water a tree planted in their yard, they will make arrangements to make it happen for us! It sounds like they have their slate of projects for the year, but if you are interested, please visit their website at <https://bridgingthegap.org/heartland-tree-alliance/treesforkcmo/> or review the pledge form at <https://www.tfaforms.com/442450>. You can also email them directly at [trees@bridgingthegap.org](mailto:trees@bridgingthegap.org).

## COMPLIANCE CORNER: City Guidelines for Trash Pick-Up

We frequently receive inquiries from neighbors asking what types of trash and waste can be placed outside for trash collection, and what to do with trash that exceeds that two-bag limit. The City provides trash service to our neighborhood and has restrictions on what trash it will pick up.

According to the City, the following materials will be picked up on trash day:

- Food waste and packaging
- Small appliances, toys and tools
- Rubbish associated with normal home maintenance
- Small automobile parts that can be bagged, such as spark plugs, brake shoes and shock absorbers
- Building materials bundled with twine or wire, including wood and wood products, plaster or wallboard
- Boxes of shingles, empty paint cans and similar small items generated during routine maintenance and minor home repair

The City will not pick up any of the following:

- Yard waste, including grass and other clippings, leaves and brush
- Non-hazardous liquids (e.g., soft drinks, water, juice, etc.)
- Hazardous materials
- Sharp items
- Car batteries
- Glass
- Items weighing more than 40 pounds
- Items longer than four feet in length
- Animal excrement unless double bagged

Each household may put out two bags of trash for collection each week. If you have more than two bags of trash, you can purchase trash tags for \$2.50 each that allow you to set out additional bags. These tags can be purchased at Price Chopper and Westlake Ace Hardware.

Twice per year, the City also grants a trash amnesty where residents can put out up to 12 bags of trash without additional tags, so long as each bag weighs less than 40 pounds. These two trash amnesty days typically follow Christmas and July 4.

For additional information, City trash collection rules are available at <https://www.kcmo.gov/city-hall/departments/trash>.

## Wanting to Raise Chickens? You're Clucking Up the Wrong Tree.



We have recently had several inquiries and incidents of chickens in neighbors' yards. Unfortunately, this is an activity that is expressly restricted in the Declaration of Restrictions for the neighborhood in Section 14. Livestock and Poultry Prohibited. For further reference, an image of the recorded document is available on our website at <https://www.veronahills.org/files/VHRestrictions.pdf>.

As you all know, the various formative and governing documents of our neighborhood represent a legal contract between the HOA and its homeowners. As a board of directors, we are charged with adhering to these documents on behalf of and in the best interest of the neighborhood. A request for an exception for poultry activity has periodically been presented over the past number of years. There has never been support to grant an exception. Further, given the overwhelming resistance to poultry related activity in discussions with neighbors and board members, there has been no support to take any action to attempt to modify the Declaration of Restrictions for poultry related activity.

Outside of our requirement to adhere to the restriction detailed above, in the theoretical absence of the restriction, or for instance in a different neighborhood where the restriction does not exist, we can certainly see the appeal of keeping chickens for a number of reasons. However, from the perspective of a neighbor, voiced concerns have included the noise, the smell, and the possibility of attracting rodents and predators that could be dangerous for pets and small children. In addition, having a neighbor with chickens could potentially detract from the marketability and therefore diminish the value of one of your neighbor's homes, as knowledge of a neighboring chicken coop would very likely limit the number of interested buyers.

Prior to commencing any project, we strongly recommend looking up any city ordinances and referencing our covenants and restrictions. Please do not hesitate to reach out with any questions or concerns.

## TREASURER'S REPORT: Annual Dues and Liens Collected



Our fiscal year runs from June 1 through May 31, with annual assessment of \$150 due by June 30 each year. Our assessments have not been raised for many years, and they are meant to be affordable for all our residents. Please make sure to pay your assessments on time. They allow us to enjoy many of the core services you have come to expect and are highlighted in this newsletter, as well as continue to evaluate other services and events for the benefit of our neighborhood.

Did you know you can pay your dues online? Go to our website, [www.veronahills.org](http://www.veronahills.org), and our online payment portal is front and center! You will be able to make a one-time payment or set it up on auto debit going forward. You will only need your account number which can be found on your dues statement, or by calling our management company Homes Associations of Kansas City at 913-385-2440.

We have a collection policy in place that includes filing liens on properties once they become due for a third year on their assessments. Once a lien is filed, not only are individuals being invoiced for past due assessments, but also interest is added at 8% on the balance, and legal expenses incurred by the Association are included. Once an assessment is over four years past due, we are obligated by our Homes Association Declaration to file suit to collect

the delinquent assessments. This action increases expenses, including legal, filing fees and court costs, which are added to the delinquent assessment amount. The cost to file a lien is approximately \$100, and the average expense if an account goes to trial is over \$1,000.

In addition, a filed lien or judgment may have negative consequences on your credit rating. Overall, your Board of Directors would rather spend our volunteer time (and your hard-earned money!) providing services and improving the neighborhood, rather than exhaust the time and money collecting delinquent accounts. Further, it is not fair to the homeowners who pay when the assessments are due.

Our cash flow statement for the fiscal year ended May 31, 2023, is on our website. As a board we can confidently say our neighborhood remains in strong financial standing, with ample reserves to position us to address any unforeseen problems, continue to keep our streets safe from inclement weather, and further invest in our neighborhood. If, after review, you would like to discuss this financial information, please send a message to [info@veronahills.org](mailto:info@veronahills.org) and a member of our Board will contact you. Or, if you would like to speak to someone other than a Board member, please call our third-party management and accounting firm Homes Associations of Kansas City at 913-385-2440.

## SECURITY UPDATE: Statistics & Safety of Our Neighborhood



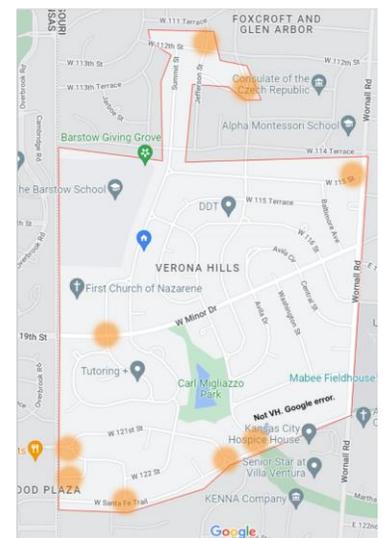
Great news! Since our last newsletter, REPORTED crimes have significantly gone down. Recently, we were able to help solve a stolen vehicle crime by using footage gathered from the cameras we've been installing!

While we've had several personal calls and concerns about suspicious folks in the area, we please ask that if you feel in danger, call 911 immediately. If you just want to report a nuisance individual and don't need immediate attention, it's best to call the South Patrol non-emergency number at 816-234-5550, option 4. The best way to prevent criminal activity is to reduce opportunities by keeping garage doors closed, doggie doors protected, your home well-lit, and your vehicles and home securely locked. If you need to request additional patrols in a specific area, you can request that online at [www.kcpd.org](http://www.kcpd.org).

Crime stats can be found via [kcpd.org](http://kcpd.org) or [cityprotect.com](http://cityprotect.com). It's a great resource to monitor how we are doing relative to surrounding communities. We will also stay in touch with the South Patrol on a regular basis for future updates.

Since our last newsletter, we have added an additional 4 cameras in the neighborhood. If you already have surveillance cameras on your home, please register with WatchKC so you can be a part of the solution to crime in our city. For more information or to register, visit [www.kcpd.org/get-involved/watchkc](http://www.kcpd.org/get-involved/watchkc). If you should experience any type of crime, please feel free to reach out and we will look through the footage and pass along to South Patrol for their review.

We are still looking for more volunteers for camera installation on their home! This is a ZERO cost opportunity for you. Please see the map included here. If you have a home in any of the highlighted areas, please email [dave.bman@icloud.com](mailto:dave.bman@icloud.com) if you're interested in participating. Overall, we believe that Verona Hills is a safe place to live with the help of caring and alert neighbors, Titan Security, and KCPD.



## Did You Know: New Santa Fe Is a Historic Part of Verona Hills

New Santa Fe, Missouri, was a little village incorporated in 1852 just north of the Old Santa Fe Trail and east of the Missouri State Line in South Kansas City, an area now known as Verona Hills. Historian Gregory M. Franzwa wrote, "New Santa Fe was the last civilization the early traders would see before arriving at the settlements in New Mexico." For a while, the town stood at the edge of the geographical United States, bordering only on Indian Territory.

The village developed about the farm of John Bartleston, who erected a cabin in the forest along the Santa Fe Trail in 1833 and subsisted on hominy and potatoes. Dabney Lipscomb and his wife, Elizabeth W. Lipscomb, "laid out" the town on October 5th, 1851.

Several hundred families lived in the area. There was a post office located in the general store, blacksmith shops, saloons, a few other small businesses, and an inn. A few area settlers became well-known historically. Jim Bridger and George W. Kemper, both familiar names in Kansas City history, built one of the original stores in the town. William S. Gregory, a wholesale grocer who lived at New Santa Fe, became the first elected mayor of Kansas City.

Being a border town was a mixed blessing. The village suffered from the Border-Ruffian war of 1855-56. Quantrill's guerrillas also raided the town. In 1861, a Civil War battle nearby took the lives of two Union soldiers and wounded six. Confederate General Sterling Price's wagon train plus Union Generals Curtis and Pleasonton and their troops camped there.

As railroads began to replace wagons for hauling freight and trade merchandise, the Santa Fe Trail was used less frequently and commerce in the town decreased. In 1902, the government closed the post office.

The Daughters of the American Revolution placed a marker at the northeast corner of Santa Fe Trail and State Line Road in 1909 to commemorate the town, which still remains. By 1932, only a few scattered dwellings remained along the roadway. In 1952, former residents gathered to celebrate the hundredth anniversary of the town of New Santa Fe.

The community is enveloped in Verona Hills, at about 123rd Street between State Line and Wornall Roads. About a quarter of a mile away still stands the Watson Place Inn, built in 1850, where drinks were served to travelers "on the Missouri side." It is now a private home.

On April 28<sup>th</sup>, 1977, the Historical Society of New Santa Fe was established to preserve and memorialize the history of the town and the surrounding region. This group was instrumental in preventing a development by J.C. Nichols of a grocery store anchored shopping center that would have backed up to the cemetery of New Santa Fe. Today over 50 Verona Hills homes stand opposite the closed Hy-Vee / new Barstow IDEA Space as a result of these efforts.

The National Park Service certified the trail rut in New Santa Fe Cemetery, located on Santa Fe Trail one block east of State Line Road, as part of the officially mapped National Historic Trail System. In the 1980s, the Howard N. Monnett Memorial Civil War Round Table Kansas City erected a monument (Tour Stop 22 of 23). It was donated by the Historical Society of New Santa Fe. In the 1990s, the Kansas City Neighborhood Tourist Development Fund (NTDF) approved the application to install approximately 700 ft. of custom designed wrought iron fencing and an arched entryway at a cost of \$28,000. On April 11, 2000, a beautiful full color wayside exhibit depicting the Santa Fe, Oregon and California Historic Trails was dedicated through the efforts of the Historical Society in conjunction with



the National Park Service; Department of the Interior; Long Distance Trails Group Office; Santa Fe, New Mexico; and the Kansas City, Missouri Neighborhood Tourist Development Fund.

The cemetery is now owned by the New Santa Fe Cemetery Association, a nonprofit organization which has the financial responsibility for the upkeep of the cemetery. Thanks to contributions in 2014 and two Eagle Scout projects by St. Thomas More’s Troop 601 and St. Peters’ Troop 46, headstones were repaired, cleaned and reset. A flag pole, two Santa Fe Trail limestone markers, and a new entrance were also installed.

If you haven’t visited the cemetery recently, please do. It’s an interesting piece of history just yards from your door. In fact, it is listed in the National Register of Historic Places!

As a neighborhood, Verona Hills makes a small donation annually to support the beautification and maintenance of this special area. It is one of the many jewels of our community. For information about the cemetery or to make a personal contribution toward its upkeep, contact Leroy Eddy, 12220 Belleview Ave., Kansas City, Missouri 64145, or [leroyeddy@kc.rr.com](mailto:leroyeddy@kc.rr.com).

## NEW NEIGHBORS: Welcome Home

Please join us in extending a warm welcome to Verona Hills’ newest additions who have moved since our last newsletter was published last fall. If you are new to the neighborhood between 9/1/22-5/1/23 and don’t see your name below, please send your contact information to [info@veronahills.org](mailto:info@veronahills.org). We’re glad you’re here!

Kenneth Saylor	729 West Santa Fe Trail
Paul and Joy Rodriguez	512 West 116 <sup>th</sup> Street
Stephen & Ruth-Ann Clurman	322 West Minor Drive
Carolyn Williams	1105 West 122nd Street
Jahana Reck	728 West 121st Street
Aaron & Erin Bumann	11729 Central
Michael Gettino	11708 Glen Arbor Terrace
Charles & Jodie Nolen	12121 Summit
Vincent & Hayley DeFeo	701 West 112th Street
David Sorley	909 West 121st Terrace
Russell & Clarice Montgomery	11714 Washington
Patrick & Carol Shaw	509 West 116th Street
Noah & Kathryn Juarez	1012 West 121st Terrace
Andrea Taffe	11719 Wyandotte
Rebecca & Emily Alves and Dustin Kilpatrick	11818 Central
David & Abbie Rothermich	11718 Central
Builders Solutions	806 West 112th Street
Wanda Barber	11618 Glen Arbor Terrace
Trent & Chandra Burks	9 West 115th Street

SPECIAL THANKS: We appreciate the following advertisers for their underwriting support of our neighborhood newsletter!

# Community Bank

**RAYMORE  
PECULIAR • HARRISONVILLE**

**KEVIN J. FALLON**  
Vice President  
NMLS #885582

PO Box 200  
801 W. Foxwood Drive  
Raymore, MO 64083  
www.cbronline.net

816-322-2100  
Fax 816-322-5915  
816-265-8942 (direct line)  
kfallon@cbronline.net

MALFER COMPASS REALTY

**Katie Scurlock**

Realtor

M - 913.244.7117  
O - 913.800.1812  
Katie@MalferKC.com  
MalferKC.com



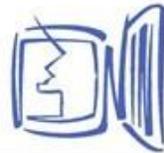
**Steve Phelps**  
Owner

sphelps@zerorezkc.com  
www.zerorezkc.com

(913) 568-6281  
(816) 425-3655  
520 W 103rd #198  
Kansas City, MO 644T4



**Joe Lewellen**



**PC Consultant**  
**816 721 7109**

joe@lewellen.net

joelewellen.com

A PC Consultant mentors clients of all ages to enjoy their PC experiences!



**MEDICARE**

LET ME HELP YOU!  
30 YEARS EXPERIENCE

**MARY OWENS BOESEN**

816-942-0666 mboesen@kc.rr.com



**RE/MAX STATE LINE**

Each RE/MAX office is independently owned and operated.

**Tina R. Gaughan SRES**

Realtor  
Remax Hall of Fame  
11251 Nall Avenue  
Leawood  
C: 816.835.3230 O: 913.649.3100  
TinaGaughan@gmail.com  
TinaGaughan.com

Outstanding Agents  
Outstanding Results®

Would you or your business like to advertise in the Verona Hills newsletter that is mailed to 750 households bi-annually?

Contact [info@veronahills.org](mailto:info@veronahills.org) to reserve your ad space today!



## ADVERTISING: Featuring Your Business in Our Next Issue

Our bi-annual newsletter is mailed to approximately 750 households. It is also shared in electronic format to our email distribution list. Advertisers need not be a resident of Verona Hills.

We accept most business card size ads at a very reasonable rate (\$50 per issue). Due to volunteer nature of this publication and its reasonable rates, ads should be ready to print without additional editing services. The ads are presented as a group on the last page much like a church bulletin. Revenue is used solely to subsidize the printing and hard copy distribution of the newsletter to all residents.

The advertising deadline for a Winter/Spring issue is typically in March. The deadline for a Summer/Fall issue is typically in August. Please contact [info@veronahills.org](mailto:info@veronahills.org) at any point to inquire about available advertising space.

## FEEDBACK: Staying in Touch and Getting Involved

We always like to hear from our neighbors! Send us your feedback, suggestions and questions anytime at [info@veronahills.org](mailto:info@veronahills.org). Volunteer board members make every effort to respond in a timely way.

More information about the Verona Hills Homes Association, as well as an archive of past newsletters, can be found online at [www.veronahills.org](http://www.veronahills.org). If you are interested in getting more involved in neighborhood activities, please reach out and let us know. We welcome your involvement!



**Verona Hills Homes Association**

4200 Somerset Drive, Suite 216, Prairie Village, KS 66208

(913) 385-2440; Fax (913) 385-2441

Website: [www.veronahills.org](http://www.veronahills.org)

## Spring/Summer 2023 Newsletter