

Verona Hills Homes Association

FALL 2013 NEWSLETTER

FROM THE PRESIDENT. . .

Help Wanted

Verona Hills includes 750 homes with a total real estate value of nearly \$200 million. More importantly, our neighborhood includes our families, our friends, our coworkers and our classmates. Our neighborhood is valuable and its value is more than can be quantified by property listings or other demographics.

Maintaining the value of our neighborhood depends to a large extent on the effort we all put forth to maintain the appearance of our property and to act responsibly like good neighbors. Our Homes Association was formed 50 years ago to influence positive behavior in both these areas. Times have changed since then but our Association remains in place as an organization devoted to the betterment of Verona Hills.

The effectiveness of our Association depends to a large extent on the work of volunteer residents. Consider sharing some of your time and talent in support of your neighborhood. Whether it's serving on the Board of Directors, as a committee volunteer or just helping with an event, your help will be valuable and appreciated. We have a lot of upcoming activities – Service Day, Fall Festival and our Annual Meeting. You can read about them and our other activities in this newsletter. Check them out and lend a hand.

Thanks for making Verona Hills a safe, attractive, comfortable 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

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CITY PARTNERSHIPS

The City of Kansas City has a process to allocate funds to neighborhoods for capital improvements chosen by the residents. The Public Improvements Advisory Committee, or PIAC accepts nominations from each of the City's six Council Districts. This year, the VHHA nominated two projects, both enhancements to Migliazzo Park, for PIAC funds. The first project requests installation of an additional swing set designed for very young children near the other playground equipment. Additional picnic tables and bench seating in several locations in the park are included in this project.

The second project requests construction of an asphalt trail on the east side of the park connecting Minor Drive and the existing trail. This will allow walkers and runners to make a complete half-mile loop within boundaries of the park. Exercise stations with simple, sturdy equipment will be installed along the trail. These projects will be considered for the 2014-15 budget and we will learn next spring if they are approved.

Your Association also applied for a reBUILD Kansas City grant from the Neighborhood and Housing Services Department and was awarded a \$2,000 grant to support our Service Day activities. See the article for more details. Our Sixth District City Councilmen, John Sharp and Scott Taylor, are instrumental in obtaining help for Verona Hills projects. Let them know we need and appreciate their assistance. You can find their phone numbers and email addresses at www.kcmo.org

PUBLIC WORKS

Here's a quick update on our Minor Drive sidewalk restoration project. Phase I is now complete. More than 25 deteriorated sections of sidewalk from State Line to Wornall have been replaced. We are now in the early stages of Phase II of the project. We will utilize mud jacking to level sections that have settled but are in still in good shape and thus, do not need to be replaced. The goal is to have this phase done in September.

Also, just a quick note on snow removal: Though it is difficult to think about snow removal in August, winter will be here before we know it. With that in mind, we would like to remind everyone to make every effort to avoid parking on the street when snow is predicted. Doing so will allow the plows to do a better job in clearing our streets in a timely fashion.

CODES ENFORCEMENT

The City of Kansas City sets forth standards for how property should be maintained within the city limits. Although the majority of our residents strive to take care of their homes above these standards, there are some that do not meet these standards and thus, violate the City Codes. A list of common violations can be found at <http://kcmo.org/CKCMO/Depts/NeighborhoodsandHousingServices/HousingPreservation/CommonViolations/index.htm>

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The city of Kansas City encourages residents to contact them via the 3-1-1 Call Center when they notice probable violations of the city property codes. Once a violation has been reported, the City will send out investigators to look into the validity of the complaint. The investigators will contact the owner of the property that is violating any City Codes and be given a set amount of time to correct any such violations. Residents may look up the status of any cases on the homepage of the City of Kansas City's website by clicking on "I want to Find property/nuisance cases". The VHHA encourages residents to work with one another regarding any potential property code violations; however, we understand that there are circumstances where a call to the City's 3-1-1 Call Center is appropriate.

E-COMMUNICATIONS

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. Email info@veronahills.org to be added to the list.

Phone Alerts You can receive occasional short phone messages a few times a year from the VHHA 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, please provide your phone contact information by e-mailing info@veronahills.org. Your number will be kept confidential and you can be included in phone alerts without having your number published in the Directory.

Facebook - Learn about upcoming events and enjoy photos of past gatherings at the Verona Hills Facebook page. Like it today!

Watch for an updated look to our website, www.veronahills.org, this Fall! Along with the website update will be a change to the format of the newsletters. New and improved is our goal!!

FREE PARKING

Parking is free in Verona Hills. But that doesn't mean it's not without responsibility. If you're hosting a party or other event where you expect many guests to drive to your house, please encourage them to be considerate of your neighbors when they park. Don't block driveways or sidewalk entrances and park only on one side of the street in narrow cul de sacs.

When visiting Migliazzo Park, please don't park on the grass. Your Association helps pay for upkeep of the park lawn and driving 5,000 lb. vehicles damages the grass and the sidewalks. Parking along Minor Drive and the west side of Pennsylvania will get you close enough to walk to your activities. And remember, City ordinance prohibits vehicles to park on the street unmoved in the same spot for more than 48 hours.

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GOOGLE FIBER

Yes, the orange-jacketed cable recently installed in our neighborhood is for Google fiber. According to Google officials, the cable is being installed in public right-of-way in anticipation of connecting our neighborhood next year. If you experience any construction-related damage due to their work, contact Google at 877-454-6959. Verona Hills residents can show their interest in obtaining service by visiting the Google website, <https://fiber.google.com>, entering your street address and email and requesting to be kept informed when Google comes to our area.

NEW ADDITIONS TO OUR NEIGHBORHOOD:

Since January 1, 2013, we have had the following new residents move in to our area:

Lindsay & David Heyer	416 West 119 th Terrace
Carolyn Williams	801 West 114 th Terrace
Serina Varner	11615 Summit
Ronald & Lori Oswald	11705 Summit
Bryan & Brigitte Titcomb	11616 Summit
John & Jerri Greaves	740 West 121 st Street
Prudence Rexroat	901 West Santa Fe Trail
James & Adrienne Swoboda	507 West 115 th Street
Lucas Patton & Natalie Deutsch	208 West 115 th Terrace
Jimmy & Diane Hatchett	409 West 115th Terrace
Shawn Chen Qianhui Gao	11901 Summit
Travis & Heather VanderVegte	1109 West 120th Terrace
Brent Larzalere	11707 Wyandotte
Raymond & Ruth Ann Hurst	12001 Madison Avenue
Gareth Pritchard	909 West 121st Terrace
Andrea Polk	11719 Wyandotte
Daniel & Alexis Dasari	712 West Santa Fe Trail
John & Robin Cutcliff	623 West Santa Fe Trail
James Behl Tina Rush	12005 Madison Avenue
James & Michele Burton	818 West 122nd Street
Kevin & Kimberly Britton	11812 Central
Nicholas & Megan Timmons	11703 Jefferson
Melissa & Robert Hagan	11312 Jefferson

Take a minute out of your busy schedules to welcome them to our neighborhood! New residents, if you have not already provided your email address or phone information, please email that to info@veronahills.org. Welcome to the neighborhood!!

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UPCOMING EVENTS

GARAGE SALE - FRIDAY/SATURDAY, SEPTEMBER 13 & 14

Our annual garage sale tradition will continue on Friday, September 13-14. Contact Doris Holderness 816-941-9689 or info@veronahills.org for more information.

SERVICE DAY – SATURDAY MORNING, OCTOBER 5 *Volunteers Needed*

Again this year, the VHHA will coordinate activities to beautify our neighborhood and assist homeowners dispose of unwanted items. Volunteers will trim low hanging tree branches along VH streets and sidewalks, and assist moving large items to the curb for removal. If you'd like to help, email info@veronahills.org or call Joe Davidson 816-392-4012.

FALL FESTIVAL - SATURDAY EVENING, OCTOBER 5 *Volunteers Needed*

Celebrate our neighborhood at Migliazzo Park on Saturday, October 5! This event will be the culmination of Service Day 2013. Picnic food, fun, police on horseback, a fire truck and kids activities are all part of the festivities 5:30 - 8:00 p.m. Please RSVP by Noon on September 27 to info@veronahills.org if you want to attend so we can make sure to have enough food for everyone. (A phone alert will notify residents in the event of postponement due to inclement weather.)

ANNUAL MEETING – TUESDAY, OCTOBER 29 (6:30 TO 8:30PM) *Volunteers Needed*

Join us at Blue Hills Country Club on Tuesday, October 29 for our annual Verona Hills Homes Association meeting. In addition to the ever-popular drawing for prizes, yummy appetizers, and the chance to relax and visit with neighbors and friends, our discussion will focus on capital improvements for our neighborhood. Additional information will be posted at www.veronahills.org and also on Facebook.

MONEY TALKS...

A friendly reminder that properties that are two years or more past due on their assessments are subject to liens. We currently have liens filed on the following properties:

11805 Central	707 W. 114th Ter.
11627 Glenn Arbor Ter.	301 W. 115th St.
314 W. Minor Dr.	317 W. 116th St.
807 W. Santa Fe Ter.	101 W. 119th Ter.
11407 Summit	916 W. 120th Ter.
11827 Washington	

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Our financial statement for July is included for your review.

#330 VERONA HILLS HOMES ASSOCIATION					
Income Statement - Cash Basis					
July 31, 2013					
	Current Period		Annual	Budget	
	Jul '13	Year to Date	Budget	Balance	
DUES ASSESSED - JUNE 1, 2013		111,750.00			
REVENUE:					
Dues & Interest Collected	\$ 21,566.37	\$ 92,812.39	\$110,000.00	\$ 17,187.61	
Bad Debts Collected	0.00	0.00	500.00	500.00	
Interest on Investments	120.81	132.07	500.00	367.93	
Other Income	0.00	0.00	0.00	0.00	
Social Activities Income	0.00	0.00	0.00	0.00	
Total Income	21,687.18	92,944.46	111,000.00	18,055.54	
EXPENSES:					
Administration	529.20	1,058.40	6,350.00	5,291.60	
Annual Meeting	0.00	0.00	4,000.00	4,000.00	
Other HAKC Services, Copies	69.44	78.69	600.00	521.31	
Insurance	0.00	865.00	1,500.00	635.00	
Legal Exp, Filing Fees	0.00	0.00	1,000.00	1,000.00	
Common Area Maintenance	2,855.00	5,030.00	24,500.00	19,470.00	
Extra Mowing-Migliazzo Park	0.00	0.00	2,000.00	2,000.00	
Capital Impvt-unallocated	0.00	1,757.82	7,000.00	5,242.18	
Capital Impvt-State Line tree	0.00	0.00	4,500.00	4,500.00	
Capital Impvt-Common Areas	0.00	0.00	5,340.00	5,340.00	
Capital Impvt-mailbox repair	0.00	0.00	500.00	500.00	
Capital Impvt-new mailboxes	0.00	0.00	2,000.00	2,000.00	
Capital Impvt-sidewalk repair	0.00	0.00	10,000.00	10,000.00	
ContingencyFund	0.00	0.00	0.00	0.00	
Postage	21.98	39.30	1,200.00	1,160.70	
Meetings	0.00	0.00	300.00	300.00	
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	3,500.00	3,500.00	
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	0.00	0.00	
New Resident Welcome	0.00	0.00	3,500.00	3,500.00	
Stationery & Supplies	0.00	0.00	0.00	0.00	
Telephone Alert	0.00	0.00	700.00	700.00	
Security Service Fees	840.00	1,680.00	10,100.00	8,420.00	
Real Estate Taxes	0.00	0.00	60.00	60.00	
Web Site	0.00	0.00	2,500.00	2,500.00	
Utilities	44.57	88.60	600.00	511.40	
Contributions	0.00	0.00	0.00	0.00	
Replenish Reserves	0.00	0.00	0.00	0.00	
Total Expenses	4,360.19	10,597.81	111,000.00	100,402.19	
Net Income/(Loss)	\$ 17,326.99	\$ 82,346.65	\$ 0.00		

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COMMON AREA UPDATE

Hopefully you've noticed the Board has upgraded three common area islands by planting a variety of trees, shrubs, etc. in high visibility areas that were plain or had minimal visual appeal. One problem was recognized before the Project even began – what happens after everything is planted and we have a very hot summer with little to no rain like we experienced last year? We will not throw money at a Project such as this only to watch the plants shrivel up and die due to the lack of water. With this in mind, we appropriated enough funding in the budget to assist nature by paying for water to be applied by a contractor, if needed. For example: in order to maintain the warranty on the new trees that were planted along State Line, we arranged to have water brought in and applied at a cost of \$320.00 per application. Considering there are over 40 Common Areas in Verona Hills, the cost to keep everything green and healthy is of foremost concern when spending your money. We choose the best plants that can survive heat with a minimal amount of water. Even with this priority, new plantings require extra care in their first year of planting.

Adopt-an-Island

Last year's drought killed grass on many of our VH Common Areas. The Board wants to maintain these areas to present an attractive appearance and make our residents proud. We have funds budgeted to prepare the soil and seed 8 islands. Unfortunately, we do not have an irrigation system to mechanically water our common areas and seeding these without regular watering is likely a waste of money.

It costs \$25.00 to deliver water to even our smallest areas each time. The frequency (based on nature) varies but as a minimum of once per week or as often as 2-3 times per week depending on the temperature. Do the math to project the annual cost to the HOA. The solution is simple - if you live near an island that is in need of seeding the Board will authorize the project PROVIDED at least one resident agrees to provide the water and applies enough that the ground remains moist. The cost should be minimal, especially if more than one neighbor agrees to alternate the watering. .

Here's the Plan: Locations to be seeded are listed below. Neighbors who will commit to applying the water will have the seeding done this fall. At this time we plan to seed sometime between September 15th and October 31st. The seed will need to stay moist (daily watering) for the first week or two. After the first two weeks, unless it gets real hot or we receive no rain, you'll need to water every other day for a month to promote deep root growth.

A small sign will be placed in the ground identifying the neighbor(s) who have adopted the island as recognition for their contribution to Verona Hills. If you wish to volunteer, please call or email Ed McHardie. Identify the area as it appears in this article and give me the name(s) you'd like to see appear on the sign.

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The islands are located at:

116th and Summit
Near 11904 Jarboe
Near 913 W. 120th St.
120th St. Terr. and Madison

Near 11911 Avila Ct.
Near 1106 W. 120th St. Terr.
Santa Fe and Madison
Santa Fe and 121st St.

Migliazzo Park

As Director of Verona Hill's Common Area, Ed McHardie also has oversight of Migliazzo Park even though it belongs to the City. In addition to notifying the City of items that need their attention, the Board has also been willing to pay for half of the annual cost to mow the Park (if they double the frequency in which they mow to keep everything growing low to the ground) for your pleasure. The Board has asked Ed to make recommendations that would improve the Park. Any improvements/repairs done at the Park are done at NO costs to Verona Hills residents since the park is owned and maintained by the City. Major expenses are appropriated by special funding through the City's Public Improvements Advisory Committee (PIAC). This year, your VHHA Board is submitting two PIAC requests for enhancements to the Park (see article in beginning of this newsletter).

A third project, a Shelter House for the Park, will be discussed at the annual VHHA meeting in November. With input from City Engineering, Parks and Recreation Directors and a City Councilman we have two options to consider:

OPTION #1

- 50' x 50' SHELTER HOUSE
- 8 PICNIC TABLES – SEATING 60
- 2 FIXED GRILLS
- SOLAR LIGHTING
- DRINKING FOUNTAIN
- BIKE RACK

ESTIMATED COST: \$230,000

OPTION #2

(SMALLER STRUCTURE – POSSIBLY TWO)

- 20' x 30' SHELTER HOUSE
- 4 PICNIC TABLES – SEATING 30
- 2 TRASH RECEPTACLES
- BIKE RACK
- 2 GRILLS
- SOLAR LIGHTING
- DRINKING FOUNTAIN
- 2 EXTRA BENCHES

ESTIMATED COST: \$120,000 EACH

Restrooms would be an option with either structure. Location of the shelter(s) would be determined once funding is appropriated. ***The Board strives to do the right things to improve the area for its residents and optioned to NOT rush into a permanent Project such as this without getting a consensus of Homeowners. Consider the pros and cons of this proposal and be sure to attend the Verona Hills annual meeting to share your thoughts.***

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CURB NUMBERING

Nationwide Curb Service has contacted the VHHA Board with an offer to paint your address number on the curb in front of your home. The homeowner has the option of calling them with their information (name and address) or if it is more convenient for them they can go to their website www.NationwideCurbService.com, go to the contact link and submit all requested information in the contact form. You will be given two weeks from the time you receive this Newsletter to allow all interested homeowners to sign-up for the service. After that day, they will contact all homeowners that sign up with the exact day they will be in the community to service them.

The rate for curb addressing will be \$15 per curb address, which includes the use of premium traffic marking paint, reflective glass beads and a 4-YR limited warranty. Payment is not due until the work is performed.

The VHHA Board neither recommends nor endorses this offer but is merely publicizing this for those residents who may be interested. If you are not satisfied and refuse to pay the VHHA is under no obligation to pay.

WE NEED YOU...

The Verona Hills Nominating Committee always wants to add new faces and fresh ideas to its Board of Directors. If you don't wish to commit to a three-year Director position, you can serve on one of the various committees in an area you are either interested in or one you might want to get involved with. Ed McHardie said: "Personally, I attended meetings for a year before accepting a Director's position. Before I committed I wanted to make sure it was something I would maintain an interest in and feel it provided personal rewards to make it worth my time. I found it did, my thoughts are appreciated and acted upon often enough to make it enjoyable. I've not regretted volunteering my services." If you don't know what each of the Director's responsibilities involve, check out www.veronahills.org and review each of the Position Descriptions. Still unsure? Contact one of the current Board members to discuss.

Verona Hills Homes Association

c/o Homes Associations of Kansas City, Inc.
4200 Somerset Drive, Suite 216
Prairie Village, KS 66208

HAPPY BIRTHDAY TO US!

J.C. Nichols Company established Verona Hills as a development on August 28, 1962, declaring the first 88 lots as part of the Verona Hills Homes Association. The first homes in VH were built between 115th Street and Minor Drive, west of Wornall Road. The organizational meeting of the VHHA was held in April 1965. We'll be planning activities to celebrate the 50th Anniversary of our neighborhood over the next two years. If you have photos or other memorabilia of early Verona Hills, please contact Cathy Stoetzer or Joe Davidson on the VH Board.