

Verona Views



SUMMER/FALL 2016 • VERONA HILLS HOMES ASSOCIATION

Words from our President...

Your Verona Hills Board has been hard at work this summer. From concrete repair of common sidewalks to beautification of common areas to repairs to the dam at Migliazzo Park, your Board members have been active in keeping Verona Hills a great place to live. We take great pains to ensure that your annual assessment is wisely spent. Residents frequently call about spending homes association funds on various projects. While we appreciate the input and feedback, we want to be good stewards of your money. It is the Board's position that spending funds that will only benefit one or two residents is not a wise or proper use of Homes Association resources. While we will never agree on every expenditure (e.g., most residents want snow removal but some say wait for the city to do it), be certain that we will always strive to spend Homes Association funds in the most financially responsible manner possible.

As is the case with all volunteer boards, new members are needed from time to time. If you have an interest in serving on the Verona Hills Board of Directors, please contact Ross Nigro or me. Ross is the Board member charged with screening prospective Board members. A typical Board member serves for a term of three years but he/she frequently volunteers for another term. The Board meets approximately nine times per year with each meeting lasting an hour or more. If being a Board member is not for you, please consider volunteering for one or more of our annual activities – Fall Service Day, Easter Egg Hunt, etc.

Thanks to the KCMO Forestry Department for tree trimming on several of our streets. The result of this trimming has enhanced the beauty of our neighborhood. Another city contractor was seen working in parts of Verona Hills injecting some ash trees for emerald ash borer. Hopefully, this preventive program will be able to save our ash trees or at least keep them healthy for a few more years.

Frequently, Board members receive calls and emails from residents that need to be directed elsewhere. While we appreciate the confidence residents have in us to know US Postal procedures, arcane city codes, noise ordinances, etc., please direct your correspondence to the appropriate government entity. We have found calling 311 to be a great resource for resolving or addressing many homeowner issues. Remember, calling 911 is only for real emergencies.

Board of Directors

Bill Munninghoff President
941-7543

Kevin Fallon Vice President
500-9558

Steve Stoecker Treasurer
942-3327

Joe Lewellen Secretary
721-7190

Cathy Stoetzer Communications
941-2629

Ross Nigro Security
753-4830

Kevin Fallon Events
(Above)

Ben Lizak Public Works
941-3968

Beth Sullivan Common Areas
547-5541

Steve Emke Compliance

Steve Lampone
Migliazzo Park
352-6809

Public Works Is Working!

Common Area Concrete Replacement

As of publication of this newsletter, our common area concrete replacement project is finally underway in a half dozen areas throughout the neighborhood. The Homes Association is funding the replacement of concrete in common areas that don't tie back to an adjacent homeowner, present a safety hazard due to crumbing and/or unevenness, and would otherwise go unrepaired.

Areas targeted for replacement include: sidewalk squares on Summit near Migliazzo Park, the island at Summit & Madison, and the corners of Minor & Pennsylvania, Central & Avila, Wornall & 119th Terrace, and Wornall & 115th Street.

The project was supposed to commence much sooner but due to unforeseen circumstances, a new concrete contractor had to be selected. City permitting issues further delayed the effort.

The contractor now doing the work is Holliday Concrete, LLC, which is also extending an attractive rate to Verona Hills residents interested in replacing their sidewalks and driveways, which are generally the responsibility of the homeowner. That rate is \$6.25 to \$6.50 per square foot, depending on the project size. If you are interested in getting a bid, please contact Holliday Concrete at 816-795-7849.

Movie Night at Migliazzo Park

On Saturday, August 13, we brought Movie Night back to Migliazzo Park with a sundown screening of the family-friendly 2016 animated hit "Zootopia" on a 12' inflatable screen. It was one last night the kiddos could stay up late before school started back up.

Popcorn and Kona Ice snow cones were provided courtesy of the Homes Association and families gathered on blankets and tailgating chairs to watch the movie. A great time was had by all 200+ residents! We hope to make this an annual event going forward.



IN THE NEIGHBORHOOD:

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

Verona Hills Comparative Market Analysis 2016 (6 months)

Median sold price: \$285,000

Average sold price: \$287,290

Average list price: \$293,740

Average days on the market: 43

Average price per sq. foot: \$109

Sold price range: \$215,000-\$455,000

STAYING IN TOUCH –

Don't forget to check out our website: veronahills.org. If there is anything you'd like to see that isn't already there, please email info@veronahills.org.

And, here's your constant reminder: if you'd like to receive neighborhood phone blasts or email blasts, please make sure we have your current contact info. It will, also, assure that your information is correct in the next Directory publication. We love to stay in touch!

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/>

All About Events

Where did summer go? Fall is right around the corner. To help usher in the season, Verona Hills has a number of exciting and beneficial activities planned.

September 15-17 - Annual Verona Hills Garage Sale. Clean out the garage and make a few bucks in the process! The sale will take place Thursday through Saturday. There will be a Goodwill donation truck Sunday morning on Pennsylvania at the Migliazzo Park for unsold items that could benefit the less fortunate. Please see the website for a list of accepted items. An email invite will be coming out soon for you to RSVP, so we can get a headcount and make sure we have enough yard signs. The sale will be advertised to help promote a successful sale!

October 1 - Annual Verona Hills Service Day. Show your neighborhood pride and help keep Verona Hills beautiful and our sidewalks clear of overgrowth from the easement trees. We will meet at 8:30am in the parking lot of the KC First Church of the Nazarene, assemble teams and assign them to “raise” the sidewalk trees on needed streets in the neighborhood. We rent pole saws and chain saws and put all trimmings at the curb to be picked up the following Monday. A word to the wise, not coincidentally, those who volunteer usually wind up having their street freshened up and looking good!

October 1 – Annual Fall Festival. Celebrate all the morning’s hard work at Migliazzo Park, from 5:00pm to 8:00pm, depending on the daylight. We will have burgers and dogs, snacks and refreshments, a bounce house, games for the kiddos, and music. For new neighbors and those who have never attended, it is a great time to enjoy the beautiful Fall weather and get to know some of your neighbors.

November 10 – Annual Meeting. Avila University has graciously agreed to again host Verona Hills for our Annual Meeting. It will be held on campus at the Whitfield Center from 6:30pm to 8:00pm. Get an overview of the financial standing of the Homes Association and updates on topics that affect our neighborhood. Stay tuned for further details on speakers and agenda items. And, don’t forget, those who attend are eligible for some great raffle prizes!

We wanted to thank everyone who participated in our successful **Movie Night in the Park**, particularly our own resident movie exhibitor extraordinaire, Ben Lizak! The 90+ kids had a blast at their last hurrah before the school year began. We welcome your feedback as we look forward to building on this event in years to come!

Who’s New?

Take a minute to welcome the new homeowners and their families who’ve joined us since the last Newsletter.

And, to the new residents, we are made up of an all-volunteer Board. If you have the time or interest, contact a Board member in an area that you think you might want to get involved with!

Scott & Rebecca Hopke
 Juan & Angela Ayala
 Luke & Andrea Hall
 Trevor & Dana Coleman

11801 Washington
 11927 Glen Arbor Terrace
 11705 Washington
 1108 West Santa Fe Trail



Andrew Noonan	1105 West 120th Terrace
David & Jessica Kelsey	708 West 121st Street
Cristin Berardi & Quentin Culver	812 West Santa Fe Trail
Christopher & Anita Fiorella	12105 Summit
Marquita Leverette & Carla Moore	1005 West 120th Terrace
Cynthia Bishop	706 West Santa Fe Trail
Terrance & Victoria Colombatto	600 West 113th Street
Kelly Hokanson	11618 Summit
Susan Wicks	11400 Summit
Randall Bray & Teresa Yancey	11905 Jarboe Street
David & Michelle Marshall	12005 Madison Avenue
Shelby Monaco	12108 Summit
Michael & Sarah Mallon	12013 Summit
Andy & Rhonda Atkins	11718 Wyandotte
Thomas Steffens	11643 Glen Arbor Terrace

Feeling Secure In The Neighborhood...

It is always 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 and your home well lit. Most of the thefts that occur in our neighborhood are from unlocked cars or open garages. They are crimes of opportunity. Please lock your car doors and close your garage doors. This will prevent many of the opportunity crimes that occur in our neighborhood. These routine precautions will minimize the opportunity for unsavory folks to commit a crime in our neighborhood.

The Board is pleased to announce the retention of Titan Protection and Consulting. They started patrolling our Neighborhood on October 1, 2014. All Titan employees are clearly identified by the Titan vehicle and Titan uniforms. At this time, due to cost constraints, we are not allowing residents to contact Titan directly. 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 me or any other board member and we will direct Titan to investigate, monitor or follow up on the issue.

The patrols are random and, occasionally, are increased. However, we will have multiple daily patrols throughout the neighborhood. The Titan Officers are armed with a gun, as well as a baton and pepper spray. They will check houses out if they see a problem and notify a home owner. This would include when they find a garage door, window or door open. They have been known to knock on a resident's door at 3:00am to inform them that their garage door was open.

Overall, our neighborhood is very safe and well-secured. We, as neighbors, should strive to be good neighbors and watch out for each other. In order to keep our neighborhood safe, it is important that everyone report any suspicious activity and all signs of criminal conduct. If we do not know that crime is occurring, we cannot combat it. Do not hesitate to report all suspicious activity to the Kansas City Police Department. You are encouraged to report any unusual occurrence or suspicious activity to 9-1-1. If you are aware of an ongoing issue, please contact the Board at info@veronahills.org and we will strive to seek a remedy.

KANSAS CITY, MISSOURI POLICE DEPARTMENT

For more information on theft from vehicles, theft of motor vehicles, improving security at home, identity theft, or improving neighborhood safety, please contact your Community Interaction Officer:

Central Patrol Division	816-759-6313
Metro Patrol Division	816-349-6428
East Patrol Division	816-482-8506
South Patrol Division	816-672-2828
North Patrol Division	816-437-6230
Shoal Creek Patrol Division	816-413-3440

Are You Compliant?

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

We would encourage our Homes 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. 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 addressed by the Covenants & Restrictions or Declaration, it is quite possibly 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, and specifically regarding nuisance and property maintenance code matters at: www.kcmo.gov/neighborhoods/neighborhood-preservation. 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 emailing [3-1-1-1.Call.Center@kcmo.org](mailto:3-1-1.Call.Center@kcmo.org) or going on line to www.kcmo.gov/311. If you do not get the results you expect, let us know. While the authority of the HOA in many of these matters is limited, perhaps our follow-up or input can help yield positive results.

While we are on the subject of compliance, 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 or the common areas - please clean up after your dogs (bag & trash it)! Besides being considerate, it will help prevent the waste from getting into our wastewater treatment systems (which are not designed to filter dog waste).



Not So Common Areas...

The Compost Connection yard waste service has been well received and approximately 30% of households are taking advantage of this service. All necessary information is available on the Verona Hills website and the Compost Connection site as well. The last 3 pickup days for 2016 are scheduled on Fridays: September 23--10 bags, October 14--20 bags and November 18--20 bags. The City fall pickups for South KC are scheduled on Wednesdays: October 26 and November 30. Also, a reminder for those homeowners who already have service with Compost Connection (or would like to purchase additional service), CC will reduce the price for their standard program from \$141.00 to \$99.00 to all Verona Hills residents who would like additional lawn waste removal. Their standard program includes three items per week (April – October) and 6 items per week (November – March).

The Common Areas maintenance and improvements are ongoing. The monument plantings at State Line and Minor Drive are 90% complete, only needing some color and detail. The next major project is the area along State Line, stretching from Santa Fe Trail to Minor Drive. This will involve much needed cleanup of trees, weeds and mulch.

The City of Kansas City will begin reassessing the Ash trees on City property in our area with tags #6000 or greater, beginning May, 2017. The City will determine whether an Ash tree will be retreated for Emerald Ash Borer or removed, and then replaced with another tree variety. A homeowner with an Ash tree in their yard may want to decide if they want to treat/retreat for EAB. There are many resources with much information regarding EAB. Consulting a Certified Arborist will give you the best information for tree health and assisting you in making the best decision for you and your trees. Here are some sites with more information: www.kcmo.gov, www.mdc.mo.gov, www.mggkc.org, www.isa-arbor.com.

It's Your Dollar\$

Our Homes Association is staffed by volunteers that oversee services funded by our Homes Association assessments. The “benefits” from the assessments include, but are not limited to: snow removal, common area maintenance, private security, extra mowing of Migliazzo Park, capital improvements of common areas, common area sidewalk repair, website maintenance, newsletter publication, directories and call notifications. Your Board recently added yard waste pickup to the list of services without increasing assessments. Our funds also pay for the Fall service day, which has provided tree trimming in the neighborhood. Our friends and neighbors volunteer for this duty in an effort to reduce expenses. Our assessments also finance the annual meeting, the Easter egg hunt in the spring, and the Fall festival and garage sale. All of these activities serve to improve our neighborhood, and enhance the feeling of community in Verona Hills. (Spoiler Alert: watch for a possible shredding event early next year!)

Our assessments have not been raised for many years, and they are meant to be affordable for all of our residents. Please make sure to pay your assessments on time. A friendly reminder is in order: properties that are 2 years or more past due on their assessments are subject to liens. 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 4 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



\$100, and the average expense if an account goes to trial is over \$1000. Your Board of Directors would rather spend our volunteer time (and money) providing services and improving the neighborhood than collecting delinquent accounts. Further, it is not fair to the homeowners who pay when the assessments are due. Through the end of our fiscal year, May 31st, 2016, 29 homeowners were past due, with a total balance in excess of \$23,000. There are approximately 750 homes in Verona Hills.

As 5-31-2016, liens have been filed on the following properties: 400 Avila Circle; 11805 Central; 701 West Santa Fe Trail; 800 West Santa Fe Trail; 11814 Washington; 301 West 115th Street; 317 West 116th Street; 117 West 119th Street; 315 West 119th Terrace; 916 West 120th Terrace; 721 West 121st Street; and, 1109 West 121st Terrace.

Our cash flow statement for the fiscal year ended May 31st, 2016 is on our website. If, after review, you would like to discuss this financial information, please send a message to 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 Homes Associations of Kansas City at (913)385-2440.

What's New In The Park?

The following projects have been completed in the park this Spring/Summer by PrimeTime Contractors:

- All horizontal and vertical concrete surfaces where deterioration was detected have received injections of epoxy to both full and partial depths;
- Horizontal concrete walking surfaces were altered to make them compliant with the Americans with Disabilities Act;
- A significant sinkhole and an area of broken concrete on the northern end of the lake were repaired;
- Anodized aluminum railing was installed along the dam walkway;
- Five new ornamental trash receptacles and two new recycling containers were installed in the park;
- The application of a cementitious non-slip surface on the dam walkway will be completed by the end of August.

Additionally, with some financial support on the part of our Homes Association, the park has been mowed as needed (nearly every week) since the first couple of weeks of April. The contractor who mows the grass is also responsible for collecting loose litter and other debris throughout the park at the time of mowing. The aerator in the park has been functional for most of the summer providing a visual attraction as well as retarding the growth of undesirable aquatic vegetation. The trimming of trees in the Park is planned for this Fall.

Riding the Santa Fe Trail

You're probably sitting comfortably in your Verona Hills home reading this in hopes of catching up on neighborhood news. You've most likely worked very hard for your home and are proud of it. When people put effort into something, they have a sense of accomplishment. You've purchased a patch of land and are building memories where you reside. Most of us take pride in developing a legacy. The land your house rests atop has a history and a legacy, too. Lucky you! Verona Hills has a pretty exciting story to tell. It's hard for us to imagine an area such as Verona Hills before J.C. Nichols purchased the land to build the foundations of a suburban community. Before the



late 1960s, the area that encompasses most of what is now Verona Hills subdivision was still farmland. When the community was being built, there were still remnants of a time long past.

This area was the center of some pretty fascinating frontier tales. Although now we can only see the trailside markers and a few remaining ruts from the frontier wagon trains that crossed the prairie, at one time this area was inundated with men with vision. One such man, Dabney Lipscomb, capitalized on the location of his farm (which encompassed the land you now live on) and formed a town at the southwest corner of his land. In 1851, he named it "New Santa Fe."

Blacksmiths, shopkeepers, school teachers, dentists, doctors and capitalists all at one time called New Santa Fe their home. Current Santa Fe Trail at the corner of State Line was named "Main Street." Many pioneers that had ventured west saw the potential in the town's location nestled upon the invisible line between Missouri and the territory of Kansas. When wagon trains packed full of all the earthly possessions of a pioneer family took the Santa Fe Trail west from the Blue River across current Minor Park Golf Course, their last civilized stop on the trail was on the very land we pass daily. Some of you even live on a small number of the old platted lots from 1851.

As a little girl growing up at 122nd Terrace and Belleview, I was my own pioneer explorer. I'd bounce up to the old cemetery, carve trails out of the woods, splash through the creek and use my vivid imagination to envision the town up on top of the hill, wagon trains pushing past settlement into the unknown frontier. As an adult, I wanted to know more about these men, women and children that sacrificed everything in search of a better life.

There was Marcus Gill, a Kentuckian who purchased the land that is now Verona Hills from Dabney Lipscomb's family, a man that owned several slaves, boarded William Quantrill and whose son was the future mayor of Kansas City. Or, Samuel B. Wade, a southern sympathizer who helped organize election frauds in Kansas Territory in the hopes it would be admitted as slave state. And John E. Watson, the town doctor whose daughter inspired a nationally known song from the late 1800s called "In the Baggage Coach Ahead."

History books tell of a time of historical significance. The land your house sits upon was packed full of activity. Famous mountain man Jim Bridger was always known to have built a building in New Santa Fe, but it has been recently confirmed he even owned a business with Louis Vasquez and Josiah Watts, brother of miller Stubbens Watts of Watts Mill. This business was operated out of Lots 7 and 10 in the town of New Santa Fe.

The Border Wars of the 1850s, the Civil War and the construction of the railroad led to the destruction of New Santa Fe. The town was never the same and held on as long as it could. The final nail in the coffin of the community was a fire which led to an intense fight and the eventual demolition of the Santa Fe Christian Church that had linked generations of pioneer families of the area together. Now, the only remnants of the town are a granite marker at the corner of State Line and Santa Fe Trail marking the route, some wagon swales and the final resting place of some these trailblazers at the New Santa Fe Cemetery.

Buried below the ground you now stand upon could be more remnants of the men who tilled the land before your time. Broken pottery pieces, horseshoes, arrowheads, and nails sometimes sit undiscovered in Verona Hills and are uncovered when simply digging into the earth. These pieces of the past should remind us of the pioneers to the west. Continue to be proud of the land you own and embrace the splendid stories of the times long ago. Diane Euston is the author of the blog "The Santa Fe Trailer," devoted to the rich history of the area. To learn more about these exciting pioneers, visit www.newsantafetrailer.blogspot.com.

Advertise Your Company or Services in Upcoming Issues

As promised, here are the folks who elected to advertise in the newsletter (see website for future opportunities):

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Verona Hills Homes Association

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

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

Website: www.veronahills.org

Summer/Fall 2016 Newsletter

What Else Is Happening In Our Neighborhood...

The search is on for a new Director of Communications. I completed a term for someone else who moved on and liked it so much, I completed another full term. Writing this last newsletter is a little bittersweet BUT it's time to pass the reins on to a new volunteer! Anyone interested should contact Bill Munninghoff or Ross Nigro. Anyone? Anyone?



(Movie Night, 2016)