

FALL 2012 NEWSLETTER

FROM THE PRESIDENT . . .

Activity

Verona Hills will be a busy place this Fall. We'll see a lot of action around the gateways to our neighborhood, removing dead and dying vegetation and replacing them with hardy plantings that will beautify our neighborhood for years to come. Special thanks to Ed McHardie and our Kansas City Parks and Recreation Department for helping make these projects possible.

Saturday, September 29th should be a day to remember. Dozens of volunteers will participate in Service Day activities, assisting neighbors with disposal of unwanted bulky items and electronics and trimming trees to beautify our neighborhood. That evening, everyone in Verona Hills is invited to enjoy food and entertainment in our great community asset, Migliazzo Park. Helping others and socializing with your neighbors are marks of a great community. I hope many of you will participate.

In addition, our annual Garage Sale will be September 21 and 22 and we'll have a full agenda at our Association Annual Meeting on November 8.

Your VHHA Board of Directors spends a lot of time planning activities and working to maintain and beautify our neighborhood. I'd like to thank the Board members for their service, especially Susan Richart who completes her term this year. We don't need accolades but we would like your input on how you want VHHA resources to be used. Let us know what you think when you see us at the Autumn Festival or Annual Meeting.

Sincerely,

Joe Davidson

President, Verona Hills Board of Directors

2012 BOARD OF DIRECTORS

Joe Davidson, President - 392-4012
Larry Engel, Secretary/Treasurer - 942-8229
Doris Holderness, Events - 941-9689
Tom Kenagy - 942-5161
Ed McHardie, Common Areas - 674-3939

Larry Otto, Snow Removal/Public Works - 942-5636
Susan Richart, Compliance - 942-6121
Richard Scarritt, Security/Covenants - 523-8181
Shirley Weglarz, Communications - 916-3353

MONEY MATTERS

VHHA FINANCIAL POSITION

The VHHA income statement for August 2012 statement is included in this newsletter for your review. Larry Engel, VHHA Board Secretary/Treasurer, summed up Verona Hills' overall financial situation: "Keep in mind that at this point in our fiscal year of June 1, 2012 through May 31, 2013, most of our income has come in from dues, but expenses are spread out over the remaining months. However, we expect that our overall financial position has improved since last year. We hope to restore our contingency reserve to the appropriate level, and, assuming the outstanding dues continue to come in, have enough funds to take on some needed capital improvements." Please contact Larry with any questions about Verona Hills' finances.

VHHA ANNUAL DUES WERE DUE JUNE 1

Thanks to so many of you who paid your dues on time!

A number of residents haven't paid their \$150 assessment yet. If you haven't, won't you take care of that today, while you're still thinking about it?

VHHA will be filing liens at the end of 2012 on properties where homeowners owe \$300 (i.e., haven't paid last year's and this year's dues). This is a costly process, one which we'd love to avoid. Liens can affect homeowners' credit rating. Liens are collected, including the filing cost and interest, when the home is sold or refinanced.

"WHATEVER HAPPENS TO OUR DUES?"

That is an excellent question, one we get asked from time to time. This year, we can tell you in one word where part of our money is going: trees! But read on. . . it's a little more complicated than that. . .

Thanks to Board member Ed McHardie for his tireless negotiating for almost eight months to finalize an agreement between the City of Kansas City and a contractor to remove the dead and dying trees along State Line Road, replace them, and then plant additional trees to fill in any other gaps. Twenty-seven trees marked with white paint will be cut to ground level; stumps will be ground out. (Nineteen additional stumps can't be reached right now but won't be visible once the project has been completed.)



Tree removal and stump grinding will take about two weeks, starting around the week of September 24th, and will be followed by planting. Trees were chosen for their heartiness and resistance to drought (there is no irrigation system) and for how favorably they will blend in to current vegetation. Ed and crew chose 44 eight-foot Junipers, five Vanderwolf pines, five Green Privet, and two Golden Giant Arborvitae.

Working closely with Kevin Lapointe, City of Kansas City Forester, has paid off on this project in more ways than one. Because Kevin approved Verona Hills' plans and had access to funds available for tree removal, City of Kansas City funds paid for tree removal, shaving \$8K off the cost of the project to VHHA homeowners!

Funds will be used to revitalize a few other areas that were victims of the drought as well:

• **Wornall and Minor:** After removing dead trees/shrubs at the monuments on both sides of the street, the area will be balanced by transplanting surviving plants/shrubs and planting perennial Shasta Daisies in the front to avoid costly planting of annuals each year. • **Minor and State Line (monument):** Minor makeover by planting perennial Black Eyed Susans to replace annuals. • **State Line between Minor and Santa Fe:** Clean-up of trash, dead limbs, vines, and weeds (an eyesore to neighbors on adjacent property) and cutting back of low-hanging branches extending out into the sidewalk. • **121st Terrace and State Line:** The large dying blue spruce in the island just east of 121st Terrace will be cut down and replaced with a Vanderwolf pine. Six dead Junipers behind the Verona Hills monument will be replaced with Yews.

VERONA HILLS HOMES ASSOCIATION

VERONA HILLS HOMES ASSOCIATION
Income Statement - Cash Basis
August 31, 2012

	Current Period Aug '12	Year to Date	Annual Budget	Budget Balance
DUES ASSESSED - JUNE 1, 2012		111,750.00		
REVENUE:				
Dues & Interest Collected	\$ 4,498.49	\$ 97,543.39	\$108,100.00	\$ 10,556.81
Bad Debts Collected	181.40	231.40	3,000.00	2,768.80
Interest on Investments	25.11	149.18	425.00	275.84
Other Income	0.00	0.00	0.00	0.00
Social Activities Income	0.00	0.00	200.00	200.00
Total Income	4,705.00	97,923.95	111,725.00	13,801.05
EXPENSES:				
Administration	529.20	1,587.80	6,350.00	4,762.40
Annual Meeting	0.00	0.00	4,000.00	4,000.00
Other HAKC Services, Copies	6.25	14.50	600.00	585.50
Insurance	0.00	750.00	1,400.00	850.00
Legal Exp, Filing Fees	10.00	10.00	1,000.00	990.00
Common Area Maintenance	0.00	4,495.00	24,400.00	19,905.00
Extra Mowing-Migliazzo Park	0.00	0.00	2,000.00	2,000.00
Capital Impvt-unallocated	0.00	0.00	0.00	0.00
Capital Impvt-State Line tree	0.00	0.00	17,000.00	17,000.00
Capital Impvt-Monument lighting	0.00	0.00	0.00	0.00
Capital Impvt-mailbox repair	0.00	0.00	0.00	0.00
Capital Impvt-new mailboxes	0.00	0.00	0.00	0.00
Capital Impvt-sidewalk repair	0.00	0.00	20,000.00	20,000.00
ContingencyFund	0.00	0.00	10,815.00	10,815.00
Postage	56.10	74.40	1,000.00	925.80
Meetings	0.00	165.25	200.00	34.75
Snow Plowing	0.00	0.00	15,000.00	15,000.00
BBQ/July 4 parade	0.00	0.00	0.00	0.00
Easter Egg Hunt	0.00	0.00	1,000.00	1,000.00
Movies in the Park	0.00	0.00	0.00	0.00
Service Day/Dinner	0.00	0.00	2,500.00	2,500.00
Garage Sale	0.00	0.00	750.00	750.00
Newsletter	0.00	0.00	2,500.00	2,500.00
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	0.00	700.00	700.00
Security Service Fees	720.00	2,640.00	10,850.00	8,210.00
Real Estate Taxes	0.00	0.00	60.00	60.00
Web Site	0.00	0.00	4,000.00	4,000.00
A/R Written Off	0.00	0.00	0.00	0.00
Utilities	42.78	126.25	600.00	473.75
Contributions	0.00	0.00	0.00	0.00
Replenish Reserves	0.00	2.00	0.00	(2.00)
Total Expenses	1,364.33	9,865.00	129,725.00	119,860.00
Net Income/(Loss)	\$ 3,340.67	\$ 88,058.95	\$ (18,000.00)	

NEWS YOU CAN USE

UPCOMING ELECTION: PLEASE VOTE!

The Presidential Election is Tuesday, November 6th. In 2008, almost two out of three (64%) of voting-age citizens voted, up from approximately 60% in 2000. Let's make it a record! (The last day to register to vote is October 10th.)

VERONA HILLS NOT IN 1ST GROUP FOR GOOGLE FIBER

Verona Hills was not included among the first group of "fiberhoods" for installation of Google's high-speed fiber internet and television service. According to local Google officials, areas of Kansas City, Missouri south of I-435, including Verona Hills, will be included in the second rollout of their service. While there is no specific schedule for this next rollout, it will likely be late in 2013. Verona Hills residents can show their interest in this service by visiting the Google fiber website, <https://fiber.google.com>, entering your street address and email and requesting to be kept informed when Google comes to our area. Doing this may help accelerate the time frame for installation in our area.

FALL LEAF AND BRUSH PICKUP: WEDNESDAY, NOV 28

Sacks and bundles should be curbside by 7 a.m. on November 28 for our next scheduled leaf and brush pickup. For the city's requirements for this pickup, or for more information, go to www.kcmo.org/trash.

TRASH PICKUP DELAYS

Trash/recycling pickups will be delayed one day (moved from Wednesday to Thursday) after the following holidays: **Veteran's Day - November 12, Christmas Day - December 25, New Year's Day - January 1, Martin Luther King Jr. Day - January 21, and Presidents' Day - February 18.**

NEIGHBORHOOD SAFETY / SECURITY

For the last four months, Officer Parson's monthly report of security-related incidents and observations in Verona Hills has included 20 noticeably open doors (garage doors or house doors). For your own safety/security, please remember to promptly close the doors, even when you're home. It only takes a moment for a trained thief to enter your garage or home and remove something of value to you.

NEW SANTA FE (NSF) CEMETERY ADDED TO NATIONAL HISTORIC REGISTER

The wagon swales (aka ruts) in the New Santa Fe Cemetery have been added to the National Register of Historic Places by the National Park Service. This is a rare honor for historic cemeteries which are normally ineligible for this registry. A presentation and celebration of this honor will be held next Spring.

CITY OF KANSAS CITY NEWSLETTERS

The City of Kansas City, Missouri offers more than a dozen newsletters that will help you keep connected to civic happenings: <http://webfusion.kcmo.org/coldfusionapps/listbot/index.cfm>

FOCUS: MAKING VERONA HILLS EVEN BETTER

GRANTED!

Our Verona Hills Homes Association has received a \$1,000 award from the City of Kansas City's reBuild KC MiniGrant Program! These dollars will be used to help fund our Service Day projects.

In addition, Verona Hills has applied for Public Improvements Advisory Committee (PIAC) funds for replacing curbs and gutters on Santa Fe Trail and rebuilding sidewalks throughout our neighborhood. Joe Davidson and members of the Board assisted in the applications and presentations for these funds.

HELP AND BE HELPED!

Service Day brings to mind one of those great characteristics of neighborhoods, that is, people pitch in when others need a hand. We hope Service Day 2012 will ignite other ideas of how to be a great neighbor.

If you need help or know of someone who does, or if you have a skill you'd be willing to share, please let us one of the Board members know, or just email info@veronahills.org.

WANTED: SIDEWALK REPLACEMENT/MUDJACKING CONTRACTORS

The Board will be contracting for sidewalk replacement and mudjacking services this fall. Please contact us if you are a Verona Hills resident and have a company that provides those services.

NOMINATE A NEIGHBOR!

No, this isn't the Academy Awards! We don't even have plans to give prizes!

But, if you're a parent, you may have heard the phrase, "Catch 'em doing something right!"

There are all too many chances to complain about things that aren't going well. But, aren't there *two* sides to each coin? In our strolls through the neighborhood, sometimes we're very impressed by the loving care that our neighbors have shown to their yards, their houses, and their gardens. We also hear stories about neighbors who lavish loving care *on each other*.

When you "catch 'em doing something right, could you let us know?" We'll try to pass these stories along to you – to warm your hearts, to inspire you, to fill you with pride for your neighborhood, and to give a "gold star" to recognize the efforts of our neighbors. (If appropriate, we'll get the homeowner's approval before sharing, of course.) Nominate a Neighbor by sending a note along to info@veronahills.org. Thank you, thank you!

YOUR VISION FOR VERONA HILLS

We hope that Verona Hills fulfills your vision of what a neighborhood should be.

If you have ideas about what else would make Verona Hills a wonderful place to live, please take a few minutes to write down your ideas and pass them along to one of the Board members or simply email info@veronahills.org.

"I am only one, but I am one.
I cannot do everything,
but I can do something.
And I will not let what I cannot do
interfere with what I can do."

- Edward Everett Hale

NEIGHBORHOOD EVENTS: SAVE THESE DATES

GARAGE SALE: FRIDAY/SATURDAY, SEPTEMBER 21 - 22

Our annual **garage sale** tradition will continue on Thursday and Friday, September 21-22. Contact Doris Holderness for more information.

SERVICE DAY: SATURDAY, SEPTEMBER 29 (MORNING)

SERVICE DAY 2012 is a wonderful addition to our calendar of events! Our Fall neighborhood activities will center on our Service Day on Saturday morning, September 29th. Dozens of neighborhood volunteers will partner with outside agencies to beautify our area and assist neighbors. Activities will include trimming trees in parkways to allow plenty of headroom for persons walking our sidewalks, moving bulky trash items to the curb for those not able to, providing a dumpster in Migliazzo Park to collect bulky items residents would like to dispose of, and collecting electronic equipment (at Migliazzo on Pennsylvania) for recycling. **Email info@veronahills.org for more information. SERVICE DAY ACTIVITIES WILL BE HELD RAIN OR SHINE.**

TO VOLUNTEER FOR SERVICE DAY, PLEASE CALL A TEAM CAPTAIN: Phil Paschang (809-6053), Frank Clifford (942-3378), Bob Wagner (942-9383), Doug Weishar (943-0609), or simply email info@veronahills.org.

MID-AUTUMN FESTIVAL: SATURDAY, SEPTEMBER 29 (EVENING)

Celebrate our neighborhood at Migliazzo Park on Saturday, September 29! This event will be the culmination of Service Day 2012. Picnic food, fun, a fire truck, and a moon walk are all part of the festivities (6 - 8:30 p.m.). **Please RSVP** by September 24 to info@veronahills.org so we can make sure there's enough food for everyone. *(A phone alert will notify residents in the event of postponement due to inclement weather.)*

ANNUAL MEETING: THURSDAY, NOVEMBER 8

Join us at Blue Hills Country Club on Thursday, November 8 for our annual Verona Hills Homes Association meeting. In addition to the ever-popular relax and visit with neighbors and neighborhood sidewalks. Check your



drawing for prizes, yummy appetizers, and the chance to friends, our discussion will focus on options for repairing mailbox and email for details.

ANNUAL MEETING ISSUE: SIDEWALK REPAIR

The VHHA Board is discussing the issue of using Homes Association funds to repair our neighborhood's sidewalks. Walking around our lovely neighborhood has made the need for sidewalk repair apparent to the VHHA Board. The Board's concerns are 1) neighborhood safety, 2) general appearance, and 3) overall neighborhood property values.

The City of KC considers any sidewalk having a crack 3/4 inch wide or that differs 3/4 inches vertically to be "out of repair" and in need of replacement. Each individual homeowner is legally obligated to repair the sidewalks in front of their residence, at their own expense. If the city were to undertake the repair, its standard procedure is to simply pass the expense on to homeowners. However, it is unlikely that the city has the resources or sense of urgency to initiate a sidewalk repair program to improve our neighborhood.

Because so many sidewalks are in need of repair, the VHHA Board has discussed prioritizing the most dangerous and unsightly sidewalks and attacking the problem over several years. Various ideas are being considered about *how* VHHA might fund sidewalk repairs. One thought is to share costs with homeowners ... another proposes that VHHA underwrite the entire cost of repairing the most potentially-dangerous sidewalks.

Before the VHHA Board moves forward, however, it would like homeowners to answer this very basic question: ***Is paying to repair privately-owned sidewalks an appropriate use of VHHA funds?*** Homeowners will be asked to vote up (yes) or down (no) on this question at the Homes Association Annual Meeting November 8.

KEEPING IN TOUCH

NEW! VHHA FACEBOOK PAGE

VHHA has a new Facebook page. Search on Facebook for Verona Hills Homes Association and "like" it to stay updated on neighborhood activities. Thanks to our Events Director, Doris Holderness, for creating this attractive and informative communications tool.

STAYING CONNECTED IN VERONA HILLS

It's easy to stay connected in Verona Hills. Here are some ways we recommend:

- **Website** Check out (and bookmark) the Verona Hills website, www.veronahills.org. What you'll find there are 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. 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.
- **Email** Email is the speediest way to keep up on neighborhood news and events. VHHA has a growing list of residents who want to be informed periodically about important happenings. 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 (around a dozen a year) from the Board of Directors that alert you to important information, including 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.
- **Volunteer** Working side by side with your Verona Hills' neighbors to make our little corner of the world a better place keeps you connected like nothing else! We welcome you, your talents, and suggestions! Please contact any VHHA Board member or email info@veronahills.org.

YOU ASKED ABOUT: OUTBUILDINGS

To respond to many questions we received about installing outbuildings and detached structures in Verona Hills, the Board researched the Homes Association covenants and developed the following policy:

The Verona Hills restrictions clearly prohibit unattached outbuildings in Verona Hills unless approved by JC Nichols. The Board of Directors of the Association, as successor to the right of J. C. Nichols to so act, finds no compelling reason to approve any exception to the general prohibition against outbuildings, and, accordingly, the policy of the Board of Directors is that no approvals will be granted. In the event of violations of the restrictions, homeowners and neighbors will be encouraged to pursue voluntary resolutions. However, aggrieved homeowners and neighbors will be reminded that they have the right to sue on their own behalf to have the restrictions enforced.

If you have questions about covenants, please contact Board member Richard Scarritt.