

Verona Views



WINTER/SPRING 2020 • VERONA HILLS HOMES ASSOCIATION

A Letter from the President...

How could I not start off by cuing my best Andy Reid voice and saying, “HOW ‘BOUT THOSE CHIEEEEEEEFS???!?” What a game, what a ride, what a team!!! As we collectively bask in the red afterglow of a Chiefs Super Bowl championship, I would like to touch on a few of the other things I am thankful for and excited about, right here in our great neighborhood!

First, I want to give a shout out to two longtime directors who recently stepped off the Board after serving our neighborhood far longer than the three years for which they signed up. Thank you to Cathy Stoetzer, who, among many other thankless duties, took great care and pride in putting these fantastic newsletters together for the past 12 years as our Communications Director. Thanks also to our Compliance Director and resident sage Steve Emke, who cited and interpreted our bylaws and covenants as easily as Patrick Mahomes picks apart defenses! While you will both be greatly missed, we are very excited to have found two great folks to step into their roles, Laurie Minx as Communications Director and Chris Gaughan as Compliance Director. Thank you, Laurie and Chris, for your willingness to serve our neighborhood!

Regarding our speed bump project, unfortunately several stretches of road that gathered the required signatures from our residents did not meet the traffic count or excessive speeding requirements when traffic studies were completed. However, I am happy to report that Pennsylvania from Minor to Santa Fe has been approved for funding. This is where people park to go to Migliazzo Park, very often with their small children in tow. Thanks to 6th District Councilman and Mayor Pro Tem – and fellow Verona Hills resident – Kevin McManus for aiding this initiative!

We have a few other projects we are working on currently. We submitted a request to the city’s Public Improvements Advisory Committee for general improvements to Migliazzo Park. We are hopeful that the city will continue to invest in this gem in the middle of our neighborhood. My understanding is that we should know by the end of March whether any funds are earmarked for the park, so cross your fingers!

(Continued on next page...)

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Chris Gaughan Compliance 816-786-4439	Brian Wellington Security bjw92684@yahoo.com
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EMAIL US:
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One fan favorite in the works again for this year is the document and electronics shredding day. We have partnered with several neighboring homes associations over the past few years to provide our residents with access to onsite document and electronics shredding trucks. We have not yet finalized a date, so stay tuned. It will likely be in late spring or early summer.

New for this year, we plan to participate in the dumpster program organized by Kansas City's Neighborhood Cleanup Assistance Program. Basically, the city provides us dumpsters at a reduced cost for our neighbors to utilize for any trash (not yard waste). Details are below in the Events section.

As always, we want to continue to provide worthwhile services and activities and be good stewards of our assessment funds. If you have any ideas for new services, events, or just have something you would like to bring to our attention, please contact us. We welcome your involvement!



2020 EVENTS: Save the Date!

SATURDAY, APRIL 4th, 2020: Easter Egg Hunt at 10 a.m. + Spring Social at 6 p.m.

- The Annual Easter Egg Hunt will begin at 10 a.m. on April 4th at Migliazzo Park. It is open to all Verona Hills' children and grandchildren, 10 years and younger. Refreshments will be served. Please remember to bring your own baskets. We could use volunteers the morning of the egg hunt, so please e-mail kf.veronahoa@gmail.com if you are able to help!
- Our Spring Social for adults only will be held later that same evening on April 4th at 6 p.m. at RC's. (With all of the Super Bowl excitement this winter, our usual neighborhood night-out was postponed until spring!) As in years past, we will have appetizers on the house, and everyone will get their first beer or wine on us. Meet your friends and make new ones!

SATURDAY, June 13th, 2020: Dumpster Day from 8 a.m. – 12 p.m.

- As noted above, a "dumpster day" for residents will be on June 13th from 8 a.m. to 12 p.m. as part of Kansas City's Neighborhood Cleanup Assistance Program. There will be 4 dumpsters for use by our residents for trash only, no yard waste. The likely location will be on Pennsylvania in front of the park, but we will advise if that changes. It will only be for 4 hours and will be attended by a volunteer, so we will not have to worry about illegal dumping or other nuisances. Contact us with any questions.

Stay tuned for upcoming dates for the Garage Sale (September), Movie Night in the Park (August), FallFest (October), or Annual Meeting (November). Watch for more details via e-mail blasts, our website, Nextdoor, and our Facebook page.

REAL ESTATE RECAP:

The following is Verona Hills' Comparative Market Analysis for 2019 provided by Katie Scurlock:

38 MLS recorded sales
Sold \$210,500 to \$505,000
Average price: \$326,479
Average days on market: 35

STAYING CONNECTED:

Be sure to check out our website at veronahills.org.

If you have suggestions, requests, or updates to your contact information, email us at info@veronahills.org.

The directory will be coming! Since this is only published every three-four years, please make sure we have your current info.

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.) Thanks for staying in touch!

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/>

MIGLIAZZO PARK: The Return of Mowing Season (and Geese)

The Parks and Recreation Department has contracted with a new company for the 2020 mowing season. The new company is Supreme Green. They will have the responsibility of completing approximately 28 mowings, starting around the 1st of April and ending during the last week of October.

They are also required to pick up any loose trash or debris in the park prior to each mowing of the turf. Andrew Fleming, the new park district manager for the south district of Kansas City, is also communicating with a playground manufacturer called Gametime in order to replace the missing exercise equipment in the park. Hopefully this can be accomplished before the beginning of warmer weather in the spring and summer.

The Canadian geese have unfortunately made a return to our park. It is unfortunate in that they leave massive amounts of droppings near and in the lake. This makes for a less than desirable walking experience and significantly decreases the quality of water in the lake. We have notified Parks regarding this issue and have asked that they investigate options and keep us informed. We are confident that, together with Kansas City Parks and Recreation, we will again maintain our park – our treasure – in a manner that will make us all proud.

COMMON AREAS: Refreshing Landscaping and Monuments



It's hard to see the landscaping along State Line with traffic moving so fast, but on closer inspection, it's become apparent that some problem areas have evolved. Some bushes are aging badly while others had overgrown the sidewalk and were obstructing sight lines as we leave the neighborhood. As traffic approaches at speeds of often 50 mph, it's more important than ever to have a clear view of oncoming traffic.

We have received design ideas and bids from multiple companies and are in the process of refreshing some of the worst areas. By the time you read this, the first phase of removal and replanting should be complete at 121st and 120th Terrace. We'll take a breather and consider other areas for the future.

We are also looking into illuminating our beautiful monuments that currently are not visible at night, along with refreshing the ones that are. More on that in the next bulletin.

If you have ideas for making Verona Hills an even more beautiful place to live, call Phil Paschang or email ppaschang1@gmail.com. He would be pleased to hear from you.

OPPORTUNITY FOR FREE TREES: Sign Up to Show Your Interest

Did you know you may be eligible to receive a free tree planted in the public right of way, next to your property? This is a program offered through KCMO Parks and Recreation partnering with the Heartland Tree Alliance, available to any resident of KCMO. We would need at least 20 people to sign up in our neighborhood. Trees would be planted by volunteers during workdays throughout the year. The only commitment you make if you sign up to receive a new tree is to water it for its first two years. Visit heartlandtreealliance.org/treesforkcmo to learn more. You can sign up by calling 816-944-2548, emailing trees@bridgingthegap.org, or completing their [online form](#).

COMPLIANCE CORNER: Codes, Covenants and Call Center Info

We all read and hear the horror stories of homes association boards that overextend their authority and make life not-so-fun for their homeowners. That is never our goal in Verona Hills! However, we do take very seriously our fiduciary responsibility to make our neighborhood a safe, beautiful, and enjoyable place to live.

An important part of our duty as residents is complying with our neighborhood's bylaws, covenants and restrictions, and declarations. Please do your part to honor those documents. They can be found on our website by clicking the tab in our main menu called "Our Community" and selecting the "Homes Association" page within the drop-down list. If you have any questions or issues, simply contact our Compliance Director, Chris Gaughan, at 816-786-4439.

Please also keep in mind your obligations as residents of the City of Kansas City to comply with the city's laws and ordinances. Whenever appropriate, our best policy as neighbors is to communicate any issues you notice or have with another resident directly to that resident in a courteous and collaborative manner. If it is not appropriate to do so, or if the conversation is met with abrasion or hostility, please do not hesitate to contact our Compliance Director for guidance or call 311 to notify the city of any issues. You can also visit kcmo.gov/311.

We do ask you to be a responsible pet owner—for the sake of our furry friends, as well as our neighbors. Please remember to pick up any droppings, and don't leave your dog(s) outside barking for an extended period of time.

Another request that has come our way several times recently is the installation of solar panels on your residences. Our governing documents were written long before that technology existed, so there is no mention of this kind of restriction. That being said, you will definitely want to work with your contractor to make sure you adhere to any city ordinances, in which case you are welcome to harness the power of the sun to your heart's content!

TREASURER'S REPORT: News About Dues



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 that are highlighted in this newsletter, as well as 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. As a reminder, there's a link on our website homepage to pay online directly to ha-kc.org.

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 betterment of our neighborhood. If, after review, you would like to discuss this financial information, please send a message to info@veronahills.org. 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 UPDATE: Surveillance Survey Coming Soon



As a Board, we continually strive to find ways to make Verona Hills a safer, more beautiful, and more enjoyable place to live. Regarding our safety, we feel very fortunate to experience a relatively low incidence of crime. Crime, mainly opportunistic property crimes, do occur. These crimes have a negative financial, emotional, and potentially physical impact on our residents.

In addition to our security patrol, a solution we are beginning to evaluate is the installation of a small number of cameras installed on strategically located rooftops throughout the neighborhood. The most ideal locations would be identified by our security company. If the homeowner was interested in participating, a camera would be installed on the roof of the home. Once installed, all footage from the cameras would be accessible to the homeowner and our Security Director. This information would also be stored in "the cloud" for retrieval if needed. In the event of a crime, our Security Director would be able to review and pass along any relevant footage to law enforcement.

Our goal would be to have cameras in the highest traffic areas of our neighborhood, hoping to assist law enforcement in identifying and apprehending suspects with an image of the suspect or their license plate when entering or exiting our neighborhood. We would also aim to deter would-be criminals by placing signs throughout the neighborhood, notifying them that our neighborhood has security cameras. We have been advised that similar initiatives have had a noticeable positive impact. With such a large neighborhood and so many points of ingress and egress, it would not be feasible to catch every criminal or prevent every crime. We certainly do not want to be big brother with an eye in the sky watching our neighbors' every move. This initiative is intended for public safety alone.

We are currently beginning the process of soliciting bids and feedback from several reputable security firms in the area. There would need to be an initial capital investment in the cameras. We would not move forward with this project if we could not incorporate it into a balanced budget. Most importantly, we would not move forward if this project is not supported by our homeowners. With that in mind, there will be a survey sent out to gauge your level of interest and support. If you would please take a few moments to provide your feedback, we sure would appreciate it!

Overall, we believe that with the help of our alert and caring neighbors, along with the KCPD and our privately hired Titan Protection and Consulting, 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, and we will strive to seek a remedy.



PUBLIC WORKS: Snow Plowing and Package Deliveries

Less snow this winter allowed us to save money on plowing! Hopefully most of the snowflakes are behind us as we enter spring. As warmer weather arrives, more people will be traveling for spring break and summer vacations.

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!

NEW NEIGHBORS: Welcome Home



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 your neighbors!

Please extend a warm welcome to our newest additions, since our last newsletter, listed below for your convenience. If you don't see your information here and are new to the neighborhood as of last fall, please send your contact information to info@veronahills.org.

Kelsey Allen-Scruggs & Alexandria Allen-Scruggs	806 West 122nd Street
Gabriel & Anna Tamayo	11921 Summit
Raymond & Tanya deVisser	905 West 121st Street
Joseph Rocco Stasi	300 West 115th Street
Samuel & Sherry Fleenor	11706 Washington
Carolyn Schultz	706 West Santa Fe Trail
Ann Ludwig	2 West 115th Street
Rachell & Brian Carson	701 West Santa Fe Trail
James & Jessica Nickle	700 West Santa Fe Trail
Howard & Loretta Oswald	11705 Washington
Joshua & Jessica Shipman	733 West 121st Street
ROI Realty	200 West 119th Terrace
Sean & Megan Cummings	11709 Summit



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Winter/Spring 2020 Newsletter