

VERONA HILLS NEWSLETTER
SUMMER/FALL 2010

FROM THE PRESIDENT...

Phil Paschang

GOOD NEIGHBORS...BAD NEIGHBORS

In walking or driving the neighborhood, I frequently see examples of good neighbors. Just the other day, I noticed a couple picking up litter in the high visibility corner of Minor and State Line. Others go out of their way to pick up newspapers for an out of town neighbor, spend their own time watering the island near their home, or countless other random acts of good-neighborliness.

I start with just a few of the good things because it's far too easy to focus on the negative. In my tenure on the board, I have been surprised that we have very few really tough problems that cannot be easily resolved. In fact, the vast majority of the calls I get from residents are simply a matter of inattentiveness on the part of a homeowner. C'mon folks, your mom taught you to be considerate of those around you!

Pick up after yourselves (and your dog). Keep the grass mowed to a reasonable level. Ask a neighbor to pick up your papers when you cannot. Your neighbors would gladly take your trash out on trash day rather than see it on the curb all week. Make your house appear to be occupied even when it's not. A couple of 65 watt bulbs left on at night will not destroy the ecosystem or affect your light bill in any meaningful way! Talk to your neighbors and look after each other...you'll be amazed at what happens.

Be nice, say only things that wouldn't get your mouth washed out with soap, no kicking, biting, or shoving. It's really that simple.

We really do live in a great place with great people; the more I interact with you all, the more I am convinced. Just don't make mom get the yardstick out as a reminder.

BARSTOW UPDATE

Our neighbors at Barstow School are in the process of rebuilding, expanding, and relocating their tennis courts. Headmaster Shane Foster and staff have gone out of their way to communicate with us and make themselves available for questions.

Thankfully the courts will be moved to a more central location on the campus, away from property lines, to the space just east of the baseball field. Although there will be six courts instead of four, the impact of more efficient lighting will be the same or actually reduced for Verona Hills neighbors.

The construction won't occur until at least early 2011, but if you have questions or concerns, feel free to call the school at (816) 277-0303. Now that's what I call being a good neighbor!

SIDEWALK REPAIR



Sidewalks pose a problem for a number of reasons, and not just in Verona Hills. These relatively small slabs are essentially ‘floating’ on the ground, without any anchor to hold them in place. Movement is accelerated by the ground settling around utilities, tree root displacement, and the freeze/thaw cycles.

If all goes well, you’ll notice sidewalk replacement in 8-10 locations by the time you read this. We can’t fix them all this year but hope to continue the practice for the next year or two.

If you have questions, contact Phil Paschang.

MONUMENT LIGHTING

We have some of the more attractive monuments anywhere, so I thought it would be nice to have them illuminated at night. We discovered, however, that extending power to the monuments is very expensive, and we weren’t crazy about the additional monthly overhead. So for about 1/5th of the cost, we installed a solar lighting system for the south monument at 121st and State Line, and it seems to work quite well. We are still in the process of positioning bushes for better concealment, so bear with us.

Most of the monuments are not candidates for solar, however, due to shade or their position relative to the required south exposure. Concealment of the panel is also more difficult than once thought, so we will pause to consider other options.

BOARD OF DIRECTORS

	Position	Term Expires
Phil Paschang	President	2011
Joe Davidson	Vice President	2012
Larry Engel	Secretary/Treasurer	2013
Nancy Rusch	Director Events	2011
Sue Fahey	Director Common Areas	2011
Larry Otto	Director Snow Removal	2012
Susan Richart	Director Compliance	2012
Richard Scarritt	Director Security	2013
Shirley Weglarz	Director Communications	2013

HOME OWNERS ASSOCIATION DUES

The costs to maintain our beautiful neighborhood are covered by our annual HOA dues. Thanks to those of you who pay promptly each year. This allows us to maintain our common areas and Migliazzo Park on a timely basis. Unfortunately, we have homeowners who are delinquent on their dues. Several are past due for the current year. Of those who are delinquent, nine are at least four years behind or more, and liens have been filed on some of those properties. Below is a list of those addresses where liens have been filed:

11705 Summit	801 West 114th Terrace	11805 Central
117 West 119th Street	317 West 116th Street	11907 Glen Arbor Terrace
800 Santa Fe Trail	707 West 114th Terrace	11719 Washington

It is crucial to get your dues up-do-date as these funds have been budgeted throughout the year to maintain our common areas. With our hectic lives, some things can get overlooked. However, our administrative office sends reminder notices out each month so those who are delinquent always know where they stand as far as accruing interest charges. The board understands that times are tough and we are willing to work with residents, particularly those who are several years in arrears, to get these dues paid. Please call Phil Paschang, Board President so we can work out a payment plan to get those dues current. ***ALL INTEREST CHARGES WILL BE FORGIVEN FOR THOSE DUES PAID IN FULL BY DECEMBER 31, 2010.*** Effective November 1, 2010, Verona Hills will begin filing liens on properties which have dues owed in the amount of \$500 or more.

SECURITY UPDATE

Joe Davidson

Increased surveillance by the KC Police Department combined with Verona Hills' privately hired security officers have helped maintain a safe neighborhood during the summer months. From June 1 through September 30 there were eight reported property crimes within the Verona Hills boundaries. Remember, the best way to avoid a crime on your property is to be a hard target: keep your home well-lit inside and out, lock your doors and don't leave valuables in your car.

Statistics on all reported crimes in the area can be found by going to www.crimereports.com. Enter "Verona Hills" and your zip code in the search field.

The Kansas City Council voted to place the Public Safety sales tax on the ballot in November. If the measure passes, this ½ cent sales tax will be extended for 15 years. As the Council was considering this measure, the Verona Hills Board communicated our interest in maintaining a strong police presence in the southwest part of Kansas City to our 6th District Councilpersons, John Sharp and Cathy Jolly.

Part of your HOA dues goes towards private security service. The following recommendations by Officer Brent Parsons of South Patrol will help maintain a safe neighborhood.

There is a trend happening more to our north in Metro Patrol Division that I want to make you aware of. Many vacant and "for sale" homes are being broken into by copper thieves. Please advise your neighbors to remain vigilant as the "bad guys" are always looking for an opportunity to take from us what we have worked for. Should any resident see parties at or around these homes, they should consider calling 911. Please remember to contact us and know that if the

subject(s) check out and are o.k. to be there, we will thank them for their time and be on our way. If they are the "bad guys", then they (the resident) have made a positive difference and we have a special set of bracelets for those individuals.

NEITHER RAIN NOR WIND NOR RUSTY BOLTS...

Joe Davidson

Your Homeowners Association contracted to clean and paint 12 cluster mailboxes in Verona Hills this summer. These mailboxes were installed many years ago when the area was developed and are now the responsibility of homeowners. The paint job will prolong the longevity of the mailboxes as well as make them more attractive. Funds will be allocated in the next fiscal year to paint the remainder of the cluster boxes.



In addition, three new cluster mailboxes have been installed in the southern part of Verona Hills where curbside rural mailboxes currently were used. These new locking mailboxes are secure, vandal-resistant and improve the streetscape appearance. If you are interested in a cluster box for your area next year contact Joe Davidson at joedavkc@aol.com.

NEIGHBORHOOD EVENTS

Nancy Rusch

ANNUAL VERONA HILLS HOMES ASSOCIATION MEETING

Please mark your calendars for Thursday, November 4, which will be the annual meeting of the Verona Hills Homes Association. It will be at Blue Hills Country Club.

It's election season, so in addition to great food and cool door prizes, come hear the KC Mayoral candidates during this event. Catch up with your neighbors and enjoy a light buffet and cash bar during the social hour preceding the program.

Be sure to register for the attendance prizes. This year we have an Emerson 22" flat screen LCD HDTV and a Sanyo digital camera. Everyone who attends the meeting will be given a ticket for the chance to win. The schedule for the meeting is as follows:

6:30 Food, drink and social time with your neighbors

7:00 Presidential address, meet the board members, security update

7:20 Candidates

8:00 Door Prize Drawing, additional social time with your neighbors **and candidates**

MOVIES IN THE PARK

Our annual movies in the park was a big success. It was a gorgeous night to enjoy Disney's "UP" under the stars. Lot's of popcorn and candy were consumed and the children enjoyed playing on the playground. At the end of the evening, a couple of youngsters asked if there was a second movie! We take that as a sign that this event must carry on.

ANNUAL GARAGE SALE

Once again, the annual neighborhood garage sale appeared to be a big success. Big thanks go out to Kathy & Bill Venable for their hard work in putting this together as it does not run itself. There were so many cars going through this neighborhood for two days, it was like Manhattan! To top things off, Ozanam Home was the beneficiary of unsold items which will be put to good use.

We are actively looking for volunteers to take over this neighborhood event. If you are interested and want to know more about what is involved in the planning, contact board member Bill Venable.

DOGGONIT

Nancy Rusch

Members of the board have received numerous complaints about dogs barking either constantly or in the early morning/late hours of the night. Dog owners, please be considerate of your neighbors around you. Give thought to when you let your dogs out if they tend to bark a lot. We understand that in today's world, with our busy schedules, our days are longer and your furry family member must be let out to do his or her "business" in the early morning or late night hours. Keep in mind, not everyone has the same hours as you. We have several retired family members in our community who do not need to be up early or do not stay up as late as you. The sound of a dog barking, although to its owner may be no big deal, can annoy others. Some owners we have said they don't even realize their dogs are barking. Maybe you can consider setting a timer for 10 minutes or leave a window slightly open so you can hear your dog when they are ready to come in. The board and your neighbors appreciate your help in keeping our neighborhood a peaceful place to live.



COMMUNICATIONS

Nancy Rusch

VERONA HILLS DIRECTORY

Our new directory is scheduled to be mailed out in early January. The change post card located in the back of each directory has worked out great. This is the best way to make sure our directory is as accurate and up-to-date as possible. Thanks to those of you who have taken the time to fill out this card and return.

TELEPHONE ALERT SYSTEM

The telephone alert system we are currently using is instrumental in getting information out to our residents regarding upcoming events or security alerts the board feels our residents should be aware of. We hope you feel this service is beneficial. The cost of these phone calls is a fraction of the cost of doing a mailer and once the call is placed, reaches all of our 750 homes in less than two hours. As always, if you wish not to receive these calls, you can opt out at any time by following the prompts at the end of the call. However, we hope you choose to stay on our distribution list.



VERONA HILLS WEBSITE

The Verona Hills website, www.veronahills.org, is quickly becoming a popular way to stay informed about things going on in our neighborhood. If you have any suggestions on what you would like to see included on our website, please contact Joe Davidson or submit your ideas at info@veronahills.org. We will continue to monitor this website and keep it as up-to-date as possible.

SNOW REMOVAL

It seems like we were just trying to recover from the heat and here we are, addressing snow removal! However, winter will be upon us before we know it. Here is a reminder of the Verona Hills snow removal policy.



Because of the expense for plowing all streets in Verona Hills, our current contracted snow removal company will plow our streets if the snowfall is in excess of three inches on the ground. In the case of an ice storm, we have the option of sending them out with salt to provide better traction in the neighborhoods. The head of our snow removal is Larry Otto. He will work closely with Board President, Phil Paschang to maintain contact with the plowman during snow storms. If you see an area which has been missed during one of our snow removals, please send an email

to info@veronahills.org or contact Larry Otto.

BULKY ITEM COLLECTION PROGRAM

From City of Kansas City Website

Residents of Kansas City, Mo., now have the option of using the City's no-charge Bulky Item Collection Appointment System, or for a fee, can access additional bulky collection options that provide greater flexibility.

FEE BASED BULKY SERVICES

The City has negotiated reasonable rates for residents to use ***Bulky Express***, a new service that provides residents greater flexibility for bulky collection. In addition to ***Bulky Express***, residents can also make arrangements for the rental of dumpster-like boxes for the disposal of material from home do-it-yourself projects. To utilize these services or to learn more, contact Town and Country Disposal by calling 816-380-5595 between 8 a.m. and 5 p.m. Monday through Friday or visit ***Bulky Express*** online at <http://www.townandcountrydisposal.net/KCMOExpressService/ZipCodeVerification.html>

NO-CHARGE BULKY APPOINTMENTS

The City's no-charge appointment-based Bulky Item Collection Program is for disposal of large household items that cannot be handled in the regular weekly trash collection.

Making an Appointment

- Make an appointment online using the **Online Bulky Scheduler**
- By phone: Call 311 or (816) 513-1313 to schedule an appointment
- Appointments must be made at least 48 hours in advance
- Bulky appointments will be scheduled to correspond with regular trash and recycling collection days.
- For more information visit the City's website at: <http://www.kcmo.org/CKCMO/Depts/PublicWorks/BulkyItemCollectionProgram/index.htm>

Please, if you do have large items for disposal, do the neighborly thing and move them to the curb only a day or two before the scheduled pickup.

TRASH PICK UP/LEAF & BRUSH PICK UP

Please try to put your trash out either late Tuesday night or early Wednesday morning to avoid having trash bags and recycling containers visible throughout the neighborhood. Our little furry friends really love to go "treasure hunting" resulting in a messy lawn and headaches for the homeowners. Reminder that on weeks where there is a legal holiday, our trash pick up will be delayed by one day.

Our next scheduled leaf and brush pick ups will be **November 10** and **December 15**. Please be sure to follow the guidelines set by the City of Kansas City when placing these items at the curb. See below for the City's requirements:



Sacks and bundles should be curbside by 7 a.m. on the scheduled day of collection.

- No more than 20 sacks and/or bundles per household.
- Sacks and bundles must not weigh more than 40 pounds each.
- Use only **paper lawn debris sacks**. No plastic bags.
- If you seal sacks, use masking tape only; do not use plastic or duct tape.
- No grass clippings. No trash.
- All branches must be bundled. Branches must not be more than 3 inches in diameter.
- Bundles of branches must not be more than 2 feet in diameter and not more than 4 feet long.
- Use twine or jute rope to tie bundles; do not use wire or plastic tape.
- If wet weather is forecast, cover sacks/bundles with clear plastic.
- If sacks and bundles are not collected on the scheduled day, residents must call the 3-1-1 Action Center within 24 hours. To report service related issues, the 3-1-1 Action Center can be reached by calling 311 or 816-513-1313.

FINANCIAL REPORT

Our current homes Association Financial Statement is included in the following pages. Please contact Board Member Larry Engel if you have any questions on its content.

"Service to others is the rent you pay for your room here on earth."

Muhammed Ali

#330 VERONA HILLS HOMES ASSOCIATION

Balance Sheet

September 30, 2010

ASSETS

Cash in Bank		\$ 74,050.92
Certificate of Deposits		40,416.01
Accounts Receivable	\$ 20,194.44	
Less: Reserve for Bad Debts	<u>(13,993.53)</u>	
Net Accounts Receivable		6,200.91
Deposits with HAKC		<u>7,500.00</u>

**TOTAL
ASSETS**

\$ 128,167.84

LIABILITIES

Accounts Payable--HAKC	<u>7,422.44</u>
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**TOTAL
LIABILITIES**

7,422.44

RESERVES

Retained Earnings	53,376.95
Current Earnings	<u>67,368.45</u>

Total
Reserves

120,745.40

**TOTAL LIABILITIES &
RESERVES**

\$ 128,167.84

#330 VERONA HILLS HOMES ASSOCIATION
Income Statement
September 30, 2010

	<u>Current Period Sep '10</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>Budget Balance</u>
REVENUE:				
	\$	\$		\$
Base Assessment	0.00	111,750.00	\$111,750.00	0.00
Less: Reserve for Bad Debts	(13,993.53)	(13,993.53)	0.00	13,993.53
Interest on Investments	151.60	330.04	500.00	169.96
Interest on Assessments	124.14	682.87	500.00	(182.87)
Other Income	0.00	0.00	0.00	0.00
Social Activities Income	0.00	0.00	0.00	0.00
Total Income	(13,717.79)	98,769.38	112,750.00	13,980.62
EXPENSES:				
Administration	508.82	2,035.28	6,300.00	4,264.72
Annual Meeting	0.00	0.00	4,000.00	4,000.00
Other HAKC Services, Copies	117.45	790.50	0.00	(790.50)
Insurance	0.00	750.00	1,000.00	250.00
Legal Exp, Filing Fees	0.00	15.00	1,000.00	985.00
Common Area Maintenance	2,803.23	10,912.76	39,000.00	28,087.24
Capital Impvt-unallocated	372.19	2,572.19	6,040.00	3,467.81
Capital Impvt-Monument lighting	0.00	0.00	5,000.00	5,000.00
Capital Impvt-mailbox repair	0.00	1,400.00	1,400.00	0.00
Capital Impvt-new mailboxes	1,875.00	3,752.00	3,600.00	(152.00)
Capital Impvt-sidewalk repair	0.00	0.00	10,000.00	10,000.00
Postage	384.20	2,232.57	3,500.00	1,267.43
Meetings	0.00	0.00	200.00	200.00
Snow Plowing	0.00	0.00	10,000.00	10,000.00
BBQ/July 4 parade	0.00	457.74	1,500.00	1,042.26
Easter Egg Hunt	0.00	0.00	1,000.00	1,000.00
Movies in the Park	277.68	1,355.78	1,000.00	(355.78)
Garage Sale	195.35	394.02	500.00	105.98
Newsletter	0.00	90.54	1,500.00	1,409.46
Directories	0.00	0.00	0.00	0.00
Stationery & Supplies	0.00	0.00	0.00	0.00
Telephone Alert	0.00	375.00	250.00	(125.00)
Security Service Fees	840.00	3,480.00	12,000.00	8,520.00
Real Estate Taxes	0.00	0.00	60.00	60.00
Web Site	0.00	0.00	400.00	400.00
A/R Written Off	0.00	0.00	2,000.00	2,000.00
Utilities	48.52	187.55	500.00	312.45
Contributions	0.00	600.00	1,000.00	400.00
Total Expenses	7,422.44	31,400.93	112,750.00	81,349.07
Net Income/(Loss)	\$ (21,140.23)	\$ 67,368.45	\$ 0.00	

Verona Hills Homes Association
4200 Somerset Drive, Suite 216
Prairie Village, KS 66208



Fall

Newsletter