

# Verona Views



SUMMER/FALL 2021 • VERONA HILLS HOMES ASSOCIATION

## A Letter from the President...

As we write this newsletter, we are winding down our summer and getting ready for fall. It has been great to see neighbors out walking, riding bikes, and enjoying the park more regularly. While life still has not gone back to “normal” – and many people in our city, country, and world are still suffering from the lingering pandemic—we remain hopeful that improved health and safety is around the corner.

We have been cautiously planning to put our toe in the water with some gatherings, of course in a safe fashion according to CDC guidelines. I know many of you attended and enjoyed our 4th of July bike parade. The kids had a blast! Shout out to Maggie Thomas for contacting us with an idea for an event that was fun for the whole family.

Broken record alert: A major overhaul of the park is still in progress! As with everything in our lives, the pandemic has impacted time frames from a number of different perspectives, but we have been reassured that it is not a matter of “if” but simply “when” the project will be completed. Please see the parks update for more information.

Thank you to all who helped us plan and execute a successful 2nd Annual Dumpster Day on June 12th. Gosh, we have a lot of stuff – but we have 5 big dumpsters less than we did a month ago! If you have remaining items that are better for resale, or if you are just looking to make an extra buck, we will resume our annual neighborhood Garage Sale this fall on September 10-11. As in year’s past, we will get signs out on the borders of the neighborhood and have them available for you to put in your yards. We will also look to take advantage of free methods of advertising on the web.

I am excited by the progress our security director has made with our camera initiative. Special thanks to the neighbors who have stepped up to allow us to utilize their properties, with the goal of deterring future crime by offering an assist to law enforcement in those rare unlawful occurrences in our neighborhood. See the security update for more information and how you might be able to help.

*(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>Phil Paschang</b> Common Areas 816-809-6053
<b>Steve Lampone</b> Migliazzo Park 816-352-6809	<b>Richard Hudson</b> Public Works 913-634-4629
<b>Chris Gaughan</b> Compliance 816-786-4439	<b>Brian Wellington</b> Security <a href="mailto:bjw92684@gmail.com">bjw92684@gmail.com</a>

**Jimmy Nickle**

Events

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

**EMAIL US:**

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



As we always say, we are always looking for new ways to be good stewards of our association dues. If you have any ideas for new services or events – or if you just have something you would like to bring to our attention - please do not hesitate to contact us. Likewise, if you are interested in getting involved in the neighborhood, please reach out to us. It is important to continue to bring new perspectives and fresh energy to the board, so please give thought and consideration for serving in an official role or getting involved in any volunteer capacity. If you would like learn more, any board member would be happy to answer any questions you have about duties, expectations, time commitment, and more. Please call us at (816) 500-9558 or email [info@veronahills.org](mailto:info@veronahills.org).

Thank you for all you do to make Verona Hills a safe, beautiful, and enjoyable place to live. I look forward to seeing you at some of our upcoming activities. We will surely be outdoors in the coming weeks as we enjoy the beautiful days ahead of us.



## 2021 EVENTS: Save the Date!

### Remaining Upcoming Events in 2021

- **September 10 & 11: The Verona Hills Annual Garage Sale.** This event is typically held from 8 a.m. to 5 p.m. (unless otherwise posted on individual signs). We provide pre-sale advertising and "Garage Sale" signs that will be posted around the perimeter of the neighborhood. Anyone interested in hosting a garage sale is welcome to do so as we know there is strength in numbers!
- **October 2: Neighborhood Fall Festival.** This family-friendly event takes place at Migliazzo Park. You are welcome to bring the kids for an afternoon of delicious food and fun activities. This is a great opportunity to meet new and longtime neighbors. Highlights in the past have included a cookout, a balloon artist, face painting, bounce houses, obstacle courses, live music and more. Come and enjoy the fall weather!
- **November/December TBD: Annual Verona Hills HOA Meeting.** We typically gather in person for this special occasion but hosted our first virtual meeting last year via video conference, so stay tuned for more details. During the meeting, we plan to provide an overview of the year and discuss current projects, as well as a few initiatives on the horizon. As always, we welcome your feedback and suggestions to improve our neighborhood. We hope you can join us!

*Please stay tuned for future updates and more details via e-mail blasts, our website, Nextdoor, and our Facebook page.*

### REAL ESTATE RECAP:

The following is the 2021 market activity for Verona Hills as of 7/30/21 provided courtesy of Katie Scurlock:

7 Active homes  
6 Pending homes  
17 Sold homes  
Sold \$300,000 to \$515,000  
Average price: \$397,916  
Average days on market: 16

### STAYING CONNECTED:

Be sure to check out our website at [veronahills.org](http://veronahills.org).

A directory will be coming soon!

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, reach out and let us know. We may need to update our records. If you would rather receive phone blasts, simply 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? The website lets you select 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/>

## OPEN HOUSE: Avila Opens Doors to Neighbors on September 22



Avila's 50-acre campus in suburban Kansas City was a gift from its very first graduate, Margaret O'Rielly 1918. So, of course, O'Rielly Hall, the first building constructed on campus, was named in her honor. The university's newest building, the recently expanded Goppert Performing Arts Center, is home to its School of Performing Arts. Your patience during the Goppert Performing Arts Center construction did not go unnoticed – thank you!

Avila would like to thank you in person with an invitation to attend a special neighborhood Open House on Wednesday, September 22. Come to the grand lobby of Goppert anytime between 7:30 and 9:00 a.m. for a free cup of coffee from the Beak and Bean, Avila's coffee shop. You will have the opportunity to meet Avila's president, Dr. Ron Slepitz, and tours of the new space will be available. RSVP at [advancement@avila.edu](mailto:advancement@avila.edu) or 816-501-2450.

## RECAP: Neighbors Enjoy Recent Fourth of July Bike Parade

On July 4<sup>th</sup>, neighbors gathered together at Migliazzo Park starting at 10 a.m. for a fun bicycle ride around the path. Children of all ages decorated their tricycles, bikes and scooters in red, white and blue. Adults walked or rode alongside them, soaked up the sunshine, and grooved along to the upbeat music. Afterwards, the kids enjoyed popsicles and water balloons before continuing their fun on the nearby playground. Special thanks to all those who made this fun event possible!



## MIGLIAZZO PARK: Additional Playground Funding Awarded

The Parks and Recreation Department began spring and summer maintenance of Migliazzo Park during the second week of April. They have been conducting weekly lawn mowing and litter collection. They have also focused on keeping the aerator in the lake operational. The aerator is important in keeping the growth of algae to a minimum.

We now have over \$400,000 in funding provided by the city council for playground improvements! The playground development has been delayed due to COVID-19 and the reduction of city planning staff. The Parks Department will be including our playground in a citywide design/build contract, which should expedite the project and potentially reduce the cost. At this time, the installation of our upgraded and enhanced equipment is slated for summer 2022.

## COMMON AREAS: Keeping Our Islands Beautiful



Thanks for your patience with our new mowing contractor, Constant Care. We have more than 40 areas for them to become acquainted with, and they do miss one from time to time. Please contact our director of common areas, Phil Paschang, at 816-809-6053 or [ppaschang1@gmail.com](mailto:ppaschang1@gmail.com) if the grass gets tall or you see something that needs attention. You are not at all a bother.

We have done major work this spring on two big islands, as well as warranty replacements on previous projects. Thanks to Brian, Cynthia, Chad, Jen, Leslie, and Carol for bringing issues to our attention. With so many areas to keep an eye on, we really appreciate a heads-up when an issue needs to be addressed.

Did you know Verona Hills has more than 40 islands, corners, and strips that need to be mowed, mulched, fertilized, and trimmed to keep the neighborhood beautiful? This comes at an annual cost of about \$30,000 – not including snow plowing or tree trimming. Fortunately, we are able to cover this expense as part of the \$12.50 per month we pay in HOA dues.

We drive through these many common areas every day, as do visitors to the neighborhood. Their appearance has a very big impact. Special thanks to all those who help keep our neighborhood beautiful!

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



- August 13, 2021
- September 17, 2021
- October 15, 2021
- November - KCMO City Collection
- December 17, 2021

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

## PUBLIC WORKS: Looking Out for Our Neighbors

Let's remember to keep a close eye out for our neighbors and reduce any visible signs that homeowners may be out of town. If you see newspapers gathering on a driveway or packages left openly on a doorstep, consider tucking them out of plain sight. You can always leave your neighbor a note with their location. They will surely thank you!



## COMPLIANCE CORNER: What to Do When Trees or Shrubs Encroach the Sidewalk

With the wet spring and summer we've had, you may have noticed that some of your shrubs and trees sprouted up a bit. One of the questions we frequently are asked is what to do when shrubs and trees encroach on our neighborhood sidewalks.

Our neighborhood doesn't have any explicit rules governing this issue, but the City does. Under City ordinances, homeowners are normally required to keep sidewalks abutting their homes in good condition. The City prohibits vegetation that encroaches onto sidewalks, and it also requires that any trees with branches overhanging streets and sidewalks have a clearance of at least 7 ½ feet.

When homeowners don't properly maintain the vegetation near and over their sidewalks, the City will remove branches or even whole trees on its own. The City then bills the homeowner for the expense, and even has the right to institute a court action to collect the cost if you don't pay voluntarily.

The easiest way to avoid any issues is through routine maintenance and upkeep. And if you suffer any storm damage to trees or larger vegetation that may impact streets or sidewalks, notify the City at 311 or at (816) 513-1313. You can also visit [kcmo.gov/311](http://kcmo.gov/311). The City will normally send a crew to help remove the damaged vegetation.

## TREASURER'S REPORT: Annual Dues and Payment Options



As a friendly reminder, our fiscal year runs from June 1 through May 31, with the 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 at [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.

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 that 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 that ended May 31, 2021, is also available 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 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 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: Keeping Our Neighborhood Safe



One of our goals as a Board is to prevent criminal activity in our neighborhood. The best way to accomplish this 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, don't leave items of value in plain sight within your vehicle, and close your garage doors and windows. This will minimize the opportunity for crime to occur in our neighborhood.

Increased surveillance by the KC Police Department – combined with Verona Hills' privately hired security, Titan Protection and Consulting – has kept our neighborhood safe. Titan employees are clearly identified by vehicle and uniforms. They have random, 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 notify a homeowner, night or day.

If you notice any issues in our neighborhood, your first call should be to the police. If you experience ongoing issues or concerns, you may forward those to Brian Wellington or any other Board member. 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.

Since our last newsletter was published in the spring, we have added multiple surveillance cameras around the neighborhood to help keep us safe. As a reminder, these cameras have been added strategically with permission by certain homeowners to try and aid law enforcement in identifying suspects if some type of crime is to occur. More cameras will be added over the next year, so if you are interested in having us evaluate the location of your home for potential participation in this project, please let us know.

If you already have surveillance cameras on your home, please feel free to register with WatchKC so you can be a part of the solution to crime in our city. For more information or to register, visit <http://kcmo.gov/police/watchkc>. Should you experience any type of crime, please feel free to reach out to us, and we also can look through any neighborhood footage that might be helpful in order to pass along to South Patrol for their review.

We believe that with the help of our alert and caring neighbors, along with the KCPD and Titan, Verona Hills is a safe place to live. You are encouraged to report any unusual or suspicious activity to 911 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.

## 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 in the spring. If you are new to the neighborhood as of March 2021 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!

Jordan & Lorraine Hartong	507 West 115th Street
Corbin Umstattd	11605 Glen Arbor Terrace
Christine Ducan & Bradley Glenn	917 West 120th Terrace
AKSquared LLC	11809 Avila Drive
Arshad & Shagufta Jamil	301 West 116th Street
Patrick & Anna Redd	400 West 115th Terrace
Jane Mulvihill-Jones and Joel Jones	11506 Wornall Road
Innco Inc.	401 West 115th Terrace
Mark Kalb and Patricia Aylward-Kalb	11806 Washington
Ryan & Melissa Lewis	501 West 115th Street
Anna & Charles Nicek	209 West 115th Terrace
John & Deborah Stanley	2 West 115th Street
Dennis & Maureen Liston	901 West 119th Terrace
SBD Property Acquisitions	101 West Minor Drive

**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



**Kansas City Hospice House™**  
120000 Wornall Road  
Serving the community since 2006



**Kansas City Hospice  
& Palliative Care**

816.363.2600

*We care  
for all ages  
at all stages  
of serious illness*

**Steve Phelps**  
Owner

sphelps@zerorezkc.com  
www.zerorezkc.com

(913) 568-6281  
(816) 425-3655  
520 W 103rd #198  
Kansas City, MO 64414



**816-266-0266**

**57 W 135TH STREET KCMO 64145**

**Mary Owens Boesen**

**Life and Health Insurance sales**  
Medicare, Long Term Care, Annuities

508 W. 119th Terr.  
Kansas City, MO 64145-1043

816-942-0666 phone  
816-941-3956 fax  
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®



**Katie  
Scurlock**

Your Neighbor  
Realtor, Licensed in KS & MO

913 244 7117  
Katie@MalferKC.com

**MALFER & Associates**  
Equal Housing Opportunity  
816-400-9152

**Joe Lewellen**



**PC Consultant  
816 721 7109**

**joe@lewellen.net**

**joel Lewellen.com**

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



## 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 February. The deadline for a Summer/Fall issue is typically in July. 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!

## STAYING FLEXIBLE: Connecting Virtually During the Pandemic



We would like to thank all of the neighbors who logged on and joined us virtually last December for our Annual Meeting in 2020! While we hope it is the first and last time we will need to avoid gathering in person due to a pandemic, it is nice to know this option exists when needed. We will continue to monitor the situation with COVID-19 as the year unfolds. We will hope to meet in person this year but are committed to following the latest health and safety precautions. Please stay tuned for more details. Thanks for your continued support and flexibility!



**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)

## Summer/Fall 2021 Newsletter