

# Verona Views



WINTER/SPRING 2022 • VERONA HILLS HOMES ASSOCIATION

## A Letter from the President...

Spring is upon us! We look forward to some beautiful weather and lots of rain to brighten our vibrant neighborhood. I always like to see neighbors out walking, riding bikes, and enjoying the park.

We are still in uncharted waters with the pandemic. However, as a board, we feel it is appropriate to provide some opportunities to strengthen our sense of community, particularly in our park. With that in mind, we plan on getting back to hosting an Easter egg hunt this year! (The Easter Bunny is still worn out from all that hopping around the neighborhood last year to drop off baskets, so he's also happy to hear we will be returning to the park once again!) Details are in the events section.

We will also plan to bring back the hit Fourth of July bike parade and hope to resume our movie night in the park, with a date to be determined. We are also planning to keep some of our stalwarts in place like our garage sale and perhaps a return to the document and electronics shredding event (if we can get other neighborhood participation to supplement the cost). Dumpster day is planned for June 11th. We have traditionally had the shredding event and garage sale in the fall, so stay tuned for more information!

Would you believe us if we told you that a major overhaul of the park is just around the corner? I know we sound like a broken record, but we are seeing all the right updates and the equipment has been ordered! We are so excited to see the children of the neighborhood out there enjoying what will feel like a brand-new park soon. See the parks update for more information.

We also want to give a big shout out to Brian Wellington, who served as our security director for the neighborhood for more than 5 years, as he rolls off the board. Brian was instrumental in getting our camera initiative off the ground among his other duties. 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. Our new security director, Dave Bednarczyk, will take the baton from Brian and run with it, as we plan an expansion of that project. See the security update for more information on this and other important topics.

*(Continued on next page...)*

## Board of Directors

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While we are bragging on our board members, I also want to recognize our parks director Steve Lampone. After dedicating a career to the betterment of our city with the Parks Department, Steve has been an invaluable asset to our neighborhood in working with the city on all things Migliazzo Park. He is always on the lookout for anything that can be done to better the park, utilizing his unique connections. Not only has Steve worked closely with the city in being our voice for the upcoming park improvements, but the city also recognized the value of his experience and asked him to be on an advisory committee overseeing the improvement of all their parks. Then when our management company, Homes Associations of Kansas City, called and asked us if there would be a good representative from our neighborhood for a vacancy on their board, Steve was the obvious choice, and he graciously accepted that position. He is also involved at Avila University as a member of the Board of Counselors and is our voice in communicating with them, along with other charitable and civic causes. Thanks, Steve, for all you do for our neighborhood and our city!

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 at 816-500-9558 or [info@veronahills.org](mailto:info@veronahills.org).



## 2022 EVENTS: Save the Date!

### Upcoming Events this Spring/Summer

- **April 2 (Rain Date of April 9): Easter Egg Hunt.** All Verona Hills children and grandchildren, ages 10 and under, are invited to hunt for eggs the morning of Saturday, April 2nd at Migliazzo Park! Refreshments will be provided with a cotton candy maker available for the kids! Be sure to B.Y.O.B(asket). In case of inclement weather, the event will be April 9<sup>th</sup>.
- **June 11: Dumpster Day.** We will hold our 3<sup>rd</sup> annual dumpster day on Saturday, June 11th with several large dumpsters in front of Migliazzo Park that will be available throughout the morning until they are full.
- **July 3<sup>rd</sup>: Patriotic Bike Parade.** Encourage the kiddos to decorate their bikes, scooters, and trikes in red, white, and blue for a festive ride around the path at Migliazzo Park starting at 3 p.m. with treats to follow!

### Stay Tuned for Other Events Being Planned in 2022

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

### REAL ESTATE RECAP:

To recap 2021, Verona Hills had 45 homes sold, ranging from \$250,000 to \$529,900.

The average list price was \$386,394 and the average sold price was \$389,981.

The average days on the market was 13.

For 2022 as of 3/1/22, Verona Hills had 1 active home, 3 pending homes, and 5 sold with an average of \$404,155.

This information is provided courtesy of Katie Scurlock.

### 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 In Person for Fall Festival at the Park

On October 2<sup>nd</sup>, neighbors gathered together at Migliazzo Park to enjoy each other's company and bask in the beautiful fall weather. Children of all ages jumped in the bounce houses, played laser tag, stood in line for face painting, explored a party trailer with video games, and climbed on the playground equipment. Everyone enjoyed a delicious cookout meal with hot dogs, burgers, and pulled pork sandwiches. To top it all off, dessert was provided courtesy of our locally-owned Cookies & Creamery. It was a great opportunity to mingle with longtime friends and meet new neighbors. Special thanks to all those who made this fun event possible!



## MIGLIAZZO PARK: Update on Playground Improvements

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: Sprucing Up Our Outdoor Areas for Spring

It won't be long before the growing season is here. Our common area provider will be refreshing the mulch on islands and monuments. The company will also be doing a spring fertilization/pre-emergent application on grass and mulch beds.

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).

Please let us know if there are common area places in the neighborhood that need attention. You are welcome to share a description of the area to our director of common areas, Phil Paschang, at 816-809-6053 or [ppaschang1@gmail.com](mailto:ppaschang1@gmail.com). We welcome your feedback!

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



- April 27 - KCMO City Collection
- May 13, 2022
- June 17, 2022
- July 15, 2022
- August 19, 2022
- September 16, 2022
- October 14, 2022
- 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.

## PUBLIC WORKS: City Sidewalk Initiatives

As we plan to get out there and enjoy our neighborhood, one of the things we cannot help but notice is that many of our sidewalks are in rough shape. This is to be expected over the course of time in a neighborhood with so many mature beautiful trees lining our streets. However, it is certainly not aesthetically pleasing, and more importantly, it presents a safety issue for those walking or riding on them.

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. We have again applied for PIAC funds like those that have been used at the park. We have 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.

Finally, as many will recall, in 2017 we as voters passed an \$800 million bond issuance for infrastructure repairs. It sounds like the city is finally preparing to address sidewalks with some of this funding as was originally planned. The city had a virtual information session on March 15th, and we were well represented at that meeting.

## COMPLIANCE CORNER: Reviewing By-Laws & Restrictions

As a board, we feel it is our duty to uphold and operate according to our By-Laws and Declaration of Restrictions. You are able to review those documents online at <http://www.veronahills.org/homes-association>.

Your review of our restrictions will lead you to realize that document has a fairly limited scope, much of it pertaining to new construction in a neighborhood that has been fully developed for many years. We feel strongly that it is not our responsibility to overstep our authority or our charge, interjecting ourselves into the middle of neighborly disputes or the personal preferences of ourselves or our neighbors. That being said, we take pride in our beautiful neighborhood and the properties within, as we know the vast majority of our neighbors do as well. We also enjoy the fact that our neighborhood is overwhelmingly comprised of residents who are well intentioned and care for each other.



According to its website, the city of Kansas City's Code of Ordinances "guide the development of the city and ensure public safety". The Code of Ordinances can be found online at <https://www.kcmo.gov/city-hall/departments/city-planning-development/codes-and-ordinances>. In situations and circumstances on which our governing documents are silent, we rely upon and defer these ordinances.

In addition to your review of the document itself, we have found that reaching out to 311 city services is a good resource. You can view their website at <https://www.kcmo.gov/city-hall/311>. It includes details on how to download their app for the reporting of potholes, illegal dumping, missed trash pickups and more.

It is natural and unavoidable that neighborly disputes arise from time to time. However well-intentioned they likely are, our homeowners may not always abide by the standards put in place by our neighborhood and by the city. If you feel your neighbor is doing something that is against our restrictions or city ordinances, we suggest you start by doing your research. Feel free to contact the board and/or city services for guidance.

If there is indeed an issue, we suggest starting with the neighborly approach. Reach out to your neighbor, talk through it with them, letting them know what you feel the issue is, and request they take whatever action you feel is required of them. If you do not feel comfortable with this approach, do not feel this approach would be productive for whatever reason, or do not get a favorable response in your attempt to be neighborly, we suggest you contact 311 at (816) 513-1313, or file a complaint through their website. Finally, we are sure it goes without saying, but if you feel your neighbor is engaging in criminal behavior, please do not hesitate to contact the police department.

Thank you for everything you do for the betterment of our beautiful neighborhood!

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



As a friendly reminder, 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.

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, 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 \$1000.

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.

Thankfully, the vast majority of our residents pay like clockwork! However, for the small disappointing minority that don't, our policy to file liens and lawsuits works in the long run. I am happy to report that last month we collected our 2nd largest account, over \$5,000, which was required to be collected at the sale of the home in order to convey clear title to the buyer. After shaking your head in bewilderment wondering how \$150 per year can turn into a \$5,000+ debt (includes interest and attorney's fees and collection efforts), instead focus your energy on celebrating that we have more funds available for the betterment of our neighborhood!

Our cash flow statement for the fiscal year ended May 31, 2021, 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



Most thefts that occur in our neighborhood are from unlocked cars or open garages. We have reviewed the crime data for Verona Hills since the beginning of the year. As of 3/1, there have been official reports of 4 Theft From Autos, 2 Breaking and Entering, and 1 report of the Grocery Direction Guy (you should have received a separate email regarding this). Please lock your cars, don't leave items of value in plain site in your vehicle, and close garage doors and windows. This will prevent many of the opportunity crimes that occur.

Crime stats can be found via [www.cityprotect.com](http://www.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 the last newsletter, we have added multiple surveillance cameras around the neighborhood to help keep us safe. As a reminder, these cameras have been added to try and aid law enforcement in identifying suspects if some type of crime is to occur. We will continue this effort and engage the neighborhood about adding camera locations.

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>. 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.

Overall, we believe with the help of all 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 occurrence or suspicious activity to 9-1-1 or by calling the non-emergency number at 816-234-5111.

## 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 as of August 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!

Randall & Kathleen Seever	408 West 115th Street
Edward & Elizabeth Welsh	916 West 120th Terrace
Deborah & David Hodes	12108 Summit
William & Darlene Dunn	12101 Madison Court
Hollie Nuttle and John Walsh	806 West Santa Fe Trail
Jennifer Demarco and Lucas Morrison	905 West 120th Terrace
Henry Ford, Jr.	417 West 119th Terrace
Justin Rush	904 West 121st Terrace
Clinton & Vilda Hill	11522 Wornall Road
James & Elvira Nolan	12105 Summit
Thomas & Michelle Smith	607 West 114th Terrace
Matthew & Anne Alexiou	323 West 119th Terrace
Britten Scheiber	11901 Glen Arbor Terrace
Brent & Cynthia Beasley	11523 Summit
Breana Upchurch	209 West 115th Street
Caley & Joel Dykstra	917 West 120th Street
Richard & Claudia Freiburghouse	322 West Minor Drive
Spoorthi Tammareddi and Frederic Brown	409 West 115th Street
Anthony & Samantha Hollingsworth	11510 Wornall Road
Opendoor Property J LLC	11812 Central
Greg Gagnon and Jessica Salley	11809 Avila Drive
Jay & Lorriane Brenner	711 West Santa Fe Trail
Lisa Atkins	12101 Summit
Jeffrey & Yasmine Kolb	724 West 121st Street
Heather Broderick	824 West 121st Street
Nathan & Lacey Perez	11914 Summit
Stephanie Greer and Nicolas Miller	804 West 121st Street
Craig Lee	11712 Glen Arbor Terrace
Jamie Hatfield	705 West Santa Fe Trail
Marihelen Hatcher and Melanie Stanley	2 West 115th Street
Emily Hollembaek	100 West 119th Street
Rebecca & Larry Williams	1108 West 121st Street
Offerpad	800 West Santa Fe Trail
Salvatore & Alanna Donnici	406 Avila Circle
Nicholas Kelliher	1100 West 121st Street
Laura Jean Day	101 West Minor Drive
Michael & Andrea Moore	11713 Washington
Matthew & Marlena Mason	721 West 121st Street
Cooper Ashen and Blake Priebe	712 West 112th Street

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

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## 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 2021! It was the second time we needed to avoid gathering in person due to a pandemic. Although the circumstances were not ideal, it is nice to know this option exists when needed. We will monitor the situation with COVID-19 as the year unfolds. It is our hope that we will be able to meet in person this year if all goes well. Please stay tuned for more details. Thanks for your continued support and flexibility during this time!



**Verona Hills Homes Association**

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

## Winter/Spring 2022 Newsletter