

Verona Views



SUMMER/FALL 2022 • VERONA HILLS HOMES ASSOCIATION

A Letter from the President...

We endured a brutally hot early to middle of the summer, with an ice-cold baseball team, but that has given way to a quite lovely last couple weeks, and a suddenly fun young club! With that said, we look forward to another Kansas City fall. It is sure to be full of beautiful weather, beautiful leaves (while they are still in the trees!), beautiful Chiefs football, and a beautiful newly redesigned park!

Speaking of the park, we were able to get a couple of fun events in before the construction started. Thanks to all who came out and enjoyed the Easter egg hunt and the July 4th bike parade! The movie night was put on hold with the park not being ready, but we hope to enjoy the playground renovations with Fall Fest, scheduled for October 8th. We will also hold the annual neighborhood garage sale on September 23rd & 24th. Details are in the events section.

With so many new faces in our neighborhood over the past few years, it is high time we put out a new directory, which has gone to press and will be on your doorstep in the next month or so. Building on what we mentioned in the spring issue, our board plans to hand deliver the directories to your front porch, while also completing a thorough assessment of our curbs and sidewalks. We plan to provide specific descriptions, locations, and supporting pictures to the city of distressed curbs and sidewalks, in support of our PIAC and Rebuild KC Neighborhood Grant Program applications. The city indicated there were over 1,200 applications for improvement projects that they are still evaluating, but we hope the squeaky (and thorough!) wheel will get the grease!

We say it a lot but truly value neighbors who take a vested interest in the safety, beauty, and enjoyability of our neighborhood. We look forward to continuing good momentum with our camera initiative, and we also appreciate everyone being eyes and ears for our safety. In addition to reporting issues to the police or non-emergency line when appropriate, you can share suspicious activity on Next Door or with our security director or security company (Titan Security).

Regarding beautification, we generally do our best to make our properties sparkle and shine. Some neighbors even go above and beyond to help us beautify the common areas. Two recent examples are Kellye Owens and the neighbors on Avila Court, who have done their own planting and watering of

(Continued on next page...)

Board of Directors

Kevin Fallon President 816-500-9558	Katie Scurlock Vice President 913-244-7117
Joe Lewellen Secretary 816-721-7190	Christen Dusselier Treasurer 816-215-8256
Laurie Minx Communications 816-721-3934	Phil Paschang Common Areas 816-809-6053
Steve Lampone Migliazzo Park 816-352-6809	Richard Hudson Public Works 913-634-4629
Chris Gaughan Compliance 816-786-4439	David Bednarczyk Security dave.bman@icloud.com

Jimmy Nickle

Events

jnicklebbslawnsidebbq@aol.com

EMAIL US:

info@veronahills.org





their island with board approval and financial support. The same holds true for Becky and Cary Phillips, Katie and Ryan Raccuglia, and their neighbors for planting and laying new sod on the island at 115th and Summit! Bravo – what a big improvement! If you see a common area in your neck of the woods that needs some attention, and ESPECIALLY if you would be willing to devote some time and energy into helping the cause, we would be thrilled to hear your thoughts and work with you to provide funding and support when appropriate.

It is important to bring new perspectives and fresh energy to the board. Our board members have been gracious to hang in there during the height of the pandemic for continuity over the past few years. Now that many are more willing and able to mix and mingle, we anticipate the transition of several long-serving members who deserve to take a break. We have some great candidates who have come forward or been identified, and we also want to make sure we are giving everyone who is interested an opportunity to get involved. If you would like to learn more about board service or other neighborhood involvement, call me at 816-500-9558 or email info@veronahills.org.



2022 EVENTS: Save the Date!

Remaining Upcoming Events in 2022

- September 23 & 24: 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 8: Neighborhood Fall Festival.** This family-friendly event will start at 4 p.m. 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 include delicious food, a bounce house, laser tag, karaoke, ice cream and more. Come and enjoy the fall weather!
- November/December TBD: Annual Verona Hills HOA Meeting.** Although we hosted virtual meetings for the past two years, we hope to gather in person for this special occasion once again, if possible, this year. Stay tuned for more details. During the meeting, we typically 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, Next Door, and our Facebook page.

REAL ESTATE RECAP:

The following is the 2022 market activity for Verona Hills as of 8/29/22 provided courtesy of Katie Scurlock:

2 Active listings
 1 Pending home
 22 Sold homes
 Sold \$300,500 to \$475,000
 Average sale price: \$406,877
 Average days on market: 13

STAYING CONNECTED:

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

Directories will be delivered soon!

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

Note: If you have NOT received emails from us about upcoming brush pick-ups and more, please 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 Next Door 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/>

RECAP: Neighbors Enjoy Bike Parade on Fourth of July Weekend

On July 3rd, neighbors gathered together at Migliazzo Park starting at 3 p.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 frozen treats before continuing their fun on the nearby playground. Special thanks to all those who made this fun event possible!



MIGLIAZZO PARK: Improvements Nearing Completion

Chad Hollingsworth, Project Manager of the Engineering, Planning & Design Division at Parks & Recreation, recently provided an update to our HOA on the slower-than-expected playground construction at Carl Migliazzo Park. He reported that the contractor had a setback last month in August when the concrete ramp did not pass inspection. It was not built per the plans/ADA requirements, so it had to be removed and replaced.

Gunter Construction informed him that the concrete ramp and part of the playground curb was demolished recently as a result. The forms and base material will be redone, and the concrete will be re-poured very soon. The safety surfacing will be installed near the end of September. The finished grading, matting and landscape improvements will follow. Every effort will be made to get the playground completed by October 8th, but the final landscaping may not be completed until mid-October.

The existing playground will be temporarily closed for two weeks in September in order to complete construction. The old safety surfacing will be removed for the new poured-in-place surfacing. Both the existing and the new playground will be poured at the same time. We appreciate your understanding as we work toward the finish line of this tremendous project to improve our play spaces!

Meanwhile, the Parks and Recreation Department continues to maintain other areas at Migliazzo Park. The mowing contractor had a few challenges early in the season due to consistently inclement weather. Mowing has been occurring every two weeks throughout the latter part of the summer and will continue through mid-October.

There are plans in place to remove the silt and debris which accumulates in the southeast corner of the lake. In addition, equipment was ordered to repair some of the pieces of the exercise stations. These are located along the trail adjacent to the lake. Our park is the jewel of our neighborhood, and we look forward to enjoying it this fall!

COMMON AREAS: Keeping Our Islands Beautiful



As Phil Paschang's term on the board expires this fall, we reflect on his amazing service as director of common areas. Every corner of our neighborhood has been positively impacted through his beautification efforts. Of course, as humble as he is, he is the first to point out these projects always require a team approach – even more so now as he prepares to pass the torch to the next individual willing to carry on the vision and upkeep of our common areas.

It has been especially heartening to see residents take ownership of the common areas near their homes. Becky, Brian, Katie, Joseph & Sophia, Damian, Kellye & Family, and Sarah – just to name a few – all have gotten their hands dirty rather than waiting for someone else to do it. All of you, plus anyone we have forgotten or are unaware of because you do your part quietly and dutifully, set the example for what it means to be a good neighbor.

Residents have done a particularly great job on islands on Avila Circle, 120th Terrace, 115th Street, 116th Street, and Avila Court. Phil's favorite is located on Avila Drive. It is mostly full of perennials, requires no mowing, trimming, or fertilization and looks great all year!

For all those who take pride in the beauty of our neighborhood, the next step would be to consider a term on the board. It is not difficult or time consuming, and the board is full of great people. You are welcome to contact any of us or reach out to Phil directly at ppaschang1@gmail.com or 816-809-6053.

COMPOST CONNECTION: Upcoming Leaf and Brush Pick-Ups



- September 16, 2022
- October 14, 2022
- November - KCMO City Collection
- 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: Sidewalks and More

Sidewalks are technically homeowner property, yet we are doing our best to invest time and energy into seeking sources of funding for sidewalk improvements. As reported in the last newsletter, 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 was put in place to help improve city neighborhoods.

Meanwhile, as we move into the holiday season, you may see newspapers gathering on a driveway or packages left openly on a doorstep. Please 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: Home Maintenance and City Ordinances

We've had an uptick recently in inquiries and complaints about houses in our neighborhood that are not being properly maintained. This has included questions about yards that aren't being mowed, broken-down cars that are never moved, and houses falling into various states of disrepair.

Although the homeowners' association has limited rules about property upkeep, the City of Kansas City has several nuisance ordinances addressing this issue. As a friendly reminder to our neighbors, the City prohibits the following activities:

- The storage of litter, trash, refuse and rubbish on your property. (Sec. 48-25)
- The storage of wrecked, damaged, or disabled vehicles anywhere other than in your garage. (Sec. 48-27)
This includes parking such a vehicle on your driveway or on the street in front of your house, as well as other motor vehicles such as boats.
- Parking vehicles in yards. (Sec. 48-28)
- Allowing your grass to grow longer than ten inches or having "rank weeds and noxious plants" on your property. (Sec. 48-30)
- Long-term storage of building materials on driveways and in yards. (Sec. 48-32)
- Parking recreational vehicles, boats and trailers, and campers on streets. (Sec. 48-35)

These ordinances are enforced by the City when the City receives a complaint at its "311" number. The City has the authority to order any such nuisances to be removed or corrected. It has a system of escalating fines for nuisances that are not resolved by the homeowner.

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. The City will normally send a crew to help remove the damaged vegetation.

TREASURER'S REPORT: Annual Dues and Online Resources



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.

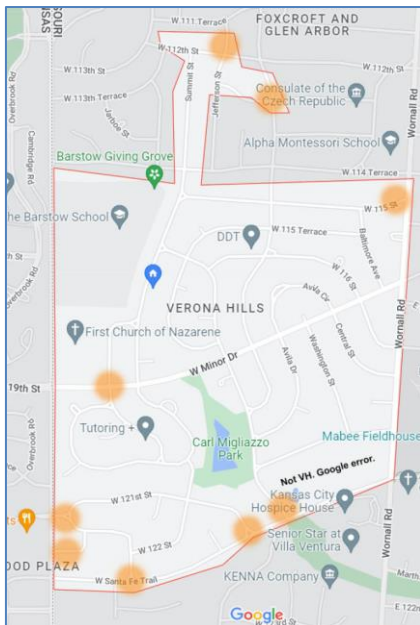
Did you know you can pay your dues online? Go to our website at www.veronahills.org, and our online payment portal is front and center! You will be able to make a one-time payment or set it up on auto debit going forward. You will only need your account number, which can be found on your dues statement or by calling our management company Homes Associations of Kansas City at 913-385-2440.

As you may 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, individuals are invoiced for past due assessments – plus 8% interest on the balance and any legal expenses incurred by the Association. Once an assessment is more than 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 \$1,000. 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, 2022, is available on [our website](#) on the “[Homes Association](#)” page. 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 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: More Volunteers for Camera Initiative



One of our goals as a Board is to prevent criminal activity in our neighborhood. We have had 3 different residents volunteer their homes for community camera locations since our last letter – THANK YOU! With that being said, we are still in need of additional volunteers.

Attached you will find a map of Verona Hills. It highlights the areas still in need of volunteer homes for additional cameras. If you are in one of the highlighted areas, please consider volunteering to partner with us for this initiative.

We have been working with Hudson Home Protection for the installation of these cameras. The first camera and network equipment are paid for by the association. You have the option of adding additional cameras if desired.

This is a great way to save some money if you've ever considered adding cameras to your home. 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>.

From the start of the year through July, we had a total of 28 crimes officially reported in our community. The VAST majority of these crimes were thefts from open garages and unlocked doors. There have been a couple of vehicles stolen, as well.



Be diligent and keep your garages closed and doors locked. After combing through the individual reports, we have officially quantified to no one's shock, that most of these crimes are taking place in the evening and overnight hours. We are working with Titan Protection to make sure that patrol vehicles schedules are aligned with this pattern.

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. In addition, you can contact the Board so we can look through any neighborhood footage that might be helpful in order to pass along to South Patrol for their review.

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 21, 2022, and do not see your name below, please send your contact information to info@veronahills.org. We're glad you're here!

John Watt	703 West 115th Terrace
Steven & Jodi Eich	100 West 119th Terrace
Nathan Klock and Jessica Tolan	11300 Jefferson
Jeffrey & Carrie Hoge	12001 Summit
Connor Melvin	201 West 119th Terrace
Timothy Nichols	906 West 121st Terrace
Amy & Chaylie McCloud	11324 Jefferson
Sofia de la Paz Martines Cappello and John Weick	800 West Santa Fe Trail
David & Julie O'Brien	1104 West Santa Fe Trail
Karen Mahan	11812 Central
Benjamin Eastman	11901 Glen Arbor Terrace
Zach & Taylor Poole	641 West Santa Fe Trail
Olivia & Steven Uhl	629 West Santa Fe Trail
Gold Star Homes	11618 Glen Arbor Terrace
Ross & Mary Lipari	11627 Glen Arbor Terrace
David & Paula Lillis	1108 West Santa Fe Trail
Stephen & Carol Pascuzzi	307 Avila Circle
Monica Oh and Richard Elledge	11806 Central
Brian and Kathleen LaForge	1008 West 121st Terrace
Namok Chu and Min Soo Kim	12009 Summit
Eric Reeves and Megan Harris-Reeves	1009 West 120th Terrace
Shane Spark	701 West 112th Street

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
816-265-6942 (direct line)
kfallon@cbronline.net

MALFER COMPASS REALTY

Katie Scurlock

Realtor

M • 913.244.7117
O • 913.800.1812
Katie@MalferKC.com
MalferKC.com



Steve Phelps
Owner

sphelps@zerorezkc.com
www.zerorezkc.com

(913) 568-6281
(816) 425-3655
520 W 103rd #198
Kansas City, MO 644T4



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!

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



Outstanding Agents
Outstanding Results®

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



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. The rate is very reasonable at only \$50 per issue! Revenue is used solely to subsidize the printing and hard copy distribution of the newsletter to all residents.

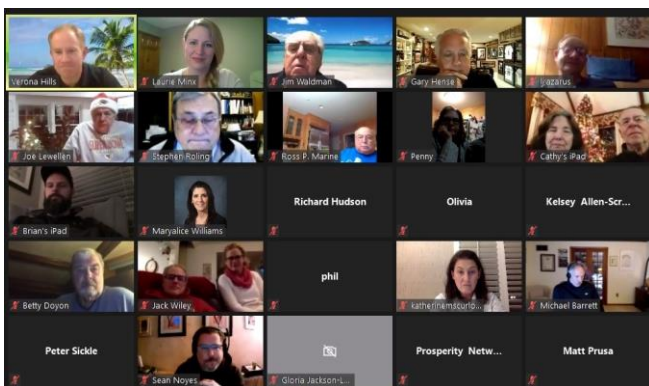
The advertising deadline for a Winter/Spring issue is typically in February. The deadline for a Summer/Fall issue is typically in July. Please contact info@veronahills.org at any point to inquire about available advertising space.

FEEDBACK: Staying in Touch and Getting Involved

We enjoy hearing from our neighbors and knowing how you'd like to help! Send us your feedback, suggestions and questions anytime. Volunteer board members make every effort to respond in a timely way.

Our Board is currently recruiting to fill several officer positions due to existing members completing their terms. You are welcome to contact Kevin Fallon, HOA President, at 816-500-9558 if you would like to learn more. There are lots of ways to get involved! More information about the Verona Hills Homes Association, as well as an [archive](#) of past newsletters, can be found online at www.veronahills.org.

STAYING FLEXIBLE: Connecting Virtually and/or In Person



We would like to thank all of the neighbors who logged on and joined us virtually last December for our Annual Meeting. 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 hope to meet in person if possible.

Please stay tuned for more details as we move closer to the Annual Meeting at the end of 2022. We will do our best to provide opportunities to connect, inform, and socialize. 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

Summer/Fall 2022 Newsletter