

VERONA HILLS NEWSLETTER

WINTER/SPRING 2010

LETTER FROM THE PRESIDENT

Phil Paschang

It is important to me and the rest of the board that we are responsive to anything you bring to our attention. Here is just a smattering of issues we are working on:

Mailboxes at the street...read the report by Joe Davidson further in this newsletter. We will foot the bill if enough contiguous neighbors want it.

Snow...we had many positive comments in what was one of the worst winters ever. But remember, it can take some hours for the plows to arrive so there will be a period of time that the streets will be a mess. Reminder, grownups get snow days too, and if it isn't safe to be out, stay home or delay your departure. Also, it is just a fact of life that the plow leaves a pile at the end of the driveway. For big, slushy snows like the one in February, it can be very difficult to move. Ask a neighborhood youth to move it for a couple of bucks. If you can't find one, call me. More details on snow removal below.

Bulky Items...be a good neighbor and wait until the week of pickup before you make a pile at the end of the driveway. The city's policy is constantly changing so look on-line at www.kcmo.org for the procedure and search bulky items. If you don't have room in the garage for all the junk (because the garage is filled with junk), the pile would be better left on the side of the house than on the street. Consider what a prospective buyer, not to mention your neighbors think about these unsightly piles.

Finally, if you are as passionate about the neighborhood as we are, consider volunteering your time to help. Ask any of us for big or small opportunities to make your neighborhood the best in the City. All board member phone numbers are listed below and our email addresses can be found on our website at www.veronahills.org.

BOARD OF DIRECTORS

Phil Paschang, President	942-7517	Sue Fahey, Grounds Maintenance	942-0117
Susan Richert, Vice President	942-6121	Bill Venable, Snow Removal/Website	699 8380
Joe Davidson, Security	941-0316	Nancy Rusch, Communications/Events	942-7659
Larry Otto, Secretary/Treasurer	942-5636	Jennifer Koenig, Compliance	941-4486

FINANCIAL REPORT

Our current Homes Association Financial Statement is included in this newsletter. Please contact Larry Otto, Treasurer, if you have questions or concerns regarding its content.

HOMES ASSOCIATION DUES

Mailings will be sent out soon for the Verona Hills Annual Homes Association dues. Thanks to those of you who pay this bill promptly. These dues are a crucial part of maintaining this beautiful neighborhood we all take such pride in. However, we do have 28 out of 750 homes that have not paid their dues for one year or more and your board of directors are working hard to get these amounts, totaling \$11,294, collected. We now have 11 very delinquent homeowners who haven't paid their annual dues for more than two years and we have standing liens filed against most of them. Below is a listing of those residents who are delinquent by two years or more:

11705 Summit

11921 Avila Drive

113 W. 116th Street

317 W. 116th Street

707 W. 114th Terrace

801 W. 114th Terrace

800 Santa Fe Trail

117 W. 119th Street

11805 Central

11907 Glen Arbor Terrace

11719 Washington

We encourage these homeowners to contact HAKC at (913) 385-2440 to make payment immediately as interest and fees continue to accrue on balances owed.

SECURITY & OTHER ISSUES...

By Joe Davidson

Safe House

The safety and security of our residents are of primary importance to the Verona Hills Board of Directors. We pay close attention to crime reports in our area and welcome input and suggestions from any resident. During the past six months, 17 thefts, five breaking and enterings and one assault have been reported within Verona Hills boundaries.

Your association dues pay for regular surveillance of our area by off-duty police officers. They not only watch what's going on, they proactively remind homeowners about unsafe conditions around their home. We hear regularly about residents getting a knock on their door by an officer informing them that their open garage door is an invitation to a burglar.



In addition to keeping doors closed and your home well-lit, one of the best crime prevention tools is to trim trees and bushes so they do not hide the front of your home. Trees should be trimmed 10 feet off the ground and shrubbery close to your house should be no higher than three feet.

Kansas City Police have launched a free service that maps crimes committed in our area. Go to www.crimereports.com to view these reports. Type "Verona Hills" and your zip code in the search bar. A map showing the location, date and type of crime reported will display.

Don't Wait - Call 9-1-1

While Verona Hills has a Security Director on the Board and a private security force patrolling our area, 9-1-1 should be your first call when you see a criminal act or a possible security threat in our neighborhood. If you are in no immediate danger the 9-1-1 operator will route your call in such a way that an officer will respond when available and not be called away from another emergency. So if you see something strange, don't hesitate to contact the police but also let your Board know through a call to the Security director or an e-mail to info@veronahills.org so we can follow up on the response.

Web site

With the infrastructure created by Bill Venable last year, the Verona Hills Web site has been updated with a new layout and graphics. Up-to-date information on everything going on in the neighborhood can be found at www.veronahills.org. Visit soon and come back often.

If you have photographs or information you'd like to see included on the Web site, e-mail info@veronahills.org.

Trash Talk

Remember when any of the nine holidays observed by the City of Kansas City fall on a Monday through Wednesday, our trash pickup will be delayed by one day. In 2010, those remaining holidays are:

Memorial Day – May 31

Labor Day – Sept. 6

Neither Wind nor Snow...



Most of Verona Hills has secure steel cluster mailboxes that were installed when new homes were built after 1985. Some homes are old enough they have front door mailboxes. About 25% of our residents have individual curbside mailboxes on posts that often are the victims of wood rot or vandalism. If you have one of those mailboxes and are interested in a lockable cluster box, let us know. The Homes Association will pay to install cluster boxes in areas that qualify. It will be necessary to have at least eight homeowners, whose houses are in a row or across a street, agree to the installation before it can proceed.

Contact Joe Davidson at joedavkc@aol.com if you are interested. Further information will be provided. Also, contact Joe if your cluster mailbox is in need of repairs or maintenance.

Real Estate

According to Judy Shearman, Verona Hills resident and Prudential – KC agent, home prices in Verona Hills (and ALL of the Metro area) are down about 18% from our highs of two to three years ago. Compared nationally, KC is much more of a stable market than many parts of the US. Here is the home sales activity in our neighborhood during the months September 2009 through February 2010:

- Number of houses sold – 15
- Price range of \$128K to \$308K (7 were \$280K and higher, 6 were \$228 – 248K)

Currently, there are 11 homes on the market with prices ranging from \$139K to \$324K, with three pending sales. Our homes association dues support our real estate investments by maintaining and beautifying our area, and by keeping our homes safe and secure.

Verona Hills Sheds the Worst Winter in Recent Memory

By Bill Venable

From Christmas Eve day until mid-March, winter continued to rear its ugly head on our neighborhood. Throughout this period we did our best to keep up with the snow and ice. Our contract provider plowed on days where we had at least three inches on the ground as well as spread "ice melt" when the conditions permitted.

This year we had several thank you messages and reports of good service on a few of the blocks that had in the past been problem areas to monitor. We also learned a few things to consider for future snow seasons:

- 1) If you have a son or daughter who has a snow blower or shovel and wants to earn extra money during a heavy snow, please send an email to the board (info@veronahills.org) so that we can put you on the referral list. We have many neighbors who need help with their walkways and driveways, and we had many calls asking for help. We will post this list on the website.
- 2) If you have multiple cars in the family please try to get them all on the driveway when a heavy snow is in the forecast. This will make it easier for our snow plow crew to get the best performance on your street. If necessary, please ask a neighbor if you can use their driveway too if it will help make your street clear (it's only for one night).
- 3) Let us know if you have limbs or trees in the street, we will get them removed or out of the way until the weather clears.

We appreciate your patience in keeping our streets clear. We have a large road system and a limited budget, and we try to keep a balance between weather conditions. If you have any comments or suggestions please direct them to Bill Venable - Snow Removal at wrv3@marketsolutions.com.

COMMON AREA MAINTENANCE

By Sue Fahey

Common Area Tree Trimming and Island Maintenance

For the third season, Arbor Masters Tree & Landscaping has been awarded the contract to maintain the common areas and islands. There are 41 islands and common areas that are inside Verona Hills. If you notice a common area or island that requires more attention, call board member Susan Fahey. Please be mindful that Arbor Masters is not contracted to poop-scoop the islands. As our neighbors have become more cognizant to disallowing their pets to soil other residents yards while walking, please remember that the islands are **not** Free-Poop Zones. Please carry a bag with you while walking your pet.



Common Area Updates

We continue to look for common areas that are past their prime and need to be reinvigorated. We like to get the direct involvement of the homeowners around the common area to help with some basics when there are new plantings. Please let us know if there is a common area you think needs some attention by calling Susan Fahey.

COMMUNICATIONS

By Nancy Rusch

Newsletter

It is important to keep our residents up-to-speed on what is going on in our neighborhood. We publish our newsletter twice a year to keep information out there and to also notify you of upcoming events. If there is a topic you would like to have included in our neighborhood newsletter, please contact board member Nancy Rusch.

Directory

Due to rising costs for processing, printing and postage, the Verona Hills Directory will be published and mailed every 18 – 24 months. Please take a moment to verify your information and if changes are needed, fill out the postcard located on the back page and send it in. Your changes will appear in the next publication.

Telephone Broadcasts

Verona Hills has recently changed the firm which initializes our telephone broadcasts. Our first call through the new company was regarding the Easter Egg Hunt. There were a few glitches but overall, it appears the system worked and most residents were reached. If you had a problem with the two calls regarding the Easter Egg Hunt, please contact Nancy Rusch. Should you wish to opt out of this system, let her know and she will remove your number immediately.



EVENTS

By Nancy Rusch

Annual Homes Association Meeting

The annual Homes Association Meeting was very well attended by our residents. Once again, Blue Hills put on a wonderful array of food and our guest speaker, Mayor Mark Funkhouser was very well received. Thank you to all those who attended. It's important to stay on top of what's going on in Verona Hills and we appreciate everyone's input. If you have any suggestions for a guest speaker at our annual meeting this November, contact Nancy Rusch.

Easter Egg Hunt

Neither rain nor cold nor wind could prevent this year's Easter Egg Hunt from its appointed rounds in Migliazzo Park. Although it was postponed a week, this event went off without a hitch. The weather was beautiful and everyone appeared happy with their prizes. Lot's of children got to have their photo taken with the Easter Bunny too which made it even more special. It would not be possible to have this event each year without lots of help. We wish to thank all of those who pitched in to make sure the children had a wonderful time.

How amazing...it takes hours and hours to matchup, fill and hide over 2,750 eggs and it takes a mere 15 to 20 minutes to find them all!

We wish to show our gratitude to those merchants who were so generous with their donations to this beloved event. Please take a moment to review the following page to see those businesses who donated prizes for the adult raffle.



Upcoming Neighborhood Events

The following are tentative dates for events in our neighborhood. Flyers will go out well in advance of each event so be watching for them in your mailbox.

PARADE/BARBEQUE - July 4. This event was a huge success last year. We are planning on having the children's parade at 10:00 followed by hot dogs, chips and freeze pops from 11:00am-1:00pm.



MOVIES IN THE PARK - Friday, September 17. Movie not yet determined but as always, it will be a family-friendly flick.

GARAGE SALE - Friday and Saturday, September 24 & 25. This neighborhood garage sale brings in lots of buyers. Watch for information in the mail closer to this event date.



ANNUAL HOMES ASSOCIATION MEETING - Thursday, November 4.

We could always use help organizing these events. It is a great way to get to know your neighbors and keep everyone aware of what a wonderful park we have right smack in the middle of Verona Hills. If you would like to help in any capacity during these events, call Nancy Rusch. Without the help of volunteers, these events will not be able to continue. There are many levels of involvement, so please step up and help keep these going.

QUOTE

To handle yourself, use your head..
To handle others, use your heart.

www.veronahills.org

#330 VERONA HILLS HOMES ASSOCIATION
Balance Sheet
March 31, 2010

ASSETS

Cash in Bank	\$ 18,783.63
Certificate of Deposits	40,144.37
Accounts Receivable	11,280.09
Deposits with HAKC	<u>7,500.00</u>

TOTAL ASSETS \$ 77,708.09

LIABILITIES

Accounts Payable--HAKC	<u>5,549.25</u>
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TOTAL LIABILITIES 5,549.25

RESERVES

Retained Earnings	116,513.14
Current Earnings	<u>(44,354.30)</u>

Total Reserves 72,158.84

TOTAL LIABILITIES & RESERVES \$ 77,708.09

#330 VERONA HILLS HOMES ASSOCIATION
Income Statement
March 31, 2010

	Current Period		Annual Budget	Budget Balance
	Mar '10	Year to Date		
REVENUE:				
Base Assessment	\$ 0.00	\$ 111,750.00	\$111,750.00	\$ 0.00
Interest on Investments	148.85	542.55	1,000.00	457.45
Interest on Assessments	82.35	997.13	1,000.00	2.87
Other Income	0.00	0.00	0.00	0.00
Social Activities Income	0.00	268.00	0.00	(268.00)
Total Income	231.20	113,557.68	113,750.00	192.32
EXPENSES:				
Administration	508.82	5,088.20	6,300.00	1,211.80
Annual Meeting	0.00	3,581.57	4,000.00	418.43
Other Services	679.25	2,050.45	2,000.00	(50.45)
Insurance	0.00	505.00	425.00	(80.00)
Legal Fees	0.00	0.00	2,000.00	2,000.00
Common Area Maintenance	2,493.23	22,611.04	25,000.00 (1)	2,388.96
Capital Improvement	0.00	94,713.36	60,000.00 (1)	(34,713.36)
Postage	356.27	4,039.00	5,000.00	961.00
Meetings	0.00	196.83	50.00	(146.83)
Snow Plowing	0.00	9,715.00	10,000.00	285.00
BBQ	0.00	1,088.71	2,000.00	911.29
Easter Egg Hunt	382.74	382.74	1,000.00	617.26
Movies in the Park	0.00	844.37	500.00	(344.37)
Garage Sale	0.00	855.64	700.00	(155.64)
Newsletter	0.00	407.25	1,750.00	1,342.75
Directories	0.00	2,701.27	3,000.00	298.73
Stationery & Supplies	0.00	0.00	300.00	300.00
Telephone Alert	0.00	0.00	500.00	500.00
Security Service Fees	1,080.00	8,520.00	12,000.00	3,480.00
Real Estate Taxes	0.00	56.53	60.00	3.47
A/R Written Off	0.00	0.00	5,000.00	5,000.00
Utilities	48.94	454.02	500.00	45.98
Other	0.00	101.00	1,000.00	899.00
Total Expenses	5,549.25	157,911.98	143,085.00	(14,826.98)
Net Income/(Loss)	\$ (5,318.05)	\$ (44,354.30)	\$ (29,335.00)	

(1) Budgeted amounts were transposed originally, corrected in Nov '09

The Verona Hills Homes Association would like to thank the following local business owners for their generous donations to our annual Easter Egg Hunt. Please stop by and say hello!



517 E 135th Street
Kansas City, MO 64145
816-941-9499
www.jessandjims.com



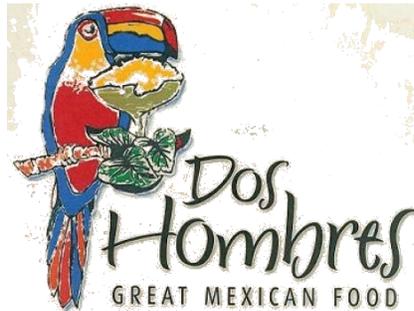
311 E 135th Street
Kansas City, MO 64145
816-941-4777
www.rosehillgardens.com



13164 State Line Road
Leawood, KS 66209
913-685-9374
www.zepispizza.com



500 W 75th Street
Kansas City, MO 64114
816-361-9788
www.kennedysbarandgrill.net



11134 Holmes Road
Kansas City, MO 64131
816-942-1500
www.doshombres.com



1523 W 89th Street
Kansas City, MO 64114
816-363-2700
www.wardparkwaylanes.com



Handmade. Home baked.™

12118 State Line Road
Leawood, KS 66209
913-338-3939
www.papamurphys.com



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Kansas City, MO 64145
816-941-9000
www.golfdiscounsuperstore.com

Eileen Marengo
Hairstylist
4507 W 90th Street
Prairie Village, KS 66207
913-208-7018