

WINTER/SPRING 2011 NEWSLETTER

FROM THE PRESIDENT . . .

We have been a busy group since the last newsletter. The **sidewalk repair** project last fall was a success; 12 locations look great and came in within budget. We hope to do more sidewalk repair along with additional **mailbox renovation**. The **snow** has obviously been a challenge and a source of stress for our budget, but we received many compliments (and just a few complaints) about snow removal. Issues with **dues collections, abandoned/neglected homes**, and the recent **water service boil order** have kept us hopping.

For 2011, we have a number of priorities:

1. Improve our communications with greater use of the Telephone Alert Network and greater utilization of the website www.veronahills.org
2. Be more active with homes that are neglected or vacant.
3. Increase police presence on Santa Fe Trail to reduce the number of speeders.
4. Continue to improve the appearance of the neighborhood by investing in capital projects.
5. Maintain financial integrity with improved financial practices and dues collection.
6. Increase our coordination with the city public works, water, and parks departments.

About 40 residents did not pay their dues this year, which is more than double the 'normal' number. We do understand that many are suffering from very difficult situations, and **I applaud those who have contacted us with explanations and have arranged to make modest payments**. Know that we are required to file a lien on the property for unpaid dues (at a cost of about \$100 each!), and we may be forced to file suit. Although these expenses are generally collected from the lien or judgment enforcement, we would rather not spend our time or resources that way, so please contact either a Board member or HA-KC to arrange payments.

Know that we do appreciate your feedback, and we count on you to be our eyes and ears in the neighborhood. Go to www.veronahills.org often for news and updates; zip any of us an email from there. If we have the money and/or the volunteers, we are considering additional monuments, beautification projects in Migliazzo Park, mailbox renovation, and tree trimming/replacement along State Line and elsewhere.

Finally, welcome to Ed McCarty who has joined the Common Grounds/Snow Committee. Joining a committee is an excellent way to provide input and serve the neighborhood without necessarily making the larger commitment of joining the board. We have committees for Nominations, Budget, Communications, Events, Rules/ Government Relations, and Common Areas.

Sincerely,

Phil Paschang

2011 BOARD OF DIRECTORS

Phil Paschang, President – 809-6053
Larry Engel, Secretary/Treasurer – 942-8229
Nancy Rusch, Events – 942-7659
Larry Otto, Snow Removal – 942-5636
Shirley Weglarz, Communications - 916-3353

Joe Davidson, Vice President – 941-0316
Richard Scarritt, Security – 523-8181
Sue Fahey, Common Areas – 942-0117
Susan Richart, Compliance – 942-6121

MONEY MATTERS

The VHHA income statement for January 2011 statement is included in this newsletter for your review. Larry Engel, VHHA Board Secretary/Treasurer, remarked about Verona Hills' overall financial situation: "Although the board hopes to maintain a positive cash flow, we felt obligated to set up a Reserve for Bad Debts due to the level of delinquent dues from the current and prior fiscal years. This, along with higher snow removal costs due to the heavy snows, will likely mean that the VHHA Income Statement for the fiscal year ending May 31 will show an annual loss and force us to spend some of our limited surplus." Please contact Board Member Larry Engel if you have any questions about Verona Hills' financial statements.

Q&A ABOUT VHHA ANNUAL DUES

► HOW ARE OUR \$150 ANNUAL DUES USED?

To keep our neighborhood attractive and property values high:

- Tree trimming
- Mowing
- Maintenance of our extensive common areas

To keep our neighborhood safe:

- Snow removal (yes, the City plows snow as well, but not until days later)
- Extra security patrols

To help us get to know our neighbors and make Verona Hills a fun place to live:

- Easter Egg Hunt
- 4th of July Parade
- Movie night
- Annual Meeting

To keep everyone "in the know" about what's going on in the neighborhood:

- Newsletter and flyers announcing events
- Phone alerts about safety/security issues, trash pickup delays, upcoming events, etc.
- Up-to-date and attractive website

► WHAT HAPPENS WHEN HOMEOWNERS DON'T PAY THEIR DUES?

Homeowners late in paying their dues

- Are sent reminders that encourage payment and payment plans.
- Interest (and more dues) begins accruing.

When over \$300 is owed, a lien is filed against the property.

- The lien affects the homeowner's credit rating.
- Liens are collected in their entirety, including the filing cost and interest, when the home is sold.
- The VHHA has less money to make neighborhood improvements.

► WHAT IF I JUST CAN'T AFFORD TO PAY MY DUES RIGHT NOW?

**Please contact President Phil Paschang or any Board member.
Let us know how much you can afford to pay.**

► WHICH RESIDENCES ARE DELINQUENT?

Liens:	11921 Avila Drive 800 Santa Fe Trail 707 West 114 th Terr 101 West 119 th Terr	11805 Central 807 Santa Fe Trail 801 West 114 th Terr 916 West 120 th Terr	11907 Glen Arbor Terr 11407 Summit 113 West 116 th Street 315 West 119 th Terr	101 West Minor Dr 11705 Summit 317 West 116 th St	314 West Minor Dr 11719 Washington 117 West 119 th St
Unpaid Dues:	11913 Avila Drive 11704 Jefferson 11827 Washington 201 West 119 th Terr	11627 Glen Arbor Terr 11718 Jefferson 16 West 115 th St 905 West 119 th Terr	12132 Jefferson Ct 824 Santa Fe Trail 502 West 115 th Terr	11121 Jefferson 11330 Summit 301 West 115 th St	11400 Jefferson 516 West 116 th St 201 West 115 th St

VERONA HILLS HOMES ASSOCIATION

#330 VERONA HILLS HOMES ASSOCIATION Income Statement January 31, 2011

	Current Period Jan '11	Year to Date	Annual Budget	Budget Balance
REVENUE:				
Base Assessment	\$ 0.00	\$ 111,750.00	\$111,750.00	\$ 0.00
Less: Provision for Bad Debts	50.06	(14,224.38)	0.00	14,224.38
Interest on Investments	7.15	504.38	500.00	(4.38)
Interest on Assessments	107.70	1,132.01	500.00	(632.01)
Other Income	0.00	0.00	0.00	0.00
Social Activities Income	0.00	285.00	0.00	(285.00)
Total Income	164.91	99,427.01	112,750.00	13,322.99
EXPENSES:				
Administration	508.82	4,070.56	6,300.00	2,229.44
Annual Meeting	0.00	4,311.16	4,000.00	(311.16)
Other HAKC Services, Copies	0.00	1,044.30	0.00	(1,044.30)
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	3,618.23	28,076.60	39,000.00	10,923.40
Capital Impvt-unallocated	0.00	372.19	4,640.00	4,267.81
Capital Impvt-Monument lighting	0.00	5,046.35	5,000.00	(46.35)
Capital Impvt-mailbox repair	0.00	1,400.00	1,400.00	0.00
Capital Impvt-new mailboxes	0.00	5,359.02	5,000.00	(359.02)
Capital Impvt-sidewalk repair	0.00	9,924.50	10,000.00	75.50
Postage	35.11	3,044.80	3,500.00	455.20
Meetings	0.00	260.00	200.00	(60.00)
Snow Plowing	8,435.00	8,435.00	10,000.00	1,565.00
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	0.00	1,355.78	1,000.00	(355.78)
Garage Sale	0.00	394.02	500.00	105.98
Newsletter	0.00	990.21	1,500.00	509.79
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	720.00	6,480.00	12,000.00	5,520.00
Real Estate Taxes	0.00	57.55	60.00	2.45
Web Site	0.00	97.50	400.00	302.50
A/R Written Off	0.00	0.00	2,000.00	2,000.00
Utilities	49.56	377.96	500.00	122.04
Contributions	0.00	600.00	1,000.00	400.00
Total Expenses	13,366.72	83,295.24	112,750.00	29,454.76
Net Income/(Loss)	\$ (13,201.81)	\$ 16,131.77	\$ 0.00	

NEWS YOU CAN USE

UPCOMING ELECTIONS: PLEASE VOTE!

The recent February 22nd primary election narrowed the list of Mayoral candidates to two, Mike Burke (www.burke4kc.com) and Sly James (www.togetherkc.com). Verona Hills' residents had an opportunity to meet both candidates when they appeared at our annual meeting last November. The mayoral race will be decided in the **March 22 General Election**. Our 6th District City Council seat as well as several at-large seats will be up for election that day.

Two weeks later on **April 5**, the fate of Kansas City's largest revenue source, the 1% earnings tax, will be decided. This tax, paid both by residents and nonresidents working in the City, generates approximately \$200 million annually. If the tax is defeated the City will have to develop other sources of funding to maintain infrastructure and provide city services. For more information, visit www.keepkansascityalive.com and <http://www.kctaxreform.com>.

Kansas City election turnouts are historically light (only about one in five voted in the primary election), so your vote really does make a difference. PLEASE take the time to vote in these important elections!

SETTING OURSELVES UP TO BE THEFT VICTIMS

Brent Parsons, who heads the security service that patrols our neighborhood, has noticed more open doors in our neighborhood last month (open garage doors as well as wide open front doors). Let's not set ourselves up to be victims of theft. Close and lock front doors, close garage doors, and keep purses, electronics, cash (even small amounts), and other valuable items out of sight in our cars. Car alarms go off if the doors are opened, so thieves break the windows and can be gone, along with our valuables, in seconds. See http://www.kcmo.org/idc/groups/police/documents/police/prevention_5801.pdf for a thief's perspective.

VACANT, ABANDONED, OR FORECLOSING PROPERTIES

A tough economy can result in occasional vacant, abandoned, or foreclosing properties even in nice neighborhoods like ours. Did you know that these properties must be registered annually with the City of Kansas City? Foreclosing properties must be registered within 14 days of initiating the foreclosure proceedings. Vacant properties must be registered by the owner within 90 days of becoming vacant. And, within 7 days of registration, a notice must be placed in the property's window. For more information, go to the City of Kansas City website: <http://www.kcmo.org/CKCMO/Depts/NeighborhoodAndCommunityServices/Dangerous/VacantProperties/index.htm> If you know of such a property, contact a Board member or e-mail info@veronahills.org.

MAILBOX UPDATE

Your Homeowners Association plans to complete the cleaning and painting of cluster mailboxes in Verona Hills this summer. Twelve boxes were painted last summer. If our budget allows, additional cluster boxes will be installed to replace the rural mailboxes in the southern part of our neighborhood. If you are interested in a cluster box for your area contact Joe Davidson at joedavkc@aol.com.

IMPORTANT TRASH DATES

Our next scheduled leaf and brush pick up is **April 27**. Sacks and bundles should be curbside by 7 a.m. on that day. For the city's requirements for this pickup, or for more information, go to www.kcmo.org/trash.

Trash pickup will be delayed one day (moved from Wednesday to Thursday) after the following holidays: **Memorial Day** - May 30, **Independence Day** - July 4, and **Labor Day** - Sept. 5.

HOW TO GET INVOLVED IN OUR NEIGHBORHOOD

Volunteer for the Verona Hills Homes Association Board! Opportunities are numerous and include Board of Director positions, committee memberships, and helping with events, to name just a few. Some specific ways you can help make Verona Hills a better place to live are listed below. To volunteer, or for more information, contact Phil Paschang, President, any of the Board members, or just send an e-mail to info@veronahills.org.

VOLUNTEERS NEEDED TO HELP BEAUTIFY MIGLIAZZO PARK

If you are suffering from cabin fever and are ready to get back outside, here is your chance. With assistance from KCMO Parks & Recreation, we'll thin out the wooded areas between the lake and the walking trail to improve visibility (security) and appearance. Wild bushes will be trimmed and treated with herbicide over 2-3 weekends in March or April. For information call or write Phil Paschang (816-809-6053 or paschang1@gmail.com).

Help
Wanted

VOLUNTEER WEBMASTER NEEDED

Help maintain the VHHA website, which is ready to help our residents 24-7. Training will be provided. Time required varies, but generally is no more than a few hours a month. Help is also needed to maintain our new e-mail list. Of course, service hours are available. Contact Vice President Joe Davidson or e-mail info@veronahills.org for more information.

VOLUNTEER NEEDED: VHHA ANNUAL GARAGE SALE ORGANIZER

If you love making sure extra "stuff" finds a new home and are organized yourself, have we got a job for you! Verona Hills is in need of a volunteer to spearhead the annual garage sale, which generally is held in mid-to-late September. Duties include sending out flyers, delivering banners and yard signs, and preparing an accurate listing of participating addresses. It's a great way to meet (and help) a lot of your neighbors. Contact Shirley Weglarz 816-916-3353 or e-mail info@veronahills.org for more information.

RANDOM ACTS OF NEIGHBORLINESS

Many Verona Hills residents are already performing unsung random acts of neighborliness that make our neighborhood a better place to live. What more can we do to make living in Verona Hills more pleasant? It doesn't cost anything but a little of our time! Have you ever . . .

- Placed newspapers out of sight on the front porch when a neighbor was most likely out of town?
- Moved the recycling bin from the curb to the house?
- Had your kids secretly shovel a neighbor's driveway?
- Offered help (instead of complaining) when a neighbor's yard was becoming a mess?
- Helped a neighbor carry in packages?
- Performed some other wonderful act of kindness?

THANK YOU FOR BEING A GREAT NEIGHBOR!

"BE THE CHANGE YOU WANT TO SEE IN THE WORLD."

— Mahatma Gandhi

VERONA HILLS HOMES ASSOCIATION

ANNUAL MEETING MAYORAL CANDIDATE FORUM

The annual Verona Hills Homes Association meeting held on November 4 at Blue Hills Country featured a "Meet-the-Mayoral Candidates" forum.

The six Kansas City mayoral candidates proved to be a great attraction, drawing record attendance of neighbors anxious for a first glimpse of the candidates' vision for our City. Each candidate addressed, within a five-minute time limit, his/her plans for Kansas City and participated in a brief question and answer session. After the formal presentation, candidates mingled with Verona Hills residents for some "one-on-one" time.



The candidates were thrilled with the opportunity and the turnout at the first forum kicking off the mayoral race. The board would like to thank our gracious guest speakers (from left to right in photo): Jim Rowland, Representative Leonard Hughes, Deb Hermann, Mike Burke, Mayor Mark Funkhouser, and Sly James. All residents are encouraged to attend our annual meetings to learn about safety/security, meet more neighbors, discuss the annual budget, and to share ideas and concerns about our neighborhood.

NEIGHBORHOOD EVENTS: SAVE THESE DATES

**SATURDAY,
APRIL 16**



Spring is fast approaching and with that, the ever-popular **Easter Egg Hunt in Migliazzo Park!** Mark your calendars for Saturday, April 16 when the Easter Bunny will come out to mark the end of snow and beginning of spring. Watch for your flyer coming soon with all the details.

**SATURDAY,
JULY 2**



This year's **4th of July Bike Parade** and hot dog cart celebration in Migliazzo Park will be changed up a bit. Please mark your calendars for Saturday, July 2 and watch for the flyer containing the details for this event

**THURSDAY,
NOVEMBER 3**

Annual Meeting

Kansas City will have a new mayor by the **Verona Hills Annual Meeting** scheduled for Thursday, November 3, and we will invite him to join us to share his vision for the City. Food, fellowship, and prizes round out this fun event.

KEEPING IN TOUCH

Phil Paschang listed the Board's top goal is to improve communication with Verona Hills residents. Here are some of the ways we plan to reach out to you:

WEBSITE

Have you checked out (and bookmarked) the Verona Hills website, www.veronahills.org?

Please visit it periodically for information on association and community activities, contact information for board members and other community resources, as well as neighborhood news and updates. You'll also find Homes Association covenants, past issues of the newsletter, even which weeks' trash pickup will be delayed due to holidays. With planned enhancements, the website will become ever more useful to communicate with Verona Hills residents. Please contact Joe Davidson with your suggestions or additional items you'd like to see included on the website, or e-mail them to info@veronahills.org.

E-MAIL LIST

Want to be among the first to know what's going on in your neighborhood? VHHA is compiling an e-mail list to add that capability. Your e-mail address will be kept private. Send your e-mail address to info@veronahills.org.

PHONE ALERTS

If you haven't opted out, you should be receiving occasional short phone messages from the Board of Directors that alert you to important information, like the recent "boil water advisory," safety/security tips and news, notification about Verona Hills events, and delayed trash/recycling pickup dates. If you want to receive them but aren't, please provide your phone contact information by e-mailing info@veronahills.org or contacting any Board member.

NEWSLETTER

Twice a year, we'll be mailing you the Verona Hills Homes Association newsletter. If you'd prefer to receive an electronic copy of the newsletter (and in so doing save a tree or two, as well as postage expense for the VHHA), e-mail info@veronahills.org.

KEEP US POSTED!

Please e-mail new or updated contact information, as well as any questions or suggestions, to info@veronahills.org.