

Verona Views



SUMMER/FALL 2018 • VERONA HILLS HOMES ASSOCIATION

The President Says...

It's back to school time for the children of Verona Hills. To mark the conclusion of summer and the start of the school year, our annual Movie Night in the Park was held on Saturday, August 11. Once again, it was an enjoyable evening for the many residents who attended. A special thanks to Board Members Ben Lizak and Kevin Fallon for the many hours of planning and executing a fun evening. From the opening note of the movie, *The Greatest Showman*, to savoring the last bite of cotton candy and popcorn, everyone seemed to have a good time. Please check the Verona Hills website for details on upcoming Verona Hills' events: Annual Garage Sale, Fall Festival and Annual Meeting.

Your Board Members continue to be good stewards of your annual assessment dues. Directors continue to manage their individual budgets prudently, with many line items for fiscal year 2017-18 coming in under budget. The last few winters have resulted in a surplus in our snow removal budget. As a Board, we have decided to save these funds rather than look for other areas to spend the money. In essence, we are saving for a raining day or in the case of snow fall, a winter where we may need to double or triple our snow expenditures due to many feet of snow. Long-term residents know that the annual assessment of \$150.00 has not increased in many years. Yet, we have added several worthwhile and appreciated services and events – Titan Security patrols, Compost Connection lawn waste removal, Shredding Event, Movie Night in the Park and the Holiday Party at RC's without the need for additional funding. We continue to search for ways to spend less of your money but also look for valuable services and events that will enhance the experience of living in Verona Hills.

The quick sale of homes in Verona Hills continues unabated. Many homes are selling the first week they are on the market at full asking price. Some homes are even being sold before they hit the market. While we hate to see residents move from the neighborhood, it's good news that Verona Hills continues to be a highly sought-after community. One of the obvious reasons for the high value of our homes is our great location but another reason is the community of Verona Hills. Living here is simply a great place to live and raise a family. All too frequently, residents call Board Members to complain about a neighbor doing "such and such." As a general rule of thumb, if it's not a violation of a city code, there is very little that can be done by your Board. We suggest that you call 311

Board of Directors

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Loraine Wilson Events 943-0401	Ben Lizak Public Works 941-3968
Brian Wellington Security	Steve Emke Compliance
Steve Lampon Migliazzo Park 352-6809	





to report any potential city code violations that you may observe. We have found the city is usually very responsive to our questions and requests. The vast majority of residents of Verona Hills take extreme pride in their neighborhood. However, it doesn't take more than one resident on the block who refuses to maintain his property in an acceptable fashion to create ill will for his fellow neighbors.

As I come to the conclusion of my three years of Board President and six years on the Board of Verona Hills, I want to sincerely thank the Directors who have so generously given their time to making Verona Hills a better place to live. I am so grateful for these Board Members. They made being President a joy. I would encourage Verona Hills' residents to take the time to thank Board members for their service to our neighborhood. I know it is a cliché to say that it takes a village to get something done. But it's true. Without the cooperation of Board members and residents, our many events and activities would not be so successful.

Remaining 2018 Events...

ANNUAL VH GARAGE SALE will be held FRIDAY and SATURDAY, September 14 & 15 (8:00 a.m.-5:00 p.m.) . Participants are encouraged to advertise their sale on Nextdoor.com, KC Swap & Shop, Craigslist, Garagesalefinder.com, Facebook Marketplace, etc. We will provide advance advertising for the neighborhood sale and individual yard signs can be picked up the week before the sale (9/7-9/13) between the hours of 8:00 a.m.- 6:00 p.m. daily at 11716 Jefferson Street.

We have again scheduled a donation pick-up for the convenience of the entire neighborhood. A truck from the OZANAM HOME FOR BOYS will be parked on the east side of Migliazzo Park near 119th Terrace from 4:00-6:00 p.m. on Saturday, September 15 for your donations.

*PLEASE be prepared to help load your donations; especially the heavier items.

ANNUAL VH FALL FESTIVAL is scheduled for Saturday, October 13, 4:30-7:30 at Migliazzo Park. We will again have Two Guys and a Grill providing burgers, dogs, potato salad, beans, chips and a variety of drinks. Activities will include:

Balloon artist; Face painting; Bounce House; Obstacle course; and Live Music.

*In order to get a headcount for food, please RSVP no later than Saturday, October 6 to 34mwilson@gmail.com. PLEASE indicate the number of adults, kids and toddlers who will be attending.

VH ANNUAL MEETING will be held on Thursday, November 1, 2018, 6:30-8:00 p.m. Avila University has again offered us the use of Whitfield Center (11901 Wornall Road). A social gathering, with hors d'oeuvres and drinks provided, will begin at 6:30, followed by the business meeting at 7:00. Please watch for more information via e-mails and on our website regarding RSVP information.

IN THE NEIGHBORHOOD:

Following is Verona Hills' market information provided by Tina Gaughan (thank you, Tina!):

Verona Hills Comparative Market Analysis First Half of 2018

Median sold price: \$345,000
Average sold price: \$337,308
Active listing average: \$340,140
Pending listing average: \$369,950
Sold price range: \$235,000 - \$445,000

Staying in the Know...

Don't forget to check out our website: veronahills.org. If there is anything you'd like to see that isn't already there, please email info@veronahills.org.

Due to overwhelming response to directory updates, there will be a delay in printing and distribution. Since this is only published every three years, we would like to have it as up-to-date as possible. Not to mention, if you'd like to receive neighborhood phone blasts or email blasts, please make sure we have your current contact info. Thanks for helping us stay in contact with you!

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/>

Oh Those Common Areas

Thank you to everyone who volunteers their time in our neighborhood. I know there are valuable neighbors who perform small tasks with great generosity.

As you know, the winter was cold, cruel and one of the driest on record. Many of the common areas lost both new shrubs and established evergreens. Bagworms on Junipers have been aggressive as well this spring and summer. All of those trees along State Line and Wornall Road have been treated by Turf Irrigation and Pest Control. Also, Aspen Lawn and Landscape have sprayed to kill the Killer Cicada Wasps. The HOA is reconsidering our approach and will press forward. Thank you for your continued thoughts and suggestions.

All About The Benjamins

You and your fellow neighbors are again to be commended for your diligence in getting your annual dues paid. We currently have only 16 homeowners over one year past due! That being said, a few friendly reminders for all of us: First, a general reminder, dues are considered past due on June 30 of each year. While we are off to an excellent start, we have approximately 100 homeowners who just need that gentle push to send in this year's dues, so here you go! If more prodding is needed, look for a monthly past due notice to prompt you. Again, payment may be made by check in the mail, calling our third-party property manager HA-KC, or paying online e-check, debit, or credit. We have a link to their website on ours, veronahills.org, or here is the link for the pay portal directly: [ha-kc pay](#). For the online option, you will need your account number when initially registering, which can be found on your invoice or by calling HA-KC

Secondly, a refresher of our collection policy follows. We give folks the benefit of the doubt that an oversight may, occasionally, occur; time flies and all of a sudden we go a year or even two forgetting to pay. However, upon falling a third year past due, our policy is to engage our attorney to file a lien on your property. Further, if a homeowner falls a fourth year past due, we file suit and seek a judgment against you, personally. Neither of these is good for any party involved. Engaging an attorney is expensive and our least favorite use of your money and our collective cash reserves. More importantly for you, both a lien and a judgment follow your property and you, adversely affect your credit score, and muddy the waters if you go to sell or refinance your home. Those are very negative consequences when compared to biting the bullet and paying the very reasonable assessment of \$150 annually. Do yourself and your neighbors a favor and catch up that past due account. We can't wait to release that lien or satisfy that judgment, or better yet, never have to file it! We understand financial hardships occur. We are willing to make very flexible customized payment arrangements to catch up your account, if that is helpful.

Overall, your Homes Association remains very healthy financially as can be seen on our website. This is the result of many years of fiscal responsibility by your Board of Directors and many of you who volunteer to keep our operating costs down. This year, we made the decision to finally provide a visual marker of the southeastern tip of our neighborhood with a new Verona Hills monument. Given other savings in our operating budget and additional revenue from collection of some larger past-due accounts, we were able to pay for the cost of this monument without having to dip into our cash reserves! A special thank you goes to long-time Verona Hills' resident Danny Sullivan and his company Kansas City Stone for all their guidance and professionalism in completing that project. We think it looks great and hope you do too! And a very special thank you goes to Tom and Carolyn Dreiling and their family. We know this is an encroachment on your property, but we appreciate your willingness to allow it for the overall beautification of our neighborhood!



CALLING ALL NEIGHBORS!

Do you have the heart and a little time to serve your neighborhood? Maybe that doesn't sound so good, but do you have some great new ideas and energy for the use of our funds? Have you just been looking for a good excuse to get together with some of your neighbors for some fellowship and information? Then, **come join us** on September 20th at 6:00-8:00 at Harry's Tavern, the locally owned establishment connected to Lucas Liquor on 135th off State Line Road. Three of our awesome Board Members near the conclusion of their three-year commitment to our neighborhood and we are in need of a few good folks to fill their positions. We have a particular interest in providing an opportunity and welcome those who have never had a chance to serve. In addition, we are interested in forming some committees for several of our Board positions including: Communications, Events, and Marketing (facebook aficionados out there?). Now this may come as a shock when you think volunteer Board, but we actually enjoy each other and have fun, all the while taking very seriously our fiduciary responsibility to our neighborhood.

VHHA will provide hors d'oeuvres while you are responsible for covering your choice of beverage! Doesn't this sound like fun, with no further commitment required of you? If so, we hope to see many of you there, NO STRINGS ATTACHED WE PROMISE! BUT, please RSVP to Kevin Fallon at kf.veronahoa@gmail.com. A special thanks to Common Areas Director, Beth Sullivan; Events Director, Loraine Wilson; and our outgoing President, Bill Munninghoff, for their hard work and dedication to our neighborhood!

Do You Know About OUR Public Works?

Movie Night in the Park

On Saturday, August 11, families from throughout Verona Hills gathered at Migliazzo Park for an under-the-stars screening of the musical film "The Greatest Showman", inspired by the life story of circus magnate P.T. Barnum. To amplify the circus vibe, the Homes Association provided popcorn, cotton candy, candy circus peanuts, and glowstick bracelets for the kiddos.

Movie Night in the Park continues to be a popular neighborhood get-together on the last weekend before the new school year starts to "unofficially" close out the summer. These special occasions remind us that we are truly lucky to have such a beautiful park nestled right in our neighborhood where we can gather for some fun. As with any event, though, it is important to leave the park as clean as we found it. A lot of hard work goes into putting events like this together. Please lighten the load a bit (and demonstrate some neighborhood pride) by at least taking personal trash to the onsite trash cans at the end of the night. Your cooperation will ensure we can keep these type of events going.



Snow Removal & Ice Treatment

Summer is fading. Fall is approaching. And, winter will be around the corner. When Mother Nature delivers snowy or icy conditions this season, please move your vehicles into your driveways to make a wider pathway for our contractor and his crew as they come through to treat the streets. They will get to us as quickly as they can, but they also service some of the surrounding neighborhoods. Please be patient as they make their rounds.

Speed Humps

Block Captains and Signature Collectors: we have not forgotten about the speed hump initiative! We will be turning in all petitions to the City soon. We just need one more signature along Pennsylvania between Minor Drive and

Santa Fe Trail to hit the 75% signature threshold for that particular segment. We should have more info about this project no later than the Annual Meeting in November.

And, about Migliazzo Park...

Parks and Recreation has been doing an outstanding job in working with the Verona Hills Homes Association to maintain Migliazzo Park this season. The turf has been mowed on a very consistent basis and performed in a very professional manner.

They worked with us in preparing the Park for the recent Movie Night in the Park event by manicuring the lawn the day before the event and also by securing portable restrooms for Park patrons. The pathway lighting system has recently begun turning off and on at non-programmed times and Parks and Recreation is presently evaluating the electrical system. This problem should be resolved very soon. The play and exercise equipment in the park is continuing to get consistent use and seems to be holding up well. Parks and Recreation inspects the equipment on a routine basis. If you have any input regarding the Park don't hesitate to contact any member of the Board of Directors. [Steve Lampone](#) is the Board's primary liaison with Kansas City, Missouri Park and Recreation, if you wish to contact him directly.

A huge thank you goes out to the Lizak women and other Verona Hills neighbors for cleaning up the “leftovers” from the young people’s 4th of July celebration at the Park. While no one should have to clean up after anyone else, our neighbors took it upon themselves to return the area to its original appearance. THANK YOU!

Welcome to the Neighborhood!

Verona Hills continues to be a very desirable area in Kansas City in which to live. Thanks to all who take the time to care for your property and about your neighbor! Please extend a warm welcome to our newest additions, since our last Newsletter, listed below (or that may have been missed since we’ve had an overwhelming number of changes!). If you don’t see your information below and are new to the neighborhood and receiving this Newsletter, please send your contact information to info@veronahills.org. We look for ideas and new talent and continue to be an all-volunteer Board. If you have the time and an area of interest, contact a Board member and get involved. It’s your neighborhood!

Chris and Lacie Glenn	11300 Jefferson
Joe and Susan Tarpenning	11816 Summit
Angie Williams and Francisco Ortiz	401 W 116th Street
William & Marjorie Schwarz	11618 Summit
Dustin and Jennifer Sumner	11908 Jarboe
Randy and Emily Enright	611 West Santa Fe Trail
Jerod and Rachel Kemper	1003 W 120th Terrace
Randall and Julie Mize	744 W 121st Street
Brooke and Gregory Moore	201 W 115th Street
Tyler and Laurie Minx	1004 W. Santa Fe Trail
John and Georgia Sirna	11542 Baltimore
Greg and Vickie Nelson	12009 Madison
Jay and Elizabeth Roberts	11941 Avila Drive



Adolfo and Angela Ayala	11927 Glen Arbor Terrace
Terri Yancey and Randy Bray	11905 Jarboe
Antonio and Robin Notarianni	12001 Jarboe
Thomas and Lauren O'Connor	11947 Avila Drive
Tayib and Tehmeena Shah	11612 Summit
Marcus & Jaquelynne Haskins	111717 Central

Security, Security, Security!

Every year, it is 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, your home well - lit and your vehicles and home securely locked. Most thefts that occur in our neighborhood are from unlocked cars or open garages. Please lock your cars and close your garage doors and windows. This will prevent many of the opportunity crimes that occur and will minimize the opportunity for unsavory folks to commit a crime in our neighborhood.

Increased surveillance by the KC Police Department combined with Verona Hills' privately-hired security, Titan Protection and Consulting, has kept our neighborhood safe. All Titan employees are clearly identified by the Titan vehicle and Titan uniforms. They have random, but multiple, daily patrols throughout our neighborhood. Titan Officers are armed with a gun, as well as a baton and pepper spray. They will check houses to resolve problems and promptly notify a homeowner, night or day. 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 Brian Wellington at bjw92684@gmail.com or any other Board member and we will direct Titan to investigate, monitor or follow up on the issue. If we do not know that crime is occurring, then we cannot combat it.

Have you heard of WatchKC??? WatchKC is a proactive and innovative approach to deterring and investigating crime. If you want to help KCPD in this proactive approach, you could play a major part in the identification of suspects and evidence of crimes. If your home is equipped with a surveillance camera, you can be part of the solution to crime in our City. For more information or to register visit <http://kcmo.gov/police/watchkc>.

Overall, we believe with the help of all of our alert and caring neighbors, along with the KCPD and Titan, Verona Hills is a very safe place to live. You are encouraged to report any unusual occurrence or suspicious activity to 9 - 1 - 1 or by calling the non - emergency number at 816 - 234 - 5111. If you are aware of an ongoing issue, please contact the Board at: info@veronahills.org. We will strive to seek a remedy.

Who's Compliant?

The Board of Directors of the Verona Hills Homes Association often receives inquiries regarding matters such as: improperly parked cars, poorly maintained property, dead trees, curbs and sidewalks, and similar matters. Most of these issues are governed by the Kansas City Nuisance Code or Property Maintenance Code, rather than the Homes Association Covenants and Restrictions. We would encourage all neighbors 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. 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 specifically addressed by the Covenants & Restrictions or Declaration, we do not have jurisdiction or authority to act. The issue is, therefore, most likely 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, and more specifically regarding nuisance and property maintenance code matters at: <http://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 by emailing 3-1-1.Call.Center@kcmo.org, or by going on line to www.kcmo.gov/311. If you do not get the results you expect, let us know. While the authority of the HOA in these matters is limited, perhaps our follow-up or input can help yield positive results.

A reminder that 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 another 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 - please clean up after your dogs (bag & trash it)! DO NOT leave your bags in other neighbors' yards or common areas, either. It doesn't matter the size of the dog, droppings are droppings. Besides being considerate, it will help prevent the waste from getting into our wastewater treatment systems (which are not designed to filter dog waste).

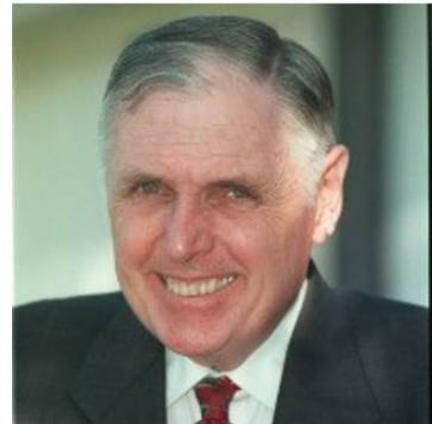
Past Mayors of Kansas City Once Called Verona Hills Home

By Diane Euston, historian

William S. Gregory



Bob Lewellen



Today, you can't turn your TV on without hearing local political advertisements for upcoming elections. The people we see in television ads running for office sometimes seem as if they don't understand our backgrounds and what it's like to live in our neighborhood. Interestingly enough, the land where you now live has been a host to several politicians in the past who took their hand running for the highest office in the City - Mayor.

William S. Gregory

William S. Gregory (1825-1877), was a resident of the blossoming town of Kansas City in 1844 at only nineteen years of age, after leaving Kentucky. He was a man who made his own way after being orphaned as a child. He and his brother originally settled in the East Bottoms and opened a grocery store on the levee. In 1846, he married his first wife, Eliza Wade, daughter of Col. Samuel B. Wade.

Even before entering politics, he was expanding his grocery business way down south and into the town of New Santa Fe on State Line. In the early 1850s, Gregory bought a large parcel of land that now encompasses the Timber Trace and Blue Hills subdivisions. On the state line, he opened a grocery store to serve travelers on the Santa Fe Trail. For whatever reason, he and his father-in-law, Sam swapped farms in 1851. Gregory and his wife moved to 5th and Locust, and when Eliza died, Gregory chose to bury her on the farm just a few blocks south of Verona Hills. Their children were also buried there.

A member of the Whig party and a pro-slavery man, William S. Gregory ran for office; in 1853, he was elected as Kansas City's first Mayor. He developed the city's first charters and laws. Ten months into his term, it was "discovered" that Gregory lived east of the city limits - a requirement of the mayor written in the city charter - that he wrote. This made him ineligible as Mayor, so Dr. Johnston Lykins took over and completed his term. Kansas City's first Mayor once lived and ran a business blocks away from Verona Hills. 71st St. was renamed "Gregory Blvd." in the 1930s to honor Kansas City's first Mayor.

Turner A. Gill

Marcus Gill, father of Turner A. Gill (1841-1919) left Kentucky for Jackson Co. in 1854. They settled on land that stretched from about Barstow (north) to Santa Fe Trail (south), State Line (west) and just past Wornall Road (east). His land encompasses all of Verona Hills today. Turner left home to fight for the Missouri State Guard under Gen. Sterling Price at the outbreak of the Civil War and fought in battles such as Lexington. After the Guard disbanded in 1862, 22-year-old Turner Gill entered the Confederate Army and fought at the Battle of Corinth. He was made a 2nd Lieutenant of Company A, 6th Missouri Infantry. He fought at Vicksburg, and after surrendering there, he headed back to Missouri and kept on with the fight by joining Gen. Jo Shelby's Missouri Calvary where he was promoted to captain. He fought only miles from his home at the Battle of Westport.

After the war, Turner studied law at Kentucky University and then began a practice in Kansas City. He married Lizzie Campbell, the daughter of one of the founders of the city. He felt drawn to politics due to his interest of the "community in which he lived" and he "was willing to do his part to secure good government." The city was in debt after the war and was close to bankruptcy. Turner helped rewrite the city charter in order to eliminate the debt; he was selected to visit the capital to urge the legislature to pass the charter. Even with the protests surrounding it, Gill was able to get the charter passed.

He was elected Mayor in 1875 under the Democratic ticket "by a handsome majority" even though the Democratic paper, the Times, vehemently opposed him. He was able to lower taxes and aided in implementing the new charter. After being elected a second term, Mayor Gill refused to run again due to the tensions largely created by the main media at the time- the newspapers. Even though he lived in Kansas City, Turner still owned a piece of his father's farm in current-day Verona Hills.

Bob Lewellen



Not every race run for Mayor was successful, but the career and devotion of one Verona Hills man named Bob Lewellen (1937-2011) includes some impressive contributions to Kansas City. Raised in Northeast KC, Bob went to Rockhurst College and started in the business world. He married Ruth Ann and had three boys. He first worked at WDAF-TV and became Production Manager and Stage Director. He also did work for national networks, including being an on-field manager for TV networks at the Chiefs' home games.

In 1971, Bob moved his family to a house on Santa Fe Trail in Verona Hills and shortly thereafter became a political servant of Kansas City. He started on the Planning Commission in 1983 and was then elected to two terms on the City Council from 1983 to 1991. Locally, he helped found the Historical Society of New Santa Fe and successfully stopped JC Nichols' plans of building a grocery store at the site of the New Santa Fe Cemetery.

In 1991, Bob campaigned for Mayor against Cleaver and narrowly lost in that election. Bob was appointed by Kay Barnes as a Commissioner to the KC Parks and Recreation Board. He served from 1999 to 2007, including for a time as Chairman. He was instrumental in the development and renovation of the Liberty Memorial and the World War I Museum along with privatizing the Zoo.

Today, Bob's three sons continue the Lewellen legacy, and one of his sons, Joe, serves you today as the Secretary of the Verona Hills Homes Association. Bob and his wife Ruth Ann are buried at the New Santa Fe Cemetery. For more on the history of this area, go to <https://newsantafetrailer.blogspot.com/>.

Who knows when the next mayor of Kansas City might be a neighbor in Verona Hills, but for a small patch of real estate in South Kansas City, politics seem to be a common passion throughout history?

Any Ideas For Upcoming Newsletters?

Have any history about Verona Hills? Know any celebs in the neighborhood or anyone with interesting stories? Any topics of interest you'd like to see covered? PLEASE email us with any suggestions: info@veronahills.org. It's your newsletter so let's cover your stories/content!!

Advertise Your Company or Services in Upcoming Issues

These are the folks who elected to advertise in the newsletter. A big thank you as this helps offset some of the costs for printing and distribution of the Newsletter. If you are interested in advertising in future Newsletters, please email <mailto:info@veronahills.org>.



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Summer/Fall 2018 Newsletter

Pictures Taken At A Recent Block Party In Our Neighborhood...

