

VERONA HILLS NEWSLETTER

WINTER 2008/2009

LETTER FROM THE PRESIDENT

First, I would like to thank those of you who took time out of your schedules to attend our annual Verona Hills Meeting. From the large turnout, it seems as though it went very well. I would like to thank Brent Parsons of the Kansas City Police Department's South Patrol for enlightening us on very simple measures we can take to help secure our homes and cars. He stressed the importance of keeping your garage door closed to deter theft. I would also like to thank Gene Turner for informing us on how easily our identities can be taken and how to help prevent this horrible crime. For those of you who had watches and billfolds taken by our expert, Mr. Turner, we now are aware of how easily this is performed and how sometimes the billfold may be returned only to find that the credit card and/or social security number have been taken.

The numbers are being crunched to see where we are regarding the budget for the monuments. We have seven remaining to complete and will hopefully be resuming this project in the spring.

Throughout the fall, I received some disturbing phone calls regarding the manner in which some homeowners are disposing their leaves. Many were blowing the leaves into the streets which lead to congestion and problems with the sewers. Another popular dumping area has become Migliazzo Park. Please use the large brown leaf bags and let's keep our neighborhood and park clean.

And finally, don't forget to pay your homeowners dues. This is the only source of income we have to continue to beautify Verona Hills which, in turn, helps increase the value of our homes.

Thank you.

Paul Redmond

BOARD OF DIRECTORS

President - Paul Redmond 943-0633
Vice President - Jim McDowell 942-0584
Treasurer - Ted Richards 941-6244
Secretary - Donna Tulipana 941-7318
Director, Security - Phil Paschang 942-7517

Director, Communications - Nancy Rusch 942-7659
Director, Grounds Maintenance - Sue Fahey 942-0117
Director, Snow Removal - Bill Venable 699-8380
Neighborhood Compliance - Jennifer Koenig 941-4486
Director, Events - Tina Cotton 942-4044

KEEP US POSTED

Let us know what issues you want your neighborhood Board of Directors to address. Contact any of the Board members or email your thoughts and/or questions to predmond@kc.rr.com.

FINANCIAL REPORT

Our current Homes Association Financial Statement is enclosed in this newsletter.

Please contact Ted Richards if you have questions, comments or concerns regarding our finances.

ANNUAL HOME OWNERS DUES

Mailings were sent out in the early part of June for your 2008/2009 Verona Hills Homeowners dues. Hopefully, you have paid yours by now. However, we do still have approximately 200 of our 750 homes still unpaid for the year. We will continue to track these dues.

We now have 11 homeowners who are delinquent on their dues for more than a year and we have standing liens filed against their properties. We continue to try to work with these homeowners to obtain payment. Balances owed range from \$300 to \$1100 for a total of about \$7700 in delinquent dues. Below are the addresses of those past due residents:

11705 Summit
800 Santa Fe Trail
801 West 114th Terrace
117 West 119th Street
11724 Wyandotte
317 West 116th Street
707 West 114th Terrace
11805 Central
11907 Glen Arbor Terrace
11719 Washington
11703 Jefferson

We strongly encourage these homeowners to contact HACCD at (816) 523-2440 to make payment arrangements immediately as interest and fees continue to accrue on balances due.

COMMON AREA UPDATES

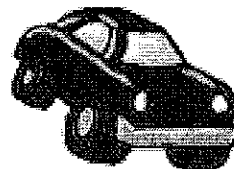
We continue to look for common areas that are past their prime and need to be reinvigorated. We like to get the direct involvement of the homeowners around the common areas to help with some basics when there are new plantings. Please let us know if there is a common area you think needs some attention by calling Sue Fahey at (816) 942-0117.

SNOW REMOVAL

Winter weather has arrived! As a clarification, Verona Hills Homes Association has contracted with an independent snow removal service. Pursuant to the contract, snow removal begins when snowfall amounts exceed three inches. The contract ***DOES NOT*** cover ice events regardless of accumulation. Verona Hills Board Members cannot override these regulations. Therefore, please do not contact them. Because there are more than 750 driveways in our neighborhood, each resident is responsible for clearing their own driveways including the approach to the street. Should you find your street in need of salt, sand or plowing, you must contact the **City of Kansas City's Action Desk at (816) 513-1313 or 3-1-1** and ask for information about snow removal.

FREE PARKING

Please remember that parking your car in the street creates difficulty for snow removal equipment, fire trucks and ambulances – especially at night. While in some situations it cannot be helped, please use available space in your garage or driveway first. Think about a snowplow trying to get through before you park your car on the street. Thank you for doing what you can to help us keep our streets clear and our neighborhood safe and attractive.

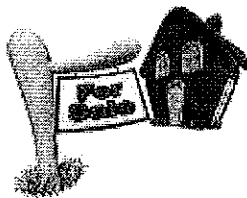


Cars parked in the same spot on the street for more than 48 hours may be reported to the city as a nuisance. Contact the Action Desk at (816) 531-1313 or just dial 3-1-1.

TO SELL OR NOT TO SELL...THAT IS THE QUESTION

While the country is currently experiencing a slump in the housing market, Verona Hills sales seem to be picking up.

As of January, 2009, there were a total listing of 11 properties in Verona Hills. The low price is 234,000 and the high is 370,000 with an average price 294,000. In 2008, we had 10 home sales. The low price was 186,000, the high was 332,000 with an average price 250,400. Neighborhood values were down slightly from previous years but the Kansas City market is holding it's own, compared to the rest of country. Showings in our area have almost tripled from December, 2008 to January, 2009. We should see lots of buyers finally getting off the fence and making the move they have been putting off, as interest rates are at an all time low. Many experts expect a buyer's market to shift to a seller's market in mid to late 2009, as economy recovers and stimulus plans for buyers are taken advantage of. Verona Hills continues to show well.



To help make your home more appealing to prospective buyers, it's time for holiday decorations to come down. Additionally, yards need to be kept free of fallen limbs and debris. Even in winter, homes can be kept up to provide our positive street appeal! This information is courtesy of Judy Shearman, Prudential Kansas City Realtors.

TALKING TRASH

In the fall of 2008, the City of Kansas City made changes in their bulky item pickup service. They have made the transition to an appointment-based collection system. Following is a recap of these changes:

- Call 3-1-1 or (816) 513-1313 to schedule an appointment
- Appointments must be made at least 48 hours in advance of pickup
- Collections will not be made without an appointment
- Bags and boxes will not be accepted (use regular trash).
- Items must meet guidelines for large item collection

Remember, this service does not accept commercial or business trash or waste materials, including trash or waste from businesses conducted in or from a residence. For a complete listing of what items the City will accept and will not accept, please go to their website at www.kcmo.org/trash.

CRIME REPORTS AWARENESS



Just a reminder that Kansas City Police Officials have launched a free service which maps crimes committed in our area. Go to www.crimereports.com or www.kcpd.org to view these reports.

Enclosed with this newsletter are Personal Safety and Crime Tips to help avoid crime in our neighborhood. These great tips were provided by Officer Brent Parsons of South Patrol.

VERONA HILLS DIRECTORY



The additions/corrections card we included in our new directory has been a tremendous success. Thanks to all residents who have updated us on your information. If you have not already done so, please take a moment to review your information in the current directory and if any changes need to be made, fill out the orange postcard located in the back of the book and mail right away. This will help ensure our directory is as accurate as possible. With our new telephone alert system in place, it is crucial that we have correct phone numbers for our residents so everyone can receive important information about our neighborhood.

#330 VERONA HILLS HOMES ASSOCIATION
Income Statement
December 31, 2008

	<u>Current Period</u>		<u>Annual</u>	<u>Budget</u>
	<u>Dec '08</u>	<u>Year to Date</u>	<u>Budget</u>	<u>Balance</u>
REVENUE:				
Base Assessment	\$ 0.00	\$ 111,750.00	\$111,750.00	\$ 0.00
Interest on Investments	1,432.49	2,166.18	1,000.00	(1,166.18)
Interest on Assessments	59.98	637.58	1,000.00	362.42
Other Income	0.00	0.00	0.00	0.00
Social Activities Income	0.00	564.00	0.00	(564.00)
Total Income	1,492.47	115,117.76	113,750.00	(1,367.76)
EXPENSES:				
Administration	508.82	3,561.74	6,200.00	2,638.26
Annual Meeting	0.00	3,239.47	4,000.00	760.53
Other Services	0.00	702.15	2,000.00	1,297.85
Insurance	0.00	0.00	425.00	425.00
Legal Fees	0.00	68.29	2,000.00	1,931.71
Common Area Maintenance	0.00	21,174.28	45,000.00	23,825.72
Capital Improvement	0.00	0.00	60,000.00	60,000.00
Postage	12.60	1,799.85	5,000.00	3,200.15
Meetings	0.00	20.35	50.00	29.65
Snow Plowing	0.00	0.00	10,000.00	10,000.00
BBQ	0.00	2,244.58	2,000.00	(244.58)
Easter Egg Hunt	0.00	0.00	1,000.00	1,000.00
Movies in the Park	0.00	140.22	1,500.00	1,359.78
Garage Sale	0.00	733.81	700.00	(33.81)
Newsletter	0.00	589.26	1,750.00	1,160.74
Directories	0.00	0.00	3,000.00	3,000.00
Stationery & Supplies	0.00	0.00	300.00	300.00
Telephone Alert	0.00	0.00	500.00	500.00
Security Service Fees	0.00	5,000.00	4,000.00	(1,000.00)
Real Estate Taxes	0.00	0.00	60.00	60.00
A/R Written Off	0.00	0.00	5,000.00	5,000.00
Other	41.99	369.17	1,000.00	630.83
Total Expenses	563.41	39,643.17	155,485.00	115,841.83
Net Income/(Loss)	\$ 929.06	\$ 75,474.59	\$ (41,735.00)	

#330 VERONA HILLS HOMES ASSOCIATION
Balance Sheet
December 31, 2008

ASSETS

Cash in Bank	\$ 88,688.02
Certificate of Deposits	51,405.14
Accounts Receivable	10,416.64
Deposits with HACCD	<u>7,500.00</u>

TOTAL ASSETS \$ 158,009.80

LIABILITIES

Accounts Payable--HACCD	<u>563.41</u>
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TOTAL LIABILITIES 563.41

RESERVES

Retained Earnings	81,971.80
Current Earnings	<u>75,474.59</u>

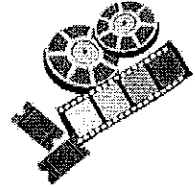
Total Reserves 157,446.39

TOTAL LIABILITIES & RESERVES \$ 158,009.80

COMMUNITY EVENTS

MOVIES IN THE PARK

Movies in the Park was once again, a huge hit this summer. On July 12, we showed Grease on a giant inflatable screen from Backyard Features. Families from the neighborhood brought chairs, blankets and enjoyed the really nice weather and a great show! A big thank you goes out to Phil and Sue Lanyon for letting us "borrow" their electricity once again. Also, a huge thank you to Paul Redmond for the use of his generator and his son, Spencer and all of his friends who helped pass out popcorn all night long. We are tentatively scheduling next year's Movies in the Park for September 12th to take advantage of it getting dark earlier. This way, we can start earlier and spend more time with our neighbors. We will keep you posted.



BARBEQUE IN THE PARK

Barbeque and jazz was another big success in late September. Thanks to Becky Mullen who put together this event for us again this year. She does such a great job and always does it with a smile on her face! Mike McGlenn and his dad deserve a round of applause; their music entertained the entire crowd. Smokestack catered and it was a good time enjoyed by all. Becky even provided worms for all the fisherman in the crowd. We will be changing this event this year. It will be our "Neighborhood Picnic" and it is tentatively scheduled for July 4. We will have a parade immediately followed by the picnic. Keep your eyes out for the flyer with details for this party!

GARAGE SALE

Once again, our annual neighborhood garage sale was very successful. Thanks goes out to Kathy Venable for taking over the planning of this very popular event.

EASTER EGG HUNT

The next big event in the works is our annual Easter Egg Hunt. Kim Gordon has accepted the duty as "head bunny" and we know it will be great. We will be changing some of the details of this year's event. This is tentatively scheduled for April 4, and will now be an afternoon hunt hoping that it will be warmer for our little egg hunters. This will enable us to do some new things entirely so be looking for the flyer with all the details. We are really looking forward to another very successful and candy filled hunt.



In order to keep people connected with their neighbors and to remind our residence of the wonderful park we have in the middle of our neighborhood, we are working hard to come up with some new events this year. Here is a tentative schedule of some new...and long-standing favorite events for Verona Hills:

- April 4: Easter Egg Hunt
- July 4: 4th of July Parade and neighborhood picnic (coordinator needed)
- September 12 Movies in the Park
- October: Haunted Park (coordinator needed)
- December: Sleigh Ride to see neighborhood lights (coordinator needed)

We are always looking for neighbors to help us with our many neighborhood events. Commitments can range from chairing the event to simply helping with set-up or clean-up. Please contact Tina Cotton if you have any suggestions, questions or would like to help out with any of these exciting events. You can reach her at (816) 943-4044 or tcotton1@kc.rr.com. Get involved, it's great fun!

CLEANING UP

The Great American Cleanup will be underway March 1 - May 31. During this time, volunteers pick up trash, rake and refresh public gardens, plant trees, shrubs and flowers in parks, hold recycling events and generally spruce up our shared living space. Keep Kansas City Beautiful, a local affiliate of this organization, will help our neighborhood organize a cleanup effort by providing tools, supplies, large recycle bins, safety advice and a step-by-step manual on how to plan, promote and stage a cleanup event. Anyone interested in helping organize this event for Verona Hills, please contact board member, Nancy Rusch.

February 2009 Newsletter



Verona Hills Homes Association
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