

# Verona Views



SUMMER/FALL 2015 • VERONA HILLS HOMES ASSOCIATION

## Letter from the President...

As I near the end of my fifth year of serving on the Board, the past two as President, I want to recognize those who have made my time of service easier and rewarding. Without a doubt, the other Board members whom I've served with have provided a tremendous amount of time, support and equal contributions as I. However, I want to mention those who, also, don't get the credit they deserve. These are our elected officials and City employees who are often overlooked when they should be acknowledged, and criticized, when things don't seem to go the way of the residents even though the problems are simply beyond their control.

There's no doubt I will miss some people who should be identified but I'm speaking from my own personal experience and am sure past Presidents and Board members could certainly add to this list.

I'll never forget the first Board meeting I attended. Anytime something came up regarding the City, all I heard was "you can't get anything from them". Well, I'm here to say that I found it just the opposite. I'm not saying that there weren't employees who were let's say difficult and in a few cases impossible. But what I did find if you worked your way up the bureaucratic food chain, you'd find someone who would listen and resolve the matter.

First and foremost I must recognize our 6th District City Councilmen, John Sharp, whose term limit has expired, and Scott Taylor who has been recently reelected. Both have been outstanding in responding to issues related to Verona Hills. I've been careful in not reaching out to them on every single item and only called upon them when I've exhausted every other resource. Each and every time, and I mean 100% of the time, they were receptive and assisted beyond my expectations. Kevin McManus, a Verona Hills resident, won the election and will succeed John Sharp. Kevin has big shoes to fill and has already reached out to me expressing his desire for the same amount of support John has provided.

In no particular order: *Kevin Lapointe is the City's Forester*. If I heard a tree limb was down or a whole tree, as was the case at my home, was blocking a sidewalk or street, Kevin would respond in what seemed to be less than 24 hours. In one

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### **Bill Munninghoff**

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941-7543

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941-3968

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case, I called a few minutes before 5:00 p.m. about a large limb blocking the street. Around 6:00, I went to the scene to speak with the resident who called only to find Kevin was already there with a chain saw cutting up the tree and moving it to the curb. Another neighbor next door had a dying tree that Kevin arranged to have cut down and removed when the debris was picked up from the other pile. You may recall Kevin attending our 2013 Annual meeting to educate our residents on the Emerald Ash Borer, which he correctly predicted would soon be invading the trees in Verona Hills and Migliazzo Park. With Kevin's help, we were able to reach an agreement with a lawn and tree service provider to inject an insecticide at a tremendous discounted savings to residents. This was after he arranged to have all the ash trees on public property treated. Additionally, I worked closely with Kevin on improving the tree line area on State Line. You may recall there were well over 50 trees that were either dead or dying. Kevin arranged to have all of the trees cut down and removed at no cost to Verona Hills (\$8,000.00 value) and advised me on replacement trees.

*Gene Kotlinski works in the City's Park and Recreation Dept.* and supervises the maintenance and care of Migliazzo Park. Whether it's picking up and emptying overflowing trash barrels following a weekend or holiday of picnicking at the Park, doing his best to control debris piling up in the corner of the lake following severe thunderstorms, or ensuring the grass is cut before it gets taller than most homeowners' lawns, Gene has been unbelievable!

*Gina Robinson, Manager of the Neighborhood Preservation Division which addresses City Code violations.* She has been called upon many, many times to assist in resident complaints regarding a neighbor's violation of City Codes which don't fall under the authority of the Homes Association. Gina's office was quick to respond and notify the homeowner of the violation and ensure the matter was resolved. Gina also spoke at one of our past Annual meetings.

*Erica Flad, Park Planning and Design, Park and Recreation Dept.* Erica has been instrumental in the design of the upgrades about to take place at Migliazzo Park. This is related to the PIAC money awarded to install additional playground equipment, an exercise track and equipment stages, and additional picnic tables. Erica has been patient and diligent in addressing resident complaints regarding the upgrades during, sometimes, difficult situations.

*Employees and Supervisors of the City's 3-1-1 Action Center.* My response, as well as all other Board members upon receiving a resident complaint, is to advise the caller to dial the City's 3-1-1 Action Center to report the complaint. This is where I had to, nearly every time, convince the caller that the City would direct the complaint to the proper Department and remedy the problem anonymously. A case number would be assigned for follow-up and, at times, I would assist upon getting the case number when it appeared the problem wasn't being taken care of in what was felt to be a timely manner.

## IN THE NEIGHBORHOOD:

It's almost fall and that means time for our Fall Service Day and Fall Festival!! Read the "Events" section of this Newsletter.

Anticipating the extension of the Royals' baseball season, the **Homes Association Annual Meeting** will be in November. See the "Events" section in this Newsletter and check the website for updated info.

New "service" coming to our neighborhood!! Check the "Common Areas" section of this Newsletter for further info.

## 50 YEARS YOUNG!

It's our 50 year Anniversary! Aging sometimes brings delays but the new Directory will be published soon and hand-delivered to your home.

## STAYING IN TOUCH –

Don't forget to check out our website: [veronahills.org](http://veronahills.org)

Some folks drop their landlines but forget to let us know...keep your contact details updated so we can keep you up-to-date!

Joined Nextdoor yet? The website lets you select only your neighborhood and is full of good information. Go to the following link, enter your email address and select your neighborhood (VH): <https://nextdoor.com/>



*Sean Demory, KCMO Public Works.* Upon contacting Sean about the possibility of adding additional speed bumps in VH to slow down the traffic, I informed him of vandalized/missing (5) street signs on Avila Drive and Avila Circle. He asked the locations and committed to having new signs installed promptly. They were installed a week later.

As stated, I'm sure there are other City workers I've failed to mention, for example Councilmen Sharp and Taylor's Administrative Assistants, *Keema McCoy, Katrina Foster and Araceli Magana*. Frequently I'd call either of the Councilmen and leave a message only to find that their Assistants would promptly contact me with a solution that they themselves took care of.

Last, but not least, *Daron McGee* has served as an aide to Councilman John Sharp in the past and is currently working for Jackson County as a Program Administrator. Daron is also a candidate to replace City Councilman Kevin McManus' vacated seat in the Missouri legislature representing the 36th District.

I wouldn't be sincere if I "pretended" there weren't Departments or individuals who needed to step up their game. I'll not throw mud but continue to support those who DO make a difference. As is always my custom, allow me another opportunity to reach out to you for help. There's never a shortage of things the Board could use in the way of "people resources." While we're not currently seeking Board positions with a three-year commitment, we can still use volunteers to help out, as your time allows. The Events, Common Areas, and Public Works Directors are in need of help anywhere from once to a half-dozen times per year and only for a matter of a few hours. This is not a huge commitment on your part. New volunteers help the Board by providing a different perspective from what's been done in the past. Fresh ideas are what keep this Board progressive. If you're new to the area and would like to take an active role in the Homes Association activities, contact a Board member. Whatever you wish to do, you will be welcomed, appreciated and receive some personal self-satisfaction. If you get involved and don't feel you're being rewarded for your time, it's okay to just say so and you'll still be appreciated for giving it a try.

### **NEW RESIDENTS IN OUR NEIGHBORHOOD...**

One of my most enjoyable experiences in serving as President has been delivering a welcome fruit basket and packet of information, compliments of the Verona Hills Homes Association, to new households who have moved into VH. All have been very appreciative of the intent to welcome them and to make the first impression of the VHHA a positive experience. Please welcome the property owners and their families who've joined us since the last Newsletter. For those of you who have not yet received a visit, I've tried and found that either you haven't moved in yet or I just haven't caught you at home. I'll be meeting you later!

In the two years I've served as President, there have been 60 new families move into Verona Hills and I've met every single one of them. Of the 60, only one approached me about volunteering to serve in some capacity on the Homes Association Board or Committee. Anne Parelkar is our current Events Director and is doing a great job. While others have indicated they'd like to get involved, they haven't seemed to make the contact. I'd be the first to agree that after moving to a new home, there are so many things that need to be done that are of a higher priority than volunteering your time for the Association. So, once you've put everything away, taken care of the landscape and gotten the kids back in school, contact a Board member in an area that you think you might have an interest in getting involved with!

Trevor Lewis  
Marilu Foster  
Melissa Adams

634 West Santa Fe Trail  
322 West 119th Terrace  
12132 Jefferson Court



Nick & Sharon Gentry	12005 Summit
Jeff & Lauren Wolff	617 West Santa Fe Trail
Preston & Liz Finkle	808 West 121st Street
Edward Ruddy	1 West 115th Street
Clayton Neff & Deanna Lewis	1101 West 120th Terrace
Stephen & Cassie Trave	114 West 116th Street
TJ & Jill Brennan	11934 Avila Dr.
Daniel Baker	108 West 116th Street
Jeremy & Rebecca Allen	623 West Santa Fe Trail
Chris & Aubrey Diaz	712 West 112th Street
Daniel & Jennifer McNickle	12116 Summit
John & Elizabeth Merriwether	11723 Jefferson
Timothy & Laura Hall	309 West 115th Terrace
Chris & Kathryn Hallender	807 West Santa Fe Trail
Ryan & Michelle Brush	500 West 115th Street
Alexander & Olga Kenzior	812 West 121st Street
Christine Swed	824 West 122nd Street
Alexander Kaehler	728 West 121st Street
Thomas & Janice Gordon	11720 Washington
Kevin Handy	1012 West 121st Street
Bryan & Bethany Dyche	801 West 114th Terrace
Darrel Bugbee	106 West 119th Terrace
Chad & Lisa Moore	619 West 116th Street
Matthew Devine	825 West Santa Fe Trail
Joseph & Hannah Fox	11726 Washington

## FEELING SECURE IN THE NEIGHBORHOOD...

It is always the goal of your Board to prevent criminal activity in our neighborhood. The best way to prevent criminal activity is to reduce opportunities by keeping garage doors closed, doggie doors protected and your home **well lit**. Most of the thefts that occur in our neighborhood are from unlocked cars or open garages. They are crimes of opportunity. Please lock your car doors and close your garage doors. Also, if you have a garage door opener in your car, consider taking it in for the night. This will prevent many of the opportunity crimes that occur in our neighborhood. These routine precautions will minimize the opportunity for unsavory folks to commit a crime in our neighborhood.

The Board is pleased to announce the retention of Titan Protection and Consulting. They started patrolling our Neighborhood on October 1, 2014. All Titan employees are clearly identified by the Titan vehicle and Titan uniforms. At this time, due to cost constraints, we are not allowing the residents to contact Titan directly. If you notice any issues in our neighborhood, your first call should be to the police department. If there are ongoing issues and concerns you are experiencing, you may forward those to me or any other Board member and we will direct Titan to investigate, monitor or follow up on the issue.

The patrols are random; however, we have multiple daily patrols throughout the neighborhood. The Titan Officers are armed with a gun, as well as a baton and pepper spray. They will check houses out if they see a problem and



notify a homeowner. This would include when they find a garage door, window or door open. They have been known to knock on a resident's door at 3:00 am to inform them that their garage door was open. Overall, our neighborhood is a very safe and well-secured. We, as neighbors, should strive to be good neighbors and watch out for each other. In order to keep our neighborhood safe, it is important that everyone report any suspicious activity and all signs of criminal conduct. If we do not know that crime is occurring then we cannot combat it. Please report any and all suspicious activity to the Kansas City Police Department. You are encouraged to report any unusual occurrence or suspicious activity to 9-1-1. If you are aware of an ongoing issue, please contact the Board at [www.veronahills.org](http://www.veronahills.org) and we will strive to seek a remedy.

## EVENTS

We had a great Easter Egg Hunt last spring. Thank you to all those who volunteered and participated and be thinking about next year's event. And a big thank you to our sponsors whose donations made the event even more successful: HyVee, Tina Gaughan of Re/Max Stateline, Jaegerz Laser Tag, the Kansas City Royals, the Harry S. Truman Library and Museum, Union Station Kansas City, Applebee's, Leawood Plaza Animal Hospital, Glenwood Arts Theater, Coach's, and Kristen Waterman who provided the face painting.

### **Service Day and Fall Festival are scheduled for Saturday September 26.**

Service Day volunteers will trim low-hanging tree branches along Verona Hills' streets and sidewalks and move debris to the curb for removal. If you are interested in helping, e-mail [info@veronahills.org](mailto:info@veronahills.org) or contact Bill Munninghoff at [wmunninghoff48@gmail.com](mailto:wmunninghoff48@gmail.com). Please also see "Common Area News" for more information. Make sure you come out after Service Day to enjoy our annual Fall Festival in Migliazzo Park from 5 p.m.-8 p.m. There will be food, a bouncy house, musician, and much more fun for the whole family! If you'd like to volunteer to help with Fall Festival, please contact Anne Parelkar at [info@veronahills.org](mailto:info@veronahills.org).

### **\*\*\*\*\*ANNUAL MEETING – NOVEMBER 11\*\*\*\*\***

Mark your calendars for our **Annual Meeting** which will be held on November 11 from 6:30-8 p.m. in the Whitfield Conference Room at Avila University. Kevin McManus will be speaking and a representative from Compost Connection will be in attendance. Check the website for additional details. RSVP to Anne Parelkar at [info@veronahills.org](mailto:info@veronahills.org).

## ARE YOU COMPLIANT?

The Board of Directors of the Verona Hills Homes Association continues to receive frequent inquiries from members regarding matters such as improperly parked cars, poorly maintained property, dead trees, curbs and sidewalks, and similar matters. Most of these issues are actually governed by the Kansas City Nuisance Code or Property Maintenance Code, rather than the Homes Association Covenants and Restrictions.

We would encourage our Homes Association members to review the Verona Hills Homes Association By-laws, Covenants & Restrictions, and Declaration, to which links are provided, on the Verona Hills Homes Association website: [www.veronahills.org](http://www.veronahills.org). To review and/or download these documents, click on the Homes Association drop-down tab under Our Community.



If the issue that concerns you is not addressed by the Covenants & Restrictions or Declaration, it is quite possibly a City Code issue/violation rather than a Homes Association matter. Information about City Code violations is available on Kansas City's web site: [www.kcmo.gov](http://www.kcmo.gov), and specifically regarding nuisance and property maintenance code matters at: [www.kcmo.gov/neighborhoods/neighborhood-preservation](http://www.kcmo.gov/neighborhoods/neighborhood-preservation). So, our suggestion for dealing with such issues is to contact The KCMO 3-1-1 Call Center by calling 311 or 816-513-1313 or emailing [3-1-1.Call.Center@kcmo.org](mailto:3-1-1.Call.Center@kcmo.org) or going on line to [www.kcmo.gov/311](http://www.kcmo.gov/311). If you do not get the results you expect, let us know. While the authority of the HOA in many of these matters is limited, perhaps our follow-up or input can help yield positive results.

While we are on the subject of compliance, the City of Kansas City does have an Ordinance, section 14-33, preventing dogs from roaming free in public areas. Dogs are permitted to be leash-less in their own yards, provided they are confined by a fence or electronic collar of some sort. This is just a reminder for everyone's safety and being a responsible neighbor.

And, speaking of being a responsible neighbor, no one wants your dog's "droppings" left in their yards or the common areas so please clean up after your dogs!

## COMMON AREAS (and new service!)

Arbor Masters is the contractor again for servicing the 44 common areas in our homes association. They continue to perform quality work at a reasonable price. Several residents asked me to have Arbor Masters trim trees in common areas near their homes. Trimming trees is NOT part of the contract with Arbor Masters. However, this fall, volunteers from our homes association will trim trees as part of the Verona Hills Service Day. We will try to trim these common area trees at that time.

A group of volunteers planted over 125 native grasses and flowers in ten common areas this spring. Structural or ornamental (new statues) improvements were made to three islands.

The Verona Hills Service Day is Saturday, September 26, from 8:30am – noon. We will again trim trees in the parkways and in the common areas. If you would like to volunteer or be a team leader, please email Bill Munninghoff ([wunninghoff48@gmail.com](mailto:wunninghoff48@gmail.com)). This activity of course is not gender or necessarily age specific. Men, women and children, 16 years or older, are welcome to participate. You do not need to have a chainsaw to help and you don't need to volunteer for the entire time. We will rent several pole chainsaws to do most of the high trimming. If you have a gas-powered chainsaw and are willing to bring it that would be helpful. Debris that is cut down will be placed in piles to be picked up and hauled away by a contractor. We will meet in the southeast corner of the Nazarene church located on Minor and Madison at 8:30 am to begin the tree trimming.

The board continues to work with KCMO parks department on issues with Migliazzo Park. The parks department has done an excellent job cutting the grass and maintaining the cleanliness of the park.



Coming soon...A new homes association benefit is being added for the 2016 calendar year! This will be our “trial” to see if we can accommodate in the current annual dues of \$150. If successful, we will continue to include this in our annual dues but will have to revisit during next year’s budget process.

Compost Connection will be picking up yard waste (in addition to the spring and fall City pickups) on the following dates:

<b>January 15, 2016</b>	<b>20 bags</b>
<b>March 25, 2016</b>	20 bags
<b>May 27, 2016</b>	10 bags
<b>June 24, 2016</b>	10 bags
<b>July 29, 2016</b>	10 bags
<b>September 23, 2016</b>	10 bags
<b>October 14, 2016</b>	20 bags
<b>November 18, 2016</b>	20 bags

For those homeowners who already have service with Compost Connection (or would like to purchase additional service), CC will reduce the price for their standard program from \$141.00 to \$99.00 to all Verona Hills residents who would like additional lawn waste removal.

Their standard program includes three items per week (April – October) and 6 items per week (November – March).

## PUBLIC WORKS

### Common Area Concrete Replacement Project

The Homes Association has selected Contemporary Concrete Construction Co LLC to replace cracked, crumbling, uneven concrete in common areas throughout Verona Hills, including various sidewalk squares, ramps, corners, and curbs.

The Homes Association defines “common areas” as locations where adjacent homeowners aren’t clearly responsible for the upkeep. In other words, common areas sort of fall into “no man’s land”.

In the interest of safety and aesthetics, the Homes Association is funding replacement of the defective concrete which would otherwise go unrepaired. All work will be done in accordance with city code.

Areas targeting include:

- About a dozen sidewalk squares on Summit St. near the SW corner of Migliazzo Park;
- Curbs, sidewalk, and/or ramps at the SE corner of Minor Dr./Pennsylvania, SE corner of Minor Dr./Avila Dr., SW corner of Wornall/119<sup>th</sup> St., and NE corner of Wornall/115<sup>th</sup> St.; and
- Curbs and/or sidewalks on the islands at Summit/Madison and Summit/115<sup>th</sup> St.

To mitigate costs, the Homes Association is trying to determine if the City will assume work at any of the locations.

Given scheduling and permit matters, the project will likely commence in the Spring and will roll out over the next year or two to spread out the cost.

If you are interested in replacing the sidewalk in front of your own home, your driveway, or have other concrete projects, please note that Contemporary Concrete is offering residents of Verona Hills a 5% discount off standard rates. Contact Trent Goodrich, owner of Contemporary Concrete, at 913.530.0563 for more information.

If you have questions about the Common Area Concrete Replacement Project, please contact Director of Public Works, Ben Lizak at [ben.lizak@gmail.com](mailto:ben.lizak@gmail.com).

### **Fire Hydrant Re-Painting Project**

You may have noticed that a large number of fire hydrants in the neighborhood have recently received a fresh coat of paint. Last fall, the Homes Association partnered with the Water Department to beautify the 100+ fire hydrants throughout Verona Hills.

How does it work? The Water Department provides the paint and specifies the color schemes (which actually correspond with the hydrant's water pressure). We residents provide the elbow grease.

A small amount of paint and a little energy go a long way. Since last fall, two dozen or so residents – and a neighborhood Boy Scouts troop, #601 – have graciously volunteered their painting skills. Many of our hydrants already have a shiny new coat, but there are still quite a few that could use some TLC. So we need to keep plugging away!

If you are interested in helping out, please contact Ben Lizak at [ben.lizak@gmail.com](mailto:ben.lizak@gmail.com).

### **Migliazzo Park**

PIAC-funded construction efforts are currently underway at Migliazzo Park and should be completed this fall. Improvements in the works include: widening and re-paving the path to accommodate joggers from both directions; adding outdoor exercise equipment along the path; adding a second bay of swings specifically for infants; extra picnic tables; and other enhancements. If you are interested in future development of the park, we encourage you to join the PIAC Committee by contacting the Board for more info. Otherwise, please look for updates in future newsletters.

## **IT'S YOUR DOLLARS...**

Our homes association is staffed by volunteers that oversee services that are funded by our Homes Association dues. These include, but are not limited to: snow removal, common area maintenance, private security, extra mowing of Migliazzo Park, capital improvements of common areas, common area sidewalk repair, website maintenance, newsletter publication, directories and call notifications. Our dues, also, provide funds for the fall service day, which has provided tree trimming in the neighborhood. Our friends and neighbors volunteer for this duty in an effort to improve our neighborhood. Our dues also finance the annual meeting, the Easter egg hunt in the spring, the garage sale and the fall festival. All of these activities serve to improve our neighborhood and enhance the feeling of community in Verona Hills.



Our dues have not been raised for many years, and they are meant to be affordable for all of our residents. Please make sure to pay your dues on time. A friendly reminder is in order: properties that are 2 years or more past due on their assessments are subject to liens. Once a lien is filed, not only are individuals being invoiced for past due assessments, but they accrue interest at 8% on the balance, and legal expenses incurred by the Association. Once an assessment is 4 years past due, the association is obligated by our Homes Association Declaration to file suit to collect the delinquent assessments. This action increases expenses, including legal, filing fees and court costs, which are added to the delinquent assessment amount. The cost to file a lien is \$100 and the average expense if an account goes to trial is over \$1000. Some homeowners hire an attorney, which increases expenses for the property owner. As stated, all costs are added to the balance owed by the homeowner. Your Board of Directors would rather spend our volunteer time providing services and improving the neighborhood than collecting delinquent accounts. Further, it is not fair to the homeowners who pay when the fees are due. The fiscal year end 5-31-2015 showed total amount of homeowners past due of 30, with a balance in excess of \$20,000. There are 750 homes in Verona Hills.

As of 5-31-2015, we have liens on the following properties: 400 Avila Circle; 11921 Avila Drive; 11805 Central; 101 West Minor Drive; 800 West Santa Fe Trail; 812 West Santa Fe Trail; 11827 Washington; 600 West 113<sup>th</sup> Street; 301 West 115<sup>th</sup> Street; 113 West 116<sup>th</sup> Street; 317 West 116<sup>th</sup> Street; 315 West 119<sup>th</sup> Terrace; 916 West 120<sup>th</sup> Terrace; and 721 West 121<sup>st</sup> Street.

Our cash flow statement for the 12 months ended May 31, 2015 is on our website. If, after review, you would like to discuss this financial information, please call Steve Stoecker, your Homes Association Treasurer (816-942-3327), or Homes Associations of Kansas City, (913-385-2440).

## Advertise Your Company or Services in Upcoming Issues

As promised, here are the folks who elected to advertise in the newsletter (see website for future opportunities):

**Mary Owens Boesen**  
**Life and Health Insurance sales**  
 Medicare, Long Term Care, Annuities

508 W. 119th Terr.  
 Kansas City, MO 64145-1043

816-942-0666 phone  
 816-941-3956 fax  
 mboesen@kc.rr.com

**BRIAN J. LEWIS**  
 ATTORNEY AND MEDIATOR

**RULE 17 DESIGNATED NEUTRAL**  
 BRIANJLEWIS@BRIANLEWISLAW.COM

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 573.889.9162

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**Verona Hills Homes Association**

4200 Somerset Drive, Suite 216, Prairie Village, KS 66208

(913) 385-2440; Fax (913) 385-2441

Website: [www.veronahills.org](http://www.veronahills.org)

## NOTICE OF ANNUAL MEETING

(See Pg. 5 for details)

## Summer/Fall 2015 Newsletter

### *What Else Is Happening In Our Neighborhood...*

Grant will boost plan to trace pioneer route through Verona Hills

Officials in August took another step toward a bike trail that someday could run roughly along the main pioneer trail route across the metro area, from Sugar Creek and Independence, south through Verona Hills and west to Gardner, Kansas.

The board of Mid-America Regional Council voted to accept \$60,000 from the National Park Service and direct most of that money to a company that will determine a "retracement" of the route used by settlers on the Santa Fe, California and Oregon trails. As outlined by the Park Service, the trail would run about 40 miles, generally from Sugar Creek south to the Independence Square, then south and a little west through Independence and into the northeast corner of Raytown, just east of the Blue Ridge Crossing development. It would then run through Raytown and south Kansas City, past the Grandview Triangle. In the Verona Hills area, it would pass over into Leawood and then run through Overland Park, the south edge of Olathe and through Gardner. The hope would be to connect this new trail with the Katy Trail someday, which is being extended to the southeast edge of the metro area. Officials have long talked of a metro wide network of hiking-and-biking trails.

One intended trailhead of the proposed trail is already in place. West of Gardner, on U.S. 56 near 183 Street, is a small facility that tells the story of the Gardner Junction, where the trails split. From there, the Santa Fe ran west and south. The California-Oregon headed west and north into Nebraska and the two split in southwest Wyoming. *\*\*Blue Springs Examiner Aug. 27, 2015*

New Santa Fe History Fact

The first Masonic Lodge in Jackson County was organized in New Santa Fe and met in J. P. Smith's store. The store was burned in 1856 during the border warfare, destroying the Masonic records.