

# Verona Views



SUMMER/FALL 2019 • VERONA HILLS HOMES ASSOCIATION

## The President Speaks!

As the kids go back to school and summer is once again ready to give way to Fall, I look forward to several upcoming events and the chance to meet and mingle with neighbors. With 32 new homeowners just so far this year, we hope to see some new faces sprinkled in there with many other familiar faces! We have our Movie Night in the Park coming right up on September 6th, Fall Festival October 26th and Annual Meeting November 13th. Speaking of the annual meeting, we are thrilled that Mayor Quinton Lucas has agreed to be our speaker and guest of honor. We hope many of you will join us for this unique opportunity to meet and hear from our Mayor! RSVPs will be required!

I want to thank our dedicated volunteer Board who put in a lot of time and effort to continue to make our neighborhood a beautiful, safe and enjoyable place to call our home and raise our families. Our Board members commit to three-year terms that are staggered for continuity purposes. This provides ongoing opportunities for new neighbors or long-time neighbors alike to get more involved in our neighborhood. If you are interested in getting more involved, learning more about possible opportunities to join the Board or participate in one of our various events throughout the year, please email me at [kf.veronahoa@gmail.com](mailto:kf.veronahoa@gmail.com) or call me at (816) 500-9558. Thank you in advance for your consideration!

With all the home sales in the neighborhood over the last several years, our heads have been spinning trying to keep our neighborhood database up-to-date! Add to that the many of you who have dropped your home phone or changed your email address, it is time for a scrubbing and freshening of our database. We feel it is important to have your contact information to be able to communicate with you on upcoming events and happenings in our neighborhood. Many of you have also been asking when we are going to put out an updated directory, which we plan to have printed and distributed after this push. Even if you think we have your information, if you would be so kind as to email your names, address, preferred email(s) and preferred phone number(s) to [stephebarnes@gmail.com](mailto:stephebarnes@gmail.com) or call (660) 676-3868, if you do not email! We will also be sending out a postcard in the mail asking for you to send in this information (of course, no need to send twice). Thank you so much to our Events Director, Stephanie Schupp, for taking point on this initiative!

## Board of Directors

<b>Kevin Fallon</b> President 500-9558	<b>Katie Scurlock</b> Vice President 913-244-7117
<b>Jeremy Bauer</b> Treasurer 863-5126	<b>Joe Lewellen</b> Secretary 721-7190
<b>Cathy Stoetzer</b> Communications 941-2629	<b>Phil Paschang</b> Common Areas 809-6053
<b>Stephanie Schupp</b> Events 660-676-3868	<b>Steve Lampone</b> Migliazzo Park 352-6809
<b>Brian Wellington</b> Security	<b>Steve Emke</b> Compliance
<b>Richard Hudson</b> Public Works 913-634-4629	





We, as a Board, are proud of our ability to stretch your annual assessment dollars to keep the neighborhood looking nice, feeling safe and having a little fun and neighborly camaraderie. However, we are always open to new ideas for events, services or initiatives for the betterment of our neighborhood. If you have any thoughts or suggestions toward that end, please do not hesitate to contact me, once again [kf.veronahoa@gmail.com](mailto:kf.veronahoa@gmail.com) or (816) 500-9558. On behalf of the Board, we would love to hear from you!

## 2019 Remaining Events...

We hope everyone will enjoy/enjoyed (depending on when you get this Newsletter) Movie Night in the Park. It is always such a great event to end the summer and head back to school! A special thank you to Ben Lizak for all of the hard work he puts into this event to make it special for Verona Hills.

### VH GARAGE SALE 🚗

The annual Verona Hills Garage Sale is September 13-14th (8:00 am-5:00 pm). We will advertise on the Verona Hills Facebook Page and put up signs so people are aware of the sale; however, participants are encouraged to advertise their sale on social media and/or Craigslist to get more traffic. Garage sale signs will be available for pick up at 11916 Jarboe St., Saturday, September 7 or Sunday, September 8 from 12-6 pm. Please contact Stephanie Schupp to coordinate pick up at 660-676-3868. Since none of the donation companies have trucks to pick up on the weekend after the sale has ended, a Blessings Abound truck will pick up from Stephanie's house on Monday morning, September 16<sup>th</sup>. If you'd like to bring any of your leftover garage sale items for donation, please drop off from 12-5 on Sunday, September 15<sup>th</sup>. Leave a detailed list of your items, along with your name and address for receipts. Please make sure the items are properly stored in bags.

### FALL FEST 🧑‍🎨

The Fall Fest will be held on October 26th from 4:00 pm-7:00 pm at Migliazzo Park. We will provide food and drink and it will be a great time for the entire family! Additional info to follow.

### VH ANNUAL MEETING 🧑‍🎤

The annual meeting will be held on November 13th from 6:30 pm-8:00 pm, at Avila. Our special guest speaker will be Mayor Quinton Lucas! RSVPs will be required by October 30 to [info@veronahills.org](mailto:info@veronahills.org). Please keep your eyes out for additional information on our Facebook page, e-mail and our webpage [veronahills.org](http://veronahills.org).

### HOLIDAY PARTY 🎉

The Holiday Party is tentatively scheduled for January, 2020. Please keep an eye out for a date announcement. We will post on the Verona Hills Facebook page, our webpage as well as by e-mail blast.

### IN THE NEIGHBORHOOD:

Following is Verona Hills' market information provided by Tina Gaughan (thank you, Tina!):

#### Verona Hills Comparative Market Analysis Feb 2019 to Sept 2019

Active average \$363,160  
 Pending average \$346,333  
 Sold \$210,500-\$505,000  
 Median sold price \$334,000  
 Average sold price \$333,410  
 There have been 36 homes on the market in this period (5 active, 1 contingent, 3 pending and 27 sold) with a 26-day average on market. Take pride in your home!

### Staying in the Know...

Don't forget to check out our website: [veronahills.org](http://veronahills.org). Check out our Facebook page!

The directory will be coming! Also, if you'd like to receive neighborhood phone blasts, please email [info@veronahills.org](mailto:info@veronahills.org) and we will add you to the phone blast list. We are redoing the phone blast and will only add you **IF** you let us know. For email notifications, please make sure we have your current contact info. Thanks for helping us stay in contact with you!

Joined Nextdoor yet? The website lets you select only your neighborhood and is full of good information. Go to the following link, enter your email address and

select your neighborhood (VH):  
<https://nextdoor.com/>

## Migliazzo Park – Did you know this is a City Park?

The Parks and Recreation Department has been working hard to maintain Migliazzo Park this Spring and Summer. They have performed turfgrass mowing every two weeks throughout the growing season. Their mowing efforts include litter collection at the same time. Keeping the aerator operational in the lake has been a challenge this season due to the storms we have experienced. The storms can cause the breakers to be thrown resulting in an aerator that doesn't perform the multiple functions it is designed to do. Beyond the obvious physical beauty of spraying water, the aerator supplies oxygen to the lake, thereby reducing the growth of algae. Parks and Recreation has continued to work closely with our Homes Association in the production of our special events. They have timed the park mowings and placed portable restrooms in the park to enhance the park visitor experience. We are currently evaluating the play surface beneath the playground equipment. It has begun to deteriorate and funding for the same may be requested from the City through the public improvement advisory committee processes.

## We Have Lots of Common Areas!

We, as an Association, continue to work on trees, grass, and shrubs on the islands and common areas as needed. Between storms, disease, and aging, the landscape in Verona Hills is constantly evolving. A particular challenge is State Line from Santa Fe to Minor, a long stretch with many mature trees and shrubs. Gradual replacement of almost everything will provide a more effective, attractive, and safe buffer between the neighborhood and that busy street. The previous Board or two got the ball rolling and we hope to keep it going.

Again we're always looking for ways to make the trees and islands look better. Please point out any areas that may have not been noticed yet. On radar are the islands on 119th Terrace/Jarboe, 116th & Pennsylvania and 116th & Summit.

Remaining Compost Connection pickups are: 9/13 (10 bags/bundles), 10/18 (10 bags/bundles), 11/15 (20 bags/bundles) and 12/12 (20 bags/bundles)

Finally, you may remember our neighborhood-wide tree trimming events in the Fall of the last 4 or 5 years. With the City's permission and guidance, our goal was to clear the sidewalks and streets from low-hanging branches, at least those we could reach from the ground. We were essentially acting on behalf of the City whose responsibility it is to maintain trees on easement. While there is not currently another trimming event planned for this Fall, we can at times help, but your best bet is to start by call the City action line 311. If assistance is needed, please call or email Phil Paschang at 816-809-6053 [ppaschang1@gmail.com](mailto:ppaschang1@gmail.com).

## We Are But Are You Compliant?

The Board of Directors of the Verona Hills Homes Association often receives inquiries regarding matters such as improperly parked cars, poorly maintained property, dead trees, curbs and sidewalks, and similar matters. Most of these issues are governed by the Kansas City Nuisance Code or Property Maintenance Code, rather than the Homes Association Covenants and Restrictions. We would encourage Association members to review the Verona Hills



Homes Association By-laws, Covenants & Restrictions, and Declaration, to which links are provided on the Verona Hills Homes Association website: [www.veronahills.org](http://www.veronahills.org). To review and/or download these documents, click on the Homes Association drop-down tab under Our Community.

If the issue that concerns you is not specifically addressed in the Covenants & Restrictions or Declaration, we do not have jurisdiction or authority to act. The issue is therefore most likely a City Code issue/violation rather than a Homes Association matter. Information about City Code violations is available on Kansas City's web site:

[www.kcmo.gov](http://www.kcmo.gov), and more specifically regarding nuisance and property maintenance code matters at:

[www.kcmo.gov/neighborhoods/neighborhood-preservation](http://www.kcmo.gov/neighborhoods/neighborhood-preservation). So, our suggestion for dealing with such issues is to contact The KCMO 3-1-1 Call Center, by calling 311 or 816-513-1313, or by emailing [3-1-1.Call.Center@kcmo.org](mailto:3-1-1.Call.Center@kcmo.org), or by going on line to [www.kcmo.gov/311](http://www.kcmo.gov/311). If you do not get the results you expect, let us know. While the authority of the HOA in these matters is limited, perhaps our follow-up or input can help yield positive results.

A reminder that the City of Kansas City does have an Ordinance, section 14-33, preventing dogs from roaming free in public areas. Dogs are permitted to be leash-less in their own yards, provided they are confined by a fence or electronic collar of some sort. This is another reminder for everyone's safety and being a responsible neighbor.

And, speaking of being a responsible neighbor, no one wants your dog's "droppings" left in their yards, on their sidewalks or the Common Areas. Please clean up after your dogs (bag & trash it at your house)! It doesn't matter the size of the dog, droppings are droppings. Besides being considerate, it will help prevent the waste from getting into our wastewater treatment systems (which are not designed to filter dog waste).

## And, The Numbers Are In! \$\$\$

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.

As you may or may not know, 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, the association is 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 and balance sheet for the fiscal year ended May 31st, 2019 is on our website. You will be pleased to note, in your review, that the neighborhood remains in strong financial standing, with ample reserves to position us to address any unforeseen problems, continue to keep our streets safe during inclement weather and consider projects for the further betterment of 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'd like to speak to someone other than a Board member, please call our third party property management and accounting firm, Homes Associations of Kansas City, at (913) 385-2440.

## Security – We Are Secure!

Every year, it is the goal of your Board to prevent criminal activity in our neighborhood. 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. Most thefts that occur in our neighborhood are from unlocked cars or open garages. Please lock your cars and close your garage doors and windows. This will prevent many of the opportunity crimes that occur and will minimize the opportunity for unsavory folks to commit a crime in our neighborhood. We would like to remind everyone that with the changing of the seasons, there are people looking for vehicles that are running and unattended. Please realize the risk when warming your car.

Increased surveillance by the KC Police Department combined with Verona Hills' privately hired security, Titan Protection and Consulting, has kept our neighborhood safe. All Titan employees are clearly identified by the Titan vehicle and Titan uniforms. They have random, but multiple, daily patrols throughout our neighborhood. Titan Officers are armed with a gun, as well as a baton and pepper spray. They will check houses to resolve problems and promptly notify a homeowner, night or day. If you notice any issues in our neighborhood, your first call should be to the police department. If there are ongoing issues and concerns you are experiencing, you may forward those to Brian Wellington [bjw92684@gmail.com](mailto:bjw92684@gmail.com) or any other Board member and we will direct Titan to investigate, monitor or follow up on the issue. If we do not know that crime is occurring, then we cannot combat it.

Have you heard of WatchKC??? WatchKC is a proactive and innovative approach to deterring and investigating crime. If you want to help KCPD in this proactive approach, you could play a major part in the identification of suspects and evidence of crimes. If your home is equipped with a surveillance camera you can be part of the solution to crime in our city. For more information or to register visit <http://kcmo.gov/police/watchkc>. The Board is currently looking into purchasing video cameras to monitor the neighborhood when an incident occurs. These cameras would be strictly used to identify suspects to aid KCPD in their investigations. If you would be willing to play a part in getting these cameras up and running please contact Brian at [bjw92684@gmail.com](mailto:bjw92684@gmail.com) for more information.

Overall, we believe with the help of all of our alert and caring neighbors, along with the KCPD and Titan, Verona Hills is a very safe place to live. You are encouraged to report any unusual occurrence or suspicious activity to 9-1-1 or by calling the non-emergency number at 816-234-5111. If you are aware of an ongoing issue, please contact the Board at [info@veronahills.org](mailto:info@veronahills.org) and we will strive to seek a remedy.

## Welcome All Of Our New Neighbors!

Verona Hills continues to be a very desirable area in Kansas City in which to live. Thanks to all who take the time to care for your property and to care about your neighbor! Please extend a warm welcome to our newest additions, since our last Newsletter, listed below. Due to the overwhelming amount of sales in our neighborhood, if you don't see your information below and are new to the neighborhood and receiving this Newsletter, please send your contact information to [info@veronahills.org](mailto:info@veronahills.org). Also, if you are new and have not received a welcome bag, please let





us know. We look forward to ideas and new talent as we continue to be an all-volunteer Board. If you have the time and an area of interest, contact a Board member and get involved. You can make a change in your Hood!

Joseph Koury Jr. & Sophia Garozzo	11424 Summit
Guido & Janice Santero	11530 Baltimore
James Simmons	201 West 119 <sup>th</sup> Terrace
Frank & Nina Willis	807 West Santa Fe Trail
Alexander & Susan Soloducha	12112 Summit
Justin & Emily Rethmeyer	11724 Wyandotte
Carter & Katherine Cornelius	12004 Jarboe Street
Bryce & Courtney Karr	11725 Washington
Debra Dunivent	11806 Washington
Joseph & Christina Williams	11825 Avila Drive
Elliott & Chelsea Mura	11946 Avila Drive
Dan & Laurisa Ballew	12000 Summit
Kelli & Ryan Kimbrell	11801 Madison Avenue
Kevin & Christina Gilchrist	101 West 115th Street
Kyle & Julie Blacker	11612 Jefferson
Michael & Courtney Pattavina	106 West 119th Street
Natalie & Abigail McClain	806 West 120th Terrace
Kellye Crockett	713 West 114th Terrace
Timothy & Susan Reidy	11542 Baltimore
Michael & Jill Rippee	11938 Pennsylvania Avenue
Cynthia Fung	1109 West 121 <sup>st</sup> Terrace
Richard & Lesley Parsons	11824 Central

Putting this newsletter together for one last time is making me reflect on the changes that have occurred during my “extended” term on the Board. When I first joined, you were lucky if you were selected to be on the Board. Home sales have gone from zero to lightspeed; events have been greatly enhanced with many new ones added; the transformation to Migliazzo Park with the new exercise stations and playground equipment has been amazing; the Board changing from 8 members to 11; and I could go on and on and on. I appreciate the opportunity I’ve had in serving on the Board and revamping the website, newsletter, etc., but it’s now time for someone new and energetic to take over! Please contact any member of the Board to voice your interest in the position of Director of Communication. You’ll meet lots of wonderful neighbors and be able to put your own spin on this position!!!

## Advertise Your Company or Services in Upcoming Issues

These are the folks who elected to advertise in the newsletter. A big thank you as this helps offset some of the costs for printing and distribution of the Newsletter. If you are interested in advertising in future Newsletters, please email [info@veronahills.org](mailto:info@veronahills.org).



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## Summer/Fall 2019 Newsletter