



FALL 2011 NEWSLETTER	
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VERONA HILLS HOMES ASSOCIATION
 4200 Somerset Drive, Suite 216
 Prairie Village, KS 66208
www.veronahills.org

FALL 2011 NEWSLETTER

FROM THE PRESIDENT . . .

In November, Joe Davidson will likely succeed me as your president. It has been an honor to serve the neighborhood, and, believe it or not, it has been a great experience. This board, as well as many in the past, has been tireless in its commitment to Verona Hills.

Joe has asked the question to those who will remain on the board, as other leaders have asked the larger community, "What are the 5 big ideas that could significantly shape Verona Hills in the future?" Let us know your big ideas, preferably by attending the annual meeting **November 3 at Blue Hills Country Club**, or go to **www.VeronaHills.org** and contact any board member.

One way for you to shape our future would be to consider a role on one of our committees: Grounds, Communications, Events...it's a way to have an impact without a board commitment. Speaking of commitment, it's rare to find such dedication as two outgoing board members: **Sue Fahey and Nancy Rusch**. These ladies have truly gone above and beyond the call of duty, and I personally want to thank them.

Finally, a parting thought. I have noticed how big things happen, both good and bad, that often are the result of many people doing lots of little things in combination over time. We live in a great place that has persevered through significant challenges, mostly as a result of ordinary people doing their duty every day in very ordinary ways. Be considerate of your neighbor, make a phone call if something doesn't seem right, pick up the trash in front of a total stranger's house. It is amazing how big things happen from such little effort on the part of each individual.

My big idea is that Verona Hills develop a network of residents that would pitch in for one of us who was sick or in trouble or just needed a little help. At St. Thomas More Parish, we call that group "Helping Hands", and the results are quite inspiring. If you want to entertain the possibility, you know where to find me.

Sincerely,

Phil Paschang

President

[Editor's note: On behalf of Verona Hills, the Board extends a warm "thank you!" to Phil Paschang for his patience, diligence, and heart when serving Verona Hills. His service is much appreciated!]

2011 BOARD OF DIRECTORS

Phil Paschang, President - 809-6053
Larry Engel, Secretary/Treasurer - 942-8229
Nancy Rusch, Events - (913) 645-2345
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 August 2011 is included in this newsletter for your review. Larry Engel, VHHA Board Secretary/Treasurer, had the following comments: "After the cash shortfall in the last fiscal year we have taken steps to solidify our financial statements. First of all, we set aside \$5,000 in our budget to replenish our cash reserves. Secondly, we asked HAKC to change our income statements from an accrual basis to a cash basis so that assessment income is not reflected until it is received. Finally, we have established a \$13,840 contingency fund which will not be spent on special projects until we see how assessment income and certain expenses develop. The board is in the process of prioritizing the projects that need to be addressed this year, such as removing dead trees along State Line. We are interested in your input if there are projects that you would like to see addressed."

DAY IN COURT: ACTION TO COLLECT DELINQUENT DUES

This past Spring, faced with significant amount of accrued unpaid and delinquent Homes Association dues assessments, the Board of Directors decided that it was time to enforce payment of these accounts by appropriate legal action. The Declarations of the Homes Association not only gives the Board this authority, it actually *requires* the Board to take such action.

Accordingly, the Board unanimously voted to retain an attorney to file suits, obtain judgments and collect the ten most delinquent accounts. Lawsuits have been filed, and the majority of those were scheduled to be adjudicated in late August. Two of our neighbors have paid or have made arrangements for payment. We are hopeful that, when judgments are rendered in the other lawsuits, prompt payments will be made.

Past due assessments accrue late charges and interest, and judgments will also include attorneys fees and costs. Judgments are also liens against the real property, and thus constitute a cloud on the title which must be resolved before any sale or refinancing can take place.

While the Board regrets that such actions are necessary, it is simply not fair to those who pay their share on time to ignore those who don't.

The Board will always try to work with those who are experiencing difficulty paying their dues if they come forward with good faith reasonable effort to take care of their obligations. Please contact President Phil Paschang or any Board member to work out an acceptable payment arrangement.

VERONA HILLS PROPERTY VALUES

► WHAT CAN I DO TO KEEP THE VALUE OF MY HOME AS HIGH AS POSSIBLE?

One of the casualties of today's uncertain economy is home values. The website Doughroller reviewed the top ten home value websites; Zillow, Real Estate ABC, and Eppraisal are listed as the top three. You can find sale prices of homes in our neighborhood as well as estimates of your home's value on these sites.

Articles on maintaining a high home value in the face of a rocky economy stress curb appeal – landscaping and regular external upkeep – as one of the most important factors. And, the articles also suggest that regular internal maintenance – simply fixing things as they break, patching holes in walls and repairing damage to floors *as they occur*, even when we're busy or broke, pays off when we may want to sell years later. Do a Google search on, "maintain home values" for the latest tips.

VERONA HILLS HOMES ASSOCIATION

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Income Statement - Cash Basis

August 31, 2011

	Current Period Aug '11	Year to Date	Annual Budget	Budget Balance
DUES ASSESSED - JUNE 1, 2011		111,750.00		
REVENUE:				
Dues Collected	6,043.11	100,813.01	108,000.00	7,186.99
Bad Debts Collected	1,136.67	1,357.56	0.00	(1,357.56)
Interest on Investments	16.03	136.18	300.00	163.82
Interest on Assessments	61.79	95.46	500.00	404.54
Other Income	0.00	0.00	0.00	0.00
Social Activities Income	0.00	0.00	0.00	0.00
Total Income	7,257.60	102,402.21	108,800.00	6,397.79
EXPENSES:				
Administration	529.20	1,587.60	6,350.00	4,762.40
Annual Meeting	0.00	0.00	4,500.00	4,500.00
Other HAKC Services, Copies	0.00	129.20	1,200.00	1,070.80
Insurance	0.00	750.00	1,650.00	900.00
Legal Exp, Filing Fees	478.45	3,706.07	4,000.00	293.93
Common Area Maintenance	2,886.05	8,288.24	29,000.00	20,711.76
Extra Mowing-Migliazzo Park	0.00	0.00	3,500.00	3,500.00
Capital Impvt-unallocated	0.00	0.00	0.00	0.00
Capital Impvt-Monument lighting	0.00	0.00	500.00	500.00
Capital Impvt-mailbox repair	0.00	2,400.00	2,200.00	(200.00)
Capital Impvt-new mailboxes	0.00	0.00	0.00	0.00
Capital Impvt-sidewalk repair	0.00	0.00	0.00	0.00
ContingencyFund	0.00	0.00	13,840.00	13,840.00
Postage	47.24	470.76	4,000.00	3,529.24
Meetings	0.00	0.00	300.00	300.00
Snow Plowing	0.00	0.00	12,500.00	12,500.00
BBQ/July 4 parade	226.56	716.69	1,000.00	283.31
Easter Egg Hunt	0.00	0.00	750.00	750.00
Movies in the Park	0.00	0.00	0.00	0.00
Garage Sale	594.65	594.65	500.00	(94.65)
Newsletter	0.00	0.00	1,750.00	1,750.00
Directories	0.00	0.00	3,000.00	3,000.00
Stationery & Supplies	0.00	0.00	0.00	0.00
Telephone Alert	0.00	210.00	500.00	290.00
Security Service Fees	840.00	2,520.00	10,850.00	8,330.00
Real Estate Taxes	0.00	0.00	60.00	60.00
Web Site	0.00	165.00	500.00	335.00
A/R Written Off	0.00	0.00	0.00	0.00
Utilities	43.77	132.78	600.00	467.22
Contributions	0.00	600.00	750.00	150.00
Replenish Reserves	0.00	0.00	5,000.00	5,000.00
Total Expenses	5,645.92	22,270.99	108,800.00	86,529.01
Net Income/(Loss)	\$1,611.68	\$80,131.22	\$0.00	

OUR NEIGHBORHOOD

YOUR VISION FOR VERONA HILLS

The VH Board of Directors would like to know your priorities for allocating Association resources, both financial and time. At a meeting this summer, the Board made the following suggestions for the Top 5 (not in order of importance).

- Improve gateways to Verona Hills (monuments, shrubbery)
- Repair and replace deteriorated sidewalks
- Make Migliazzo Park a showplace among Kansas City parks
- Maintain an efficient, up-to-date communication system
- Provide a support network to help maintain properties and common areas

Which of these do **YOU** think is most important? Are there other priorities we should consider? Let us know what you think at our Annual Meeting on November 3 or e-mail us at info@veronahills.org. We'll compile the information and use it to guide future actions and expenditures.

QUALITY OF NEIGHBORHOOD TOPS THE LIST

Why is our vision for Verona Hills important? Because a neighborhood can be every bit as enticing as the dwelling itself when it comes time to sell our house. A recent survey highlighted the community attributes that homebuyers said were important to them.

- 64% Quality of Neighborhood**
- 50% Proximity of Job**
- 43% Overall affordability of homes**
- 37% Close to family & friends**
- 26% Quality of the school district**
- 26% Convenient to shops & services**
- 23% Overall neighborhood design**
- 21% Schools nearby**

When you decide where to live, you are not only choosing your home, you are choosing a neighborhood. A community's unique characteristics have a major impact on the lifestyle of its residents, the desirability of the neighborhood and ultimately the market value of the properties.

(Provided by Sara Sweeney, Reece and Nichols Realtors)

WINTER WORD TO THE WISE

Even though it's hard to believe right now, our very warm weather will cool off and snow will start to fall. Your Homes Association contracts for snow removal to augment services provided by the City of Kansas City. Snow can be removed more effectively when cars are not parked on the street. Try to make it a practice not to park on the street, especially if snow is forecast.

IMPORTANT TRASH DATES

The next leaf and brush collections are both on Wednesday, November 16th and December 14th. 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 and recycling pickups will be delayed one day (moved from Wednesday to Thursday) after the following holidays: **Christmas Day** (observed) – December 26, 2011, **Martin Luther King Day** – January 16, 2012 and **Presidents Day** – February 20, 2012.

VERONA HILLS HOMES ASSOCIATION

OUTSIDE MATTERS

A healthy, well-maintained lawn is more than just good-looking...it's a key to preserving the value of your home. Regular lawn maintenance enhances curb appeal, making your home...and...neighborhood...attractive to visitors and potential buyers.

Walk across the street from your house, turn around, take a good look at your yard and ask yourself if you're impressed by what you see...or just depressed!!

We can't all have yards worthy of being on the cover of a landscaping magazine. But a little cash can go a long way if you are willing to put in the time. So let's all get outside and make Verona Hills a beautiful place to live!

SAFETY

Verona Hills remains a very safe and secure neighborhood. Officer Brent Parsons encourages us that keeping garage doors closed, trees and shrubs trimmed, exterior lights on and cars locked with no valuables inside will help it stay that way. Visit www.crimereports.com to get details on the few reported crimes in our neighborhood.

YOU CAN MAKE A DIFFERENCE: VOLUNTEER!

Volunteer to help make your neighborhood a better place to live. Opportunities to help your Verona Hills Homes Association are numerous and include Board of Director positions, committee memberships, and helping with events, to name just a few. 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.

REPORT RANDOM ACTS OF NEIGHBORLINESS

In his letter, Board President Phil Paschang spoke of his "big idea," namely "that Verona Hills develop a network of residents that would pitch in for one of us who needed a little help." Can we imagine Verona Hills gaining a reputation as the "Caring-est Neighborhood in Kansas City?" Wouldn't that be a wonderful thing?

We can start by doing something unexpected that puts a smile on your neighbors' face. And then share these stories. Could you take a few minutes to send an e-mail to info@veronahills.org that tells us the nice things your neighbors have been up to? Please don't report names - that gives us the chance to mull over who it might be. We'll make a list you can read over and over again when the evening news has depressed your heart with its focus on some of the worst acts of humanity.

I'll get you started: my (I'm Shirley Weglarz, by the way) wonderful neighbor carries my recycling bin from the curb to the house. He also re-directed one of my splash blocks so the water was flowing in the right direction.

THANK YOU FOR BEING A GREAT NEIGHBOR!

QUESTION: "How do we change the world?"

ANSWER: "One single act of random kindness at a time."

—From the 2007 movie, Evan Almighty

UPCOMING EVENTS



VERONA HILLS GARAGE SALE FRIDAY – SATURDAY, SEPTEMBER 23-24

There's still time to participate in the annual VHHA Garage Sale. This provides an excellent opportunity to clear out our houses in preparation for the holiday season. It also draws people into the area so they can see firsthand what Verona Hills has to offer.

Participation is easy and inexpensive – simply send a \$5 check (made out to VHHA) with the form below that lists the main categories of items you'll have for sale to: Shirley Weglarz, 11705 Glen Arbor Terrace, Kansas City, MO 64114-5538.

The VHHA provides yard signs, neighborhood banners, and individual and neighborhood listings on Craigslist.

RECYCLE TREASURES • DECLUTTER • KICK BACK & SOCIALIZE • PICK UP a little cash

Yes! I want to participate in the VHHA Garage Sale! My check for \$5 is enclosed.

Name _____ Phone (_____) _____ - _____

Address _____ email _____

Categories of Garage Sale Items

VERONA HILLS ANNUAL MEETING THURSDAY, NOVEMBER 3

The annual Verona Hills Homes Association meeting will be held at 7 p.m. on November 3 at Blue Hills Country Club. The meeting will be preceded by a social time with hors d'oeuvres starting at 6 p.m.

This year, speakers will include Kansas City elected representatives who will share their vision for Kansas City.

Discussion will also center on the vision our own residents have for our neighborhood, and what improvements they would like to see take place in Verona Hills over the next few years.

A drawing will be held for valuable prizes!

Please consider attending – and bringing one of your neighbors who hasn't come before – to join in on the fun and fellowship.

PAST EVENTS



Independence Day Picnic

Red, white and blue were in abundance at the annual Independence Day celebration in Migliazzo Park on July 2. About 50 residents gathered for a bicycle parade and holiday picnic. Fire trucks from area stations and the Shrek moonwalk were big hits, along with the complimentary hot dogs, drinks and ice cream.

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 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 VH residents. Please contact us 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. To be included, send your name and e-mail address to info@veronahills.org. Your e-mail address will be kept private.

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. In fact, you may be reading the e-version now!

DIRECTORY

Our updated Verona Hills Directory is scheduled for publication this Fall. Please e-mail new or updated contact information, as well as any questions or suggestions, to info@veronahills.org. Or call Shirley Weglarz at 816-916-3353.