

Verona Views



WINTER/SPRING 2018 • VERONA HILLS HOMES ASSOCIATION

The President Says...

Our recent warm weather is giving us a taste for spring and an end to the long, gray days of winter. For calendar year 2018, Verona Hills will continue with our contracts with Monarch Lawn and Landscape to maintain our beautiful common areas, Titan Security will continue with its security patrols, Compost Connection will again provide lawn waste removal eight times per year and Crossroads Construction is providing outstanding snow and ice treatment of our streets. Verona Hills' residents are afforded these wonderful services with no increase in the annual dues.

Homes are selling in Verona Hills at a brisk pace. While we are saddened that neighbors and friends are leaving the area, we are encouraged by the strong value and demand in our homes association. Verona Hills continues to be a great place to live and let's keep it that way!

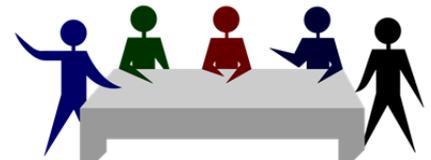
Curb appeal. The number one complaint we receive centers around residents either not maintaining their property or leaving unsightly objects in their driveway. These are only some of the complaints registered with me in the past year: peeling paint on a house; cars parked on the street for an extended period of time; boat and utility trailers parked in the driveway for months; grass and shrubs not maintained on a regular basis, and trash cans left outside. Our Covenants and Restrictions do not specifically address many of these complaints but there are city codes that deal with peeling paint, parked cars, etc. I have found the best solution to these annoying issues is calling 311. If a neighbor is in violation of a city code, the city will address the problem. Verona Hills is a neighborhood, a community of 751 homes. Yes, it is true that your home is your castle and you have the freedom to do what you want there. However, it is important to consider your neighbors and the general esthetics of Verona Hills. Most of the Verona Hills residents are outstanding neighbors and take great pride in the beauty of their homes. Yet, it only takes one house on the block to give the rest of the street a very bad impression.

Recently, residents in the southeast section of Verona Hills have petitioned for a monument to identify that particular entrance to Verona Hills. Your Verona Hills Board is happy to announce the construction of a small monument, similar in architecture style to our other monuments, at the corner of Pennsylvania Avenue and Santa Fe Trail. After contacting three reputable masonry firms, we

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have signed a contract with Kansas City Stone and Brick for the construction of the monument. Kansas City Stone and Brick came highly recommended and we feel confident that the new monument will be a beautiful addition to our neighborhood. Once city permits are secured, construction will begin.

Your Board of Directors is always seeking enthusiastic and qualified applicants for open director positions. If you have an interest in volunteering, please email the Director in your area of interest for additional information.

Finally, I want to thank the nine Board members for their dedication and service to the residents of Verona Hills. When the opportunity presents itself, please thank them for their hard work and commitment to community service.

Not So Common Areas

The winter has been cold and long and surely everyone is looking forward to spring warmth and sunshine. There are many areas that have new plantings and we hope most of the shrubs have survived the many days of negative temperatures and drought. We are optimistic a sign of spring green will emerge soon. Also, two new interesting statuary items have been added to the islands. One is located at Avila Drive and Pennsylvania across from Migliazzo Park and the other is at the intersection of 121 Terrace and 121 Street. Thank you to our neighbors who add thoughts and suggestions toward the continued improvement of the common areas.

2018 Compost Connection collections have been **updated** to include 20 paper bags/bundles at each pickup and will be made on FRIDAYS as follows: January 12th, March 23rd, May 25th, July 27th, September 28th, October 12th, November 9th and December 14th. REMEMBER, these are in addition to the City scheduled pickups.

A big THANK YOU to the wonderful neighbors who helped with Service Day this year!! Our volunteer turn-out was extremely low this year but the folks who turned out were hard workers and are much appreciated.



IN THE NEIGHBORHOOD:

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

Verona Hills Comparative Market Analysis Second Half of 2017

Median sold price: \$308,000
Average sold price: \$299,160
Active listing average: \$327,667
Pending listing average: \$373,238
Sold price range: \$193,000
\$360,000

Staying in the Know...

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.

We are getting ready to work on production for the Directory and have many "missing" phone numbers. Since this is only published every two to three years, we would like to have it as up-to-date as possible. Not to mention, if you'd like to receive neighborhood phone blasts or email blasts, please make sure we have your current contact info. Thanks for helping us stay in contact with you!

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/>

Where Does Our Money Go?

Our assessments have not been raised for many years and 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. We continue to evaluate other services and events to benefit of our neighborhood.

You might ask, “What are our dues used for?” The “benefits” from the Homes Association assessments include (but are not limited to): professional third-party **newsletter publication, directories and email/call notifications. In addition, we host various family oriented and social events financial management (Homes Associations of Kansas City), snow removal, common area maintenance and improvement, private security, extra mowing of Migliazzo Park, common area sidewalk repair, yard waste pickup, tool rental and branch haul-off for Fall service day, advertising for neighborhood garage sale, website maintenance, including: Easter egg hunt, movie night in the park, Fall fest, holiday social, recycling event and our annual meeting.**

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 interest is also 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.

I am happy to report that the continued diligence of our neighbors and our consistent effort to enforce timely payment of our dues with the collection policy, as outlined above, has resulted in decreased delinquency. Through January 31, 2018, 30 homeowners were past due, with a total balance including fees and interest of nearly \$18,500. Year after year, that is a decrease of approximately 15 homes and \$6,500. For reference, there are 751 homes in Verona Hills.

Last Fall, judgements were sought on the following properties: 800 W. Santa Fe Trail, 916 W. 120th Terrace, 12130 Jefferson Court, 701 W. Santa Fe Trail, 721 W. 121st Street, 1109 W. 121st Terrace and 11726 Avila Drive.

Our cash flow statement and balance sheet for the fiscal year ended May 31st, 2017 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 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'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.

FYI

We have received questions from some residents regarding the Airbnb topic and wanted to share with you what we've learned. Recently, the Kansas City Missouri City Council voted on an ordinance addressing Airbnb rentals in Kansas City. As we understand this ordinance, Airbnb rentals will not be permitted in neighborhoods zoned as 7.5 or 10. Verona Hills is classified as a 7.5 neighborhood. Therefore, Airbnb is prohibited in Verona Hills. Verona Hills' residents who are currently operating an Airbnb rental will be permitted to continue in certain circumstances, if they obtain a special use permit from the City. When the City Council was in the discussion stage of the Airbnb ordinance, the Board of Verona Hills did not take a position on this ordinance.

Here Come The Events...

Easter Egg Hunt: Winter is behind us and Easter is close at hand. The Verona Hills Easter Egg hunt is scheduled for 10:00 a.m. in Migliazzo Park on Saturday, March 24, 2018. The hunt is open to all Verona Hills' children and grandchildren, ages 10 years and younger. Stop by the park, enjoy refreshments and join in a chance to win a door prize from area merchants. Remind your "hunters" to bring their own baskets. We could use "egg-placement" volunteers the morning of the hunt. Please email Loraine Wilson at 34mwilson@gmail.com, if you'd like to help.

*Alternate date in case of inclement weather will be Sunday, March 25, at 1:00 p.m. and will be announced via phone blast (make sure we have your current number!) or e-mail alert.

Garage Sale: The annual Verona Hills garage sale will be held FRIDAY and SATURDAY, September 14 & 15, 8 a.m. to 5 p.m. An e-mail invite will be sent out asking for an RSVP for any neighbors who would like to host a sale. Yard Sale signs will be available to participants; as well as an opportunity to list your garage sale items on Nextdoor.com, KC Swap & Shop, Craigslist, Garagesalefinder.com, etc. Watch for more information this summer.

Annual Meeting: The 2018 Verona Hills Annual Meeting will be on Thursday, November 1, 2018, 6:30-8:00 p.m. in the Whitfield Center of Avila University. We will have a social gathering (hors d'oeuvres and drinks provided) beginning at 6:30, followed by a business meeting at 7:00. Please watch for more information in the Fall via e-mails and on our website regarding RSVP information.

Dates have not been determined yet for our other annual events: Movie Night in the Park, Fall Fest (October) and the Holiday Party (December). Please watch for more details via e-mail blasts and on our website veronahills.org

ANNOUNCEMENT 📣 We have re-added the special event sponsored by VHHA again! The shredding event is scheduled for Saturday, May 12th from 9-12 at the John Knox Church. Five copy/paper -sized boxes per household will be accepted and if you have more, come back the last half hour and they will take the rest, if room. New this year: we have also added electronic recycling. All electronics will be accepted at no charge except for televisions (\$25.00 per unit) and CRT computer monitors (\$15.00 per unit). Please check the Verona Hills website for updates.

Public Works in the Neighborhood!

Snow Removal

We're now almost two full winter seasons into our relationship with new snow removal contractor, Crossroads LLC. Crossroads continues to provide timely, quality snow removal and ice treatment service at a significant cost reduction compared to historical rates, which means we can stretch your dues farther.

The City obviously prioritizes highways (Tier 1) and major thoroughfares (Tier 2), before it makes its way into neighborhoods to treat side streets (Tier 3). As such, the Homes Association supplements City services with a private vendor who gets to our neighborhood much sooner than the City would otherwise arrive.

To keep it fiscally responsible, we've advised Crossroads that 3 inches of snow is our "rule of thumb" unless conditions are particularly icy -- in which case they're authorized to treat or pretreat at their reasonable discretion. So far, we're very pleased with their service and believe it keeps our streets safer during those times when the elements take a turn for the worse.

Speed Tables Where Children Regularly Play

Vehicles frequently speed down Pennsylvania between Minor and Santa Fe, zipping right past Migliazzo Park, which is often filled with kids in the warmer months. Some nearby residents expressed concern about this safety issue and asked how to go about getting the City to install speed tables (commonly known as speed bumps) along this stretch of Pennsylvania. In response, the Homes Association did some research, reaching out to the City to learn more. As it turns out, speed table installation is a democratic process requiring signatures from a supermajority (75%) of the adjacent homeowners and the requisite funding. Having made the inquiry, the Homes Association then passed the petitioning campaign efforts over to a subcommittee of residents. The Homes Association agreed to pursue funding for the project if/when the subcommittee obtained the requisite signatures. From that point, residents in other areas of the neighborhood expressed an interest in speed tables on other streets.

To date, petitions meeting the signature threshold have been received for: 121st St. (from Santa Fe to State Line); and Glen Arbor Terrace (from Minor Dr. to 116th St.).

Meanwhile, at this year's Annual Meeting, the Homes Association received a soft commitment from City Council that the City will cover the costs of the speed tables. The Homes Association has asked the subcommittee to **submit any and all petitions by March 31, 2018**, at which time they will all be turned over to the City together.

If you're interested in petitioning your block to have speed tables installed, please contact Public Works Director Ben Lizak at ben.lizak@gmail.com for more information regarding next steps. The clock is ticking!

Movie Night at the Park Returns – Summer 2018

Movie Night at the Park will be back to end the summer the Saturday before school starts back. This popular event returns with a TBD family-friendly flick provided by the outdoor A/V company, Fun Flicks. Stay tuned for more details as we get closer to the event.

Speaking of Migliazzo Park...

2017 was a great year for Migliazzo Park, one of the real treasures of the Verona Hills neighborhood. The major improvements completed in the last few years to the park, made possible by City Council support, were enjoyed by the ever-increasing number of park users. Those improvements included dam and walkway repairs, an improved and lengthened trail, addition of exercise equipment and new trash receptacles.

This Spring and Summer, Parks and Recreation will again focus on the day-to-day maintenance of the park. Mowing traditionally begins during the first or second week in April and continues through the month of October. This activity is conducted through a contractual agreement between the Parks and Recreation Department and a private contractor. Mowing takes place on a bi-weekly basis except when, due to the rapid rate of growth, it is necessary to mow it more often. The additional mowing work is beyond the budget of the City and supplemented by the Verona Hills Homes Association.

Turf grass in the park will receive an application of a broadleaf herbicide to control dandelions and other undesirable weeds. Parks and Recreation will again do their best to control the debris which tends to collect in the southeast corner of the lake. Additionally, the operation of the aerator/water feature in the lake will be monitored. This aerator helps improve the quality of the water in the lake, reduces the amount of algae and provides an attraction to those passing by who may never actually enter the park. Trash will be collected on a weekly basis as well. Please do all you can to deposit all litter in the trash receptacles.

Parks and Recreation intends to work closely with our neighborhood association to prepare the park for the special events sponsored throughout the year, including but not limited to the Easter Egg Hunt, the Movie Night, etc. 2018 looks to be another great year in the park!

Welcome to the Neighborhood!

We continue to be a very desirable area in Kansas City in which to live. A final reminder that our latest “hard copy” directory will be out soon and we need your updated contact info!! Please extend a warm welcome to our newest neighbors, since our last Newsletter, listed below. If you don’t see your information below and are new to the neighborhood and receiving this Newsletter, please send your contact information to info@veronahills.org. We continue looking for ideas and new talent and are an all-volunteer Board. If you have the time or an area of interest, contact a Board member and get involved. It’s your neighborhood and we’d love to have you!

Theresa & Josh Legato	516 W. 119th Terrace
Rebecca & Denzil Bush	301 W. 115th Street
Carolyn Ray Williams	11324 Summit
Joseph Thad & Latina Brumfield	409 W 115th Terrace
Matthew Ruemker	741 W 121st Street
Kathryn Richardson	11712 Central
ROI Realty Inc.	301 West 115th Street
Kevin & Kathryn Koppe	11821 Central
Marvin & Janelle Mastin	816 West 121st Street
Natasha Goellner & Daniel Etherton	12124 Jefferson Court



James Jantsch	1001 West 121st Street
Charles & Currie Kasper	12101 Madison Court
Jerod Kemper	1003 West 120th Terrace
Kelsey Koehler	1001 West 121st Street
Emily & Robert Ludwikoski	200 West 115th Street
Samuel & Sherry Fleenor	11413 Summit
Gene Binder	11600 Summit
Michael & Ann Wilson	12005 Madison Avenue
David & Kathryn Bucko	11815 Central
Todd & Monica Zylstra	11953 Avila Drive

We Are Secure

Every year, it is 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, 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 and close your garage doors. This will prevent many of the opportunity crimes that occur and will minimize the opportunity for unsavory folks to commit a crime 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. All Titan employees are clearly identified by the Titan vehicle and Titan uniforms. They have random, but multiple, daily patrols throughout our neighborhood. The Titan Officers are armed with a gun, as well as a baton and pepper spray. They will check houses to resolve problems and promptly notify a homeowner. 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. If we do not know that crime is occurring, then we cannot combat it.

Overall, we believe with the help of all of our alert and caring neighbors, along with the KCPD and Titan, 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.

KANSAS CITY, MISSOURI POLICE DEPARTMENT

For more information on theft from vehicles, theft of motor vehicles, improving security at home, identify 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.

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.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.

A reminder that 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)! It doesn't matter the size of the dog, droppings are droppings. Besides being considerate, it will help prevent the waste from getting into our wastewater treatment systems (which are not designed to filter dog waste).

New Marker Tells the Story of a Church Lost

By Diane Euston, historian

Sponsored by the Little Blue River Chapter, NSDAR, the Historical Society of New Santa Fe applied for a grant to mark the location of the Santa Fe Christian Church that once stood as a landmark on the Santa Fe Trail. The little white church had a history worth sharing for generations to come.

In 1869, members of the Bethlehem Church of Christ at Hickman's Mill living in the western portion of the county near the town of New Santa Fe decided to split and form their own congregation. Post-Civil War money was hard to come by, so members met in neighbor's houses and saved their hard-earned wages to fund a building. They had already purchased three lots in the town in order to build.

When Eliza McKinney, wife of founding member William A. McKinney, became ill in 1885 and passed away, the church community decided to use the original lots purchased as a burial ground. This was the beginning of the New Santa Fe Cemetery.

In 1891, the congregation began construction of the simple white church on a lot purchased next to the cemetery. Timber hauled up the Missouri River was carted by wagon from Westport to New Santa Fe. The Christian Church at New Santa Fe was a simple country church, painted white with one door for men and the other for women and



children. It had a chimney in the middle and potbellied stoves on each side. Pews from Westport were placed inside the church and were unvarnished. The Santa Fe Christian Church was dedicated in 1892 on the land.

When the railroads drove settlement south to Martin City in the 1890s, New Santa Fe became somewhat of a ghost town. One of the only buildings left occupied and standing was the little church. Even as church members moved out of the area, they would return to the church for services. Women sold butter and eggs in Westport on Fridays in order to keep the church alive.

In 1925, the church got a small makeover. Members pooled their money and the original chimney in the center of the room was moved to the outside, the stoves were upgraded, the room was re-plastered, the roof was replaced and a basement was added. As development moved south and the land around the church was purchased by J.C. Nichols, some new neighbors joined the little church. On November 14, 1969 at around 7:00 pm, a fire damaged part of the church. The fire chief on the scene stated the “structure was not severely affected, and most damage was confined to the church interior and the area around the altar.”

The newer members of the church didn't see any need to save the little white church. Families who had been attending the Santa Fe Christian Church for generations were willing to fight to have the building restored. A Restoration Committee was formed and received estimates between \$5-10,000 to fix up the church. The newer members, now in control of the church, voted to raze the church when not all members were present. It was even said some of the older members weren't allowed to vote. The Restoration Committee filed a restraining order to stop the demolition of the church on February 12, 1971. The judge signed the injunction the very next day, but the bulldozers had already started leveling the church just an hour earlier.

Most of the original Santa Fe Christian Church is under the parking lot belonging to St. Gregorios, but some of the foundation can be seen inside the cemetery. In March 2017, the NSDAR approved the grant to fund the marker. It was the only NSDAR grant awarded in both Missouri and Kansas.

On October 7, 2017, over 150 people gathered at St. Gregorios Orthodox Church for a dedication of a historic marker near the fence line of the New Santa Fe Cemetery. Past members and descendants of the original founders traveled from seven different states to be present at the ceremony. Flowers were available to place on loved one's graves and a reception featuring photos and artifacts from New Santa Fe were showcased. Kansas City 6th District Councilman Kevin McManus and Scott Taylor as well as State Representative DaRon McGee were present for the unveiling of the marker. For more on the history of this area, go to <https://newsantafetrailer.blogspot.com/>.

Any Ideas For Upcoming Newsletters?

Have any history about Verona Hills? Know any celebs in the neighborhood or anyone with interesting stories? Any topics of interest you'd like to see covered? PLEASE email us with any suggestions. It's your newsletter so let's cover your stories!!

Advertise Your Company or Services in Upcoming Issues

These are the folks who elected to advertise in the newsletter. A big thank you as this helps offset some of the costs for printing and distribution of the Newsletter. If you are interested in advertising in future Newsletters, please email <mailto:info@veronahills.org>.



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Winter/Spring 2018 Newsletter

Other Events Happening In Our Neighborhood...

The dedication of the historic marker for the Santa Fe Christian Church took place last Fall.



(October, 2017)