

# Verona Hills Homes Association

## SPRING 2013 NEWSLETTER

### FROM THE PRESIDENT. . .

I made a big mistake heading to work downtown on February 21, the day of our 12" snowfall. On my 2 ½ hour mid-morning trip home after our office closed I learned a couple of things. First, that was one massive storm. Traffic in the entire metropolitan area was paralyzed and thousands of public works professionals had difficulty clearing our City streets. Our Homes Association contracts with a reliable snow removal service to be ready for times like this. With few exceptions our neighborhood streets were cleared and drivable the same day of that storm and the one the following week. Keeping our neighborhood safe is one of our priorities and I think Ben Nicely, our VH public works director did a great job in the face of very challenging conditions.

The second thing I experienced during the trip home that morning was the goodness of people. On several occasions I stopped for stuck or stranded vehicles. In every case, groups of people helped to shovel, push or pull vehicles along so traffic could begin moving again. Three different times total strangers helped push my car so I could get through the deep snow. Our neighborhood has exhibited this same helpful spirit by volunteering for last fall's Service Day and other activities. We're launching a Helping Hands effort this spring to further encourage neighborly assistance.

Thanks for your help in making Verona Hills a safe, attractive and neighborly place to live.

Joe Davidson, President

#### 2012 BOARD OF DIRECTORS

Joe Davidson, President –392-4012	Ed McHardie, Vice President/Common Areas –674-3939
Larry Engel, Treasurer – 942-8229	Becky Mullen, Secretary –942-8634
Tom Kenagy, Security –942-5161	Cathy Stoetzer, Communications – 941-2629
Ben Nicely, Public Works – 966-1386	Doris Holderness, Events – 941-9689
Jennifer Dameron, Compliance/Covenants – 216-1559	

# Verona Hills Homes Association

## HELPING HANDS ON APRIL 27

Our Service Day last fall identified the need for special assistance for some in our neighborhood. This spring, volunteers from area organizations will offer a “helping hand” to any Verona Hills residents who might need assistance with yard or household chores.

The event will take place Saturday morning, April 27th beginning at 9 a.m. Examples of work are cleaning up leaves and branches, assisting with small repairs around the house, changing light bulbs in hard to reach places, or moving items that are just a little too heavy for some of us to handle. Volunteers will be assigned based on the specific work requested so advance requests must be made.

For more information or to request assistance, contact Becky Mullen at 816-942-8634 or [bmullen@kc.rr.com](mailto:bmullen@kc.rr.com). You can also contact Becky if you’d like to volunteer to help. Please contact her by April 20.

## RECYCLING

Most Verona Hills residents regularly utilize the City’s curbside recycling service. The City accepts paper, cardboard, metal and most plastic items. Some of the items that ARE NOT accepted are Styrofoam, plastic bags, containers that were used for automotive products (oil and fluids) and unclean food containers. If you experience any problems with your recycling or trash pickup, please contact the 3-1-1 Action Center or email [3-1-1.call.center@kcmo.org](mailto:3-1-1.call.center@kcmo.org).

Other items may be recycled at different locations around the City, such as:

Glass Bottles – Purple Ripple Glass recycling bins are in various locations. The nearest one is at the south end of the Red Bridge Shopping Center parking lot, just off Holmes Road.

Paint – The City’s Deramus Recycling Center accepts partially full containers of paint from Thursday through Saturday without an appointment. Visit [www.kcmo.org](http://www.kcmo.org) for more details.

Tires – Tires can be disposed of at the Deramus Recycling Center on the first Saturday of each month. Again, visit [www.kcmo.org](http://www.kcmo.org) for details on the time.

*Note: Spring leaf and brush pickup is scheduled for Wednesday, April 10*

# Verona Hills Homes Association

## E-COMMUNICATIONS

Our recent heavy snows caused many changes and delays in City services that your Association tried to communicate to all VH residents. This process would be much easier if we had an email address for every residence. PLEASE send a message today to [info@veronahills.org](mailto:info@veronahills.org) with your address so we can notify you promptly and efficiently when necessary.

In addition, you can receive the newsletter, event announcements and other special notifications more quickly and without the expense of postage. Join the growing list of residents who want to be informed about important happenings via email. Your email address will be kept private.

**Website** Check out (and bookmark) the Verona Hills website, [www.veronahills.org](http://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 Cathy Stoetzer with your suggestions or additional items you'd like to see included on the website, or email them to [info@veronahills.org](mailto:info@veronahills.org).

**Phone Alerts** You can receive occasional short phone messages a few times a year from the Board of Directors that alert you to important information, including safety 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](mailto:info@veronahills.org) or contacting any Board member. Your number will be kept confidential and you can be included in phone alerts without having your number published in the Directory.

**Newsletter** Twice a year, we'll mail 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), email [info@veronahills.org](mailto:info@veronahills.org).

**Facebook** Learn about upcoming events and enjoy photos of past gatherings at the Verona Hills Facebook page. Like it today!  
<https://www.facebook.com/pages/Verona-Hills-Homes-Association/280134305392374?ref=hl>

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## 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.

## APRIL ELECTIONS

Coming up on April 2 are a couple of ballot issues that affect VHHA residents.

Those who live in the Grandview Consolidated School District No. 4 will be electing two School Board members from a slate of four candidates. Also, the District is requesting authorization to issue \$9 million in bonds. The District estimates the additional indebtedness will not increase the current school property tax levy of \$5.89 per \$100.

Kansas City is requesting an extension of the 22-cent per \$100 of assessed valuation property tax to assist low-income and indigent health care.

Details on these elections can be found at [www.kceb.org](http://www.kceb.org)

## REAL ESTATE NEWS

Tina Gaughan, long-time Verona Hills resident and realtor, provided the following data on home sales in VH during 2011 and 2012. These figures include only homes sold through an MLS realtor.

<u>Year</u>	<u>No. of Sales</u>	<u>Ave. Selling Price</u>	<u>Ave. Days on Market</u>
2012	30	\$ 218,000	93
2011	29	\$ 220,000	124

# Verona Hills Homes Association

## **VICE PRESIDENT REPORT**

### **NEW BOARD MEMBER ADDED**

The Nominations committee is pleased to announce the addition of Jennifer Dameron, Esq., to fill the position vacated by the resignation of Richard Scarritt, Esq. Jennifer will serve the remainder of this year as the Director of Compliance and Covenants. Please make a note of this change in your VH Directory.

Ed McHardie has agreed to serve as the HOA's Vice President, which was a position also being served by Richard.

The Verona Hills Home Owner's Association Board is greatly appreciative to the work done by Richard Scarritt in his role on the Board.

### **...AND ANOTHER ONE NEEDED.**

The Nominations Committee is currently attempting to fill the position of Treasurer beginning January 1, 2014 at which time our current Treasurer, Larry Engel's term expires. The term will last, as all positions, three years. It is recommended the candidate will attend several Board meetings this year to gain a perspective of the duties in order for a smooth transition upon taking office. If you are interested in the position, please, contact Becky Mullen or Ed McHardie for a detailed listing of responsibilities.

## **FINANCIAL INFO**

The VHHA income statement for January 2013 is included in this newsletter for your review. According to Larry Engel, VHHA Board Treasurer, we have recently filed liens on the following two properties because of outstanding assessments in excess of \$300:

11627 Glen Arbor Terr  
11400 Jefferson

# Verona Hills Homes Association

#330 VERONA HILLS HOMES ASSOCIATION					
Income Statement - January 31, 2013					
		Current Period		Annual	Budget
		Jan '13	Year to Date	Budget	Balance
<b>DUES ASSESSED - JUNE 1, 2012</b>			<b>111750</b>		
<b>REVENUE:</b>					
Dues & Interest Collected	1495.76	108216.88	108100	-116.88	
Bad Debts Collected	203.79	885.19	3000	2114.81	
Interest on Investments	112.23	444.59	425	-19.59	
Other Income	0	0	0	0	
Social Activities Income	0	0	200	200	
<b>Total Income</b>	<b>1811.78</b>	<b>109546.66</b>	<b>111725</b>	<b>2178.34</b>	
<b>EXPENSES:</b>					
Administration	529.2	4233.6	6350	2116.4	
Annual Meeting	0	4933.9	4000	-933.9	
Other HAKC Services, Copies	184	416.3	600	183.7	
Insurance	0	1412	1400	-12	
Legal Exp, Filing Fees	0	20	1000	980	
Common Area Maintenance	0	19922.5	24400	4477.5	
Extra Mowing-Migliazzo Park	0	0	2000	2000	
Capital Impvt-unallocated	0	0	0	0	
Capital Impvt-State Line tree	0	15525	17000	1475	
Capital Impvt-Monument lighting	0	0	0	0	
Capital Impvt-mailbox repair	0	0	0	0	
Capital Impvt-new mailboxes	0	0	0	0	
Capital Impvt-sidewalk repair	0	11678	20000	8322	
ContingencyFund	0	0	10815	10815	
Postage	24.68	718.88	1000	281.12	
Meetings	0	310.9	200	-110.9	
Snow Plowing	4230	4230	15000	10770	
BBQ/July 4 parade	0	0	0	0	
Easter Egg Hunt	0	0	1000	1000	
Movies in the Park	0	0	0	0	
Service Day/Dinner	0	3578.58	2500	-1078.58	
Garage Sale	0	198.6	750	551.4	
Newsletter	0	996.82	2500	1503.18	
Directories	0	2539.84	3000	460.16	
Stationery & Supplies	0	0	0	0	
Telephone Alert	147	392	700	308	
Security Service Fees	1080	7080	10850	3770	
Real Estate Taxes	0	57.83	60	2.17	
Web Site	0	0	4000	4000	
A/R Written Off	0	0	0	0	
Utilities	43.67	342.8	600	257.2	
Contributions	0	0	0	0	
Replenish Reserves	0	2	0	-2	
<b>Total Expenses</b>	<b>6238.55</b>	<b>78589.55</b>	<b>129725</b>	<b>51135.45</b>	
<b>Net Income/(Loss)</b>	<b>-4426.77</b>	<b>30957.11</b>	<b>-18000</b>		

# Verona Hills Homes Association

## SECURITY

Your VHHA Board of Directors monitors the criminal activity that occurs throughout Verona Hills on a continued basis by engaging a uniformed KCMO Police Detective to patrol all properties and roadways in Verona Hills.

Early this year criminal activity picked up in our area. This activity may have been encouraged by open garage doors, unprotected doggie doors, poor lighting and unlocked doors (homes and autos). These are some of the routine precautions we all need to remember to take in order to minimize the opportunities for the unsavory folks that occasionally pass through our neighborhood.

Overall our neighborhood is a very safe and well-secured area. We as neighbors should strive to be good neighbors and watch out for each other. You are encouraged to report any unusual occurrence or activity to 9-1-1 and to [info@veronahills.org](mailto:info@veronahills.org).

## EVENTS

Mark your calendars for Saturday, March 23, at 10:00am. (Rain date is Saturday, March 30th). Meet the Easter Bunny in person at Verona Hills' annual Easter Egg Hunt, a gathering for all Verona Hills' children and grandchildren 10 years old and younger at Migliazzo Park.

The Easter Bunny will "hide" more than 2500 plastic eggs filled with candy and many prizes from local vendors throughout the east side of the park. Children younger than 5 will have a designated area to hunt for eggs filled with age appropriate candy.

All residents are invited to stop by for juice, coffee and donuts and participate in giveaways, regardless if you have a child in the "hunt"! Don't miss 15 minutes of the fastest action you'll ever see in the park!

Please R.S.V.P. to [info@veronahills.org](mailto:info@veronahills.org) or you may call Doris at 816-941-9689. It is VERY IMPORTANT to let us know how many will be attending and the AGES of the children. B.Y.O.B (asket).

Other upcoming events: **Verona Hills Annual Garage Sale** – September 12-14, tentative date and **Fall Festival** – October 12.

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## COMMON AREAS

### WANT TO GROW YOUR OWN FOOD?

Frustrated in planting a garden each year only to be disappointed in the yield, or lack thereof! Help is out there if you want to try one more time. Kansas City Community Gardens (KCCG) is a local not-for-profit organization which has helped turn back yards, vacant lots and unused land into gardens since 1979. They help individuals of all ages (great idea for those “bored” children this summer) and abilities to plant and grow their own gardens-at their home, in group gardens and in plots throughout the greater KC. Area. Along with individual gardens, KCCG can help with group gardens. How can they help?? For an annual membership ranging from \$2.00 -\$10.00 depending on income level, you’ll receive:

- 10 packages of seed
- 5 pounds of fertilizer
- Quarterly Newsletter
- Additional seeds at a discount
- Plants in season at a discount
- Tilling services for eligible memberships Small gardens-\$8.00; Large-\$15.00
- Low cost Tiller rental
- Gardening advice and assistance
- Free workshops

Visit or call at 6917 Kensington, K.C. Mo. (816) 931-3877 or [www.kccg.org](http://www.kccg.org)

### NOW YOU SEE THEM, NOW YOU DON'T

I’m sure if you’ve been by State Line from Minor to Santa Fe, you’ve noticed the condition of our newly planted trees. Due to a combination of the drought conditions and a poor root system most of the Junipers were dying. Fortunately, when the arrangements were made with the Contractor to purchase and have all of the trees planted, we negotiated a two year guarantee. Thirty-three of the trees were removed the week of February 11<sup>th</sup> and new trees are scheduled to be planted the week of February 25<sup>th</sup>. At the same time, those that were not removed will be trimmed to remove what appears to be about 10% of damaged tips.

# Verona Hills Homes Association

## PUBLIC WORKS REPORT

### VH Sidewalks

We contracted for repair and replacement of several sections of sidewalk this winter along Minor Drive. These areas were chosen due to their location on the main gateway to Verona Hills and the high volume of walking traffic along this street. While the winter weather was a challenge to construction, the work was completed in February.

The Board is reviewing options to address other public works needs in our neighborhood. You'll hear more about those plans this summer.

### Snow Removal

Verona Hills received approximately 20 inches of snow from two major storms in a span of five days this February. To put that in perspective, Vera Davis, a Verona Hills resident since 1967, cannot recall a time when we received this much snow in such a short time.

There are seven miles of streets in VH and we strive to have them plowed within 24 hours of a major snowfall. After the first major storm, our contractor, Rose Property Management dispatched three trucks that began plowing VH within 3 ½ hours. Unfortunately, some areas were missed. However, once alerted to the oversight, RPM was very responsive in getting these areas cleared. With regard to the second storm, most of the snow was down by mid-morning and RPM was plowing our streets by noon and had them clear within a few hours.

We appreciate everyone's patience and cooperation during these snow events. Keeping cars off the streets is extremely helpful to the plowing effort. It allows the plow operators complete the job quicker and more completely.

We understand and appreciate the frustration many residents felt, having just spent much time and effort shoveling their driveways, only to have a plow clearing the street deposit a small mountain of snow at the end of the drive. Unfortunately, this cannot be helped as the priority is to clear the streets. Clearing 750 driveway entrances is just not feasible. With that stated, we would like to make everyone aware that driveway shoveling help is available. Please check out the list of neighborhood snow removal contacts on the BILLBOARD section of our website: [www.veronahills.org/billboard](http://www.veronahills.org/billboard).

Verona Hills Homes Association  
c/o Homes Associations of Kansas City, Inc.  
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# Verona Hills Homes Association



**Neighbors helping neighbors** – during very overwhelming times such as these snowstorms brought to us, it's very encouraging to see people helping each other out. If you have a snow blower, offer to help a neighbor out. If you have the strength and extra hands/shovels, be a good neighbor like these folks are.