

# Verona Views



WINTER/SPRING 2015 • VERONA HILLS HOMES ASSOCIATION

## Letter from the President...

Since most people missed this past year's annual meeting (conflicted with the 7<sup>th</sup> game of the World Series), I thought it would be worthwhile to summarize the activities of the Board of Directors this past year:

- \*PIAC funds - approved: \$246,491, allocated for the exercise and walking trail; \$386,100 for the playground equipment and additional seating. The entire project fully funded by the City, totaling \$632,591.
- Little free library at the Park
- Extra mowing at the Park between the City's mowing
- \*Investigation of Geese relocation from the park
- \*Fire hydrant painting
- \*"Gang" mail box painting & repair
- \*Common Area sidewalk replacement
- Repaired and refreshed ten additional common area islands adding statues, replacing overgrown planting over 40 years old (continuation of other locations, provided we get volunteers to water)
- Service Day tree trimming, 25 volunteers spent over 4 hours each trimming trees along the Street parkways.
- EAB-all trees in the parkway treated by the city; 75 others by homeowners
- Holiday wreaths at entry monuments on Wornall and State Line Rd
- Santa Fe Cemetery donation of \$750.00 one dollar for each VH resident
- Website and Newsletter format - updated
- Calling list and email databases - updated
- New security contractor (Titan): multiple patrols every day, random patrols, visible presence, special emphasis patrol, better accountability
- 19 fruit baskets delivered to new residents, along with a packet of information and the Directory since the beginning of the year (2014)
- If we don't have your e-mail address or phone number, please provide it! If we don't have it, you'll miss out on announcements such as: neighbor alerts/news, trash delay, events, brush pickup, snowplow issues, etc.

\*Board approved - to be completed Spring, 2015

## Board of Directors

### Ed McHardie

President  
674-3939

### Steve Stoecker

Treasurer  
942-3327

### Joe Lewellen

Secretary  
721-7190

### Ross Nigro

Security  
753-4830

### Cathy Stoetzer

Communications  
941-2629

### Anne Parelkar

Events  
870-489-2884

### Bill Munninghoff

Common Areas  
941-7543

### Ben Lizak

Public Works  
941-3968

### Steve Emke

Compliance/Covenants



## WE NEED YOUR HELP TO HELP YOU!!

This Spring, we will be printing and distributing our 2015-16 Verona Hills Homes Association Directory. We have struggled to keep this Directory comprehensive and accurate and without your help, we cannot do this. Since the last Directory was published (2013), we've had over 100 new families move out and in. The only information that's provided by the Title Company is the Owner's name and the Property's address. Up until this past year, a welcome packet, including the Directory and a form (to be completed and returned to us requesting the occupant's phone number and e-mail address if applicable), was mailed to the home. Beginning last year, I visited each new resident with a fruit basket and the packet and asked each to be sure and complete the form and get me their information. While everyone promised to do so, only about half returned it. I changed my strategy and waited at the door until new residents filled out the form and handed it back to me – 100% cooperation. In addition to new residents, a number of families switched their internet service from Time Warner to Google Fiber, changing to a new e-mail address, but forgetting to inform us. Residents have dropped their landlines and have not provided their new phone number for our telephone blasts (and directory). Help us reach you!

If you do not want your phone number published (e-mail addresses are not in the directory), all we ask is that you provide the information to the Board of Directors who will see that the information is not published nor shared with anyone.

We communicate news and important information to our neighbors periodically by e-mail or phone blasts. If you're not receiving these messages, it's only because we have inaccurate contact information for your household. Typical announcements would be trash pickup delays, Verona Hills upcoming events, or general announcements pertaining to VH residents without being too frequent or annoying. You may call or e-mail either [me](#), our [Communication Director](#) or [Secretary](#) whose contact information is in the right column of the Newsletter (and, also, on the website).

## NEW TO THE BOARD...

Doris Holderness has completed her three-year term as Events Director. Doris has been a truly beneficial member of the VH Board of Directors and will be greatly missed. Doris has agreed to remain active in Board activities by heading the committee which addresses the approved PIAC projects at Migliazzo Park. We welcome Anne Parelkar who is replacing Doris as Events Director. Please make note of this in your Directory. Anne's contact information is listed on this Newsletter's first page.

## IN THE NEIGHBORHOOD:

Easter Egg Hunt is just around the corner! See the "Events" section of this Newsletter for more details.

July-December shows 19 homes sold with a price range of \$194,000-\$335,000. Average sale price: \$260,000 and average price per square foot: \$83. Average days on market: 64. Keep up those property values!

## 50 YEARS YOUNG!

The organizational meeting of the VHA was held on April 29, 1965. 45 members attended and after some discussion, an annual budget of \$3,045 was established for the Homes Association. From 88 home sites in the first phase of the development, Verona Hills has grown into a thriving 750-home neighborhood. A brief history of our development will be included in the Directory to be published this spring.

## STAYING IN TOUCH –

Get your contact info updated and watch for the upcoming directory! Don't forget to check out our website: [veronahills.org](http://veronahills.org)

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: <https://nextdoor.com/>

## NEW TO THE 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 Homeowners Association, to new residents of VH. They were 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. Some of you may have not yet received a visit if you've moved in since November 2014. I'll be meeting you soon!

Ken & Hilary Bias	11619 Glen Arbor Terrace
Kent & Ryan Welch	11825 Madison Ave.
William VonWolf & Andrea Walker	729 West Santa Fe Trail
Nicholas & Jill Schweiss	11946 Avila Drive
David & Jennifer Gilbert	11715 Avila Dr.
Kent & Paige Duty	908 West 120 <sup>th</sup> Terrace
Joe & Ashley O'Connor	11609 Pennsylvania
Jee & Jane Kim	11824 Central
Christopher & Kristen Gaughan	708 West 115 <sup>th</sup> Terr.
Dawud Hasam & Raegan Buatte	12100 Summit
Dave & Renee Bednarczyk	11615 Summit
Adam Foisey	735 W Santa Fe Trl
Robert Bartman	711 West Santa Fe Trail
Liam & Anne Cahill	12108 Madison Court
Katherine Barnett	11324 Jefferson
Adam & Lisa Caine	11607 Summit
Joseph Williams	11724 Wyandotte
Harold & Judy Haines	11206 Jefferson
Scott & Deborah Scheller	11400 Summit
Chris & Aubrey Diaz	712 West 112th Street
Karen & James Becker	824 West Santa Fe Trail
Andrew Applequist	12132 Jefferson Court
Edward & Patricia Aalseth	12109 Summit
Steven Spicer	11821 Madison Avenue
Joseph & Carrie Baer	500 Avila Circle
Marilu Foster	322 West 119th Terrace
Trevor Lewis	634 Santa Fe Trail

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.



**PAST PRESIDENTS**

Having served five years on the Board of Directors and serving this past year as President has made me realize how difficult and time consuming the position is. Because of the time the Past Presidents put into Verona Hills, the leadership and nuisances they had to deal with, without any reward except their own personal satisfaction, I thought the least, we as a Home’s Association, could do was recognize our past Presidents with a Plaque to express our gratitude. I was pleased our Board agreed. I thought it would be best to personally and publically recognize the past Presidents at our 2014 Annual Meeting, which we did for those able to attend.

Below are the names and years served by the Verona Hills Homes Association Presidents:

<b>President's Name</b>	<b>Years Served</b>		
Ed McHardie	2014-15	Nels Lingren	1987-89
Joe Davidson	2012-13	Jim O'Sullivan	1986
Phil Paschang	2009-11	Mary Nell Currie	1985
Paul Redmond	2007-08	Jim Tomlinson	1985
Jennifer Koenig	2006	Don Dunaway	1984
Cindy Sullivan	2004-05	James Browning	1983
Greg Baker	2001-04	Norman LaMarre	1983
Robert Easley	2000	Ann O'Hare	1981-82
Thomas Brusnahan	1997-1999	Carl Migliazzo	1980
Christi Paschang	1996	C.H. Bledsoe Jr	1976-79
Don Brain	1995	Frank Hopfinger	1974-75
John Hess	1994	James E. Taylor	1968-73
Robert Gardner	1993	Fred Miller	1967
Jim Tiehen	1992	James Jouras	1966
Alan French	1990-91	Donald Sawyer	1965

**FEEL GOOD STORY IN VERONA HILLS...**

In the first week of December, a neighbor who had recently moved into our neighborhood, four doors away from me, came to my home. (knowing I was the President of the Homes Association), asking if there was any way we could help her mother find her lost cars keys and key ring. She and her mother had just completed a walk around our neighborhood; when her mother was getting ready to leave, she realized she had lost her keys during their walk. They of course retraced their route without any luck in finding the keys. I suggested we post an alert on the neighborhood news website, Nextdoor, to see if anyone saw or recovered the keys. Our Communications Director posted the information and asked that people contact her so that the keys wouldn’t get in the wrong hands and could be returned to the owner. For two months, nothing was reported. I was looking at the Nextdoor website and saw that someone had found the keys and described them so I knew who they belonged too. I contacted Donna Tulipana who had posted the find so that I could pick the keys up and return them to the owner. After numerous roadblocks in contacting Donna who had moved from one Verona Hills home to another and not having an update of her address or phone number (plug here for updating your contact info!), I had to once again turn to Nextdoor to send her a private e-mail. Donna explained to me that she didn’t take the keys but saw them “hanging on a post.” I



asked where and what kind of post and she had a hard time describing this post. She told me I could find them on Minor between Pennsylvania and Glen Arbor Terrace, on a post. Having the attention span of a four-year-old, all I remembered was Pennsylvania and Glen Arbor Terrace. After driving up and down those streets and all around that area looking for this post for about an hour, I decided to call Donna back and ask her to retrieve the keys and I'd pick them up from her. She agreed and I asked her one last time where this "post" was. She repeated to me that it was on Minor between Pennsylvania and Glen Arbor Terrace. As she suggested, I parked my car and walked on the north side of Minor from Pennsylvania toward Glen Arbor Terrace, looking for this mysterious post. Just as I was nearly at Glen Arbor Terrace, I found the keys!!! What Donna was referring to as a post was actually a 1" by 1" piece of wood in the ground with a hook screwed in to hang the keys. In Donna's defense I wouldn't have known what to call it either! Someone went through a lot of trouble sticking the wood in the ground next to the sidewalk with a hook in hopes of the owner finding them. I later found out that when they, Jim and Judy Budde, first found the keys, they taped a sign on a utility pole on Minor announcing the find.

I delivered the keys to the owner who was ecstatic that they were recovered two months after being lost. How great are the neighbors in Verona Hills?!!! I can't express how grateful I am for people like Donna Tulipana and Jim and Judy Budde for going out of their way to help a neighbor. Makes me proud to be a resident of Verona Hills!!!

P.S. If you haven't heard of the neighborhood website Nextdoor, give me a call and I'll tell you about it. It is in no way affiliated with the Verona Hills Homes Association but VH is a neighborhood within its system and there's no cost to members.

## EVENTS

Easter will be here before we know it! Our annual Easter Egg hunt is scheduled for Saturday, March 28, 2015. We hope everyone will come out and bring their little ones for a fun morning filled with Easter Eggs, the Easter Bunny, hot chocolate, and your neighbors. The Easter Egg hunt is open to all Verona Hills children and grandchildren ages 10 years or younger and will start in Migliazzo Park at 10 a.m. Remember to have your kids bring their Easter basket with them.

Even if you aren't bringing a "hunter," please stop by and enjoy the hot chocolate, coffee, donuts, and fun. There will be door prizes given away and it's a great time to get to socialize with neighbors, new and old.

Please R.S.V.P. to [Anne Parelkar](mailto:Anne.Parelkar@veronahills.org) at 870-489-2884 or [info@veronahills.org](mailto:info@veronahills.org) so we can ensure there are enough refreshments for everyone. Additionally, if you'd like to volunteer to stuff eggs or help out the day of the event, please contact Anne and let her know. Any help is appreciated, whether you've volunteered before or not. In the event of inclement weather on March 28, the Easter Egg hunt will be held the following Saturday, April 4, 2015, same time and place.

We will also have our usual events later in the year, including the annual Garage Sale, Fall Festival, and, of course, the Annual Meeting with dates to be announced. If there are other events you'd like to have as options, please feel free to suggest them to me. Additional and updated information can always be found on [www.veronahills.org](http://www.veronahills.org).

## SECURITY

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. This will prevent many of the opportunity crimes that occur in our neighborhood and these routine precautions will minimize the chance for unsavory folks to commit a crime.

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 and 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.

The best way to prevent crime is for us all to look out for our neighbors and not hesitate to contact the police upon seeing anyone or anything suspicious.

Overall, our neighborhood is 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, we cannot combat it. Please report 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.

## COMMON AREAS

During calendar year 2014, ten common areas received upgrades or changes. These changes included removal of overgrown or dead plantings, new plantings, replacement of missing or damaged statues, tree trimming, etc. All the Ash trees in the parkways were treated for the Emerald Ash Borer by a subcontractor for Kansas City. In addition, approximately 80 Ash trees on private properties were treated for the EAB. Migliazzo Park continued to be maintained by the city with regular mowings during the growing season. Arbor Masters was the contractor charged with the mowing and trimming of the common areas in 2014. They will continue in this capacity during 2015.

Going forward, plantings of native grasses in some of the common areas will be a priority for 2015. Not only will this approach be environmental friendly but will enhance the beauty of the common areas. It is our goal to make significant upgrades to 5-7 common areas each year. Some of the common areas have plantings that are over 30

years old, resulting in overgrown or vegetation which is barely alive. If you wish to help in the renovation of the common area near your home, please email me, [wmunninghoff48@gmail.com](mailto:wmunninghoff48@gmail.com). This assistance will mainly consist of watering newly planted shrubs, grasses, etc.

Most of our homeowners keep a litter-free property. On trash day, recycling material may blow from your recycling container at the curb. Please make an effort to pick up this material if this occurs, especially if the material blows in your neighbor's yard or down the street. Finally, someone is in the habit of discarding beer cans and bottles into our yards. Probably in every case, the homeowner did not throw the trash into their yard. Regardless, please pick up and recycle or dispose of this litter in order to keep our neighborhood beautiful. This will help to maintain the value in your home and our neighborhood.

## PUBLIC WORKS

Public Works Director, Ben Lizak, hopes to achieve the following objectives in 2015:

- Oversee the replacement of defective concrete in common areas throughout Verona Hills.

Common areas include sidewalks, islands walkways, corners, curbs, and step downs, clearly not belonging to adjacent property owners. In the interest of safety -- and knowing that repairs are unlikely to be made otherwise -- the Board has elected to hire a contractor to replace instances of cracked, crumbling, uneven, and/or missing concrete in these common areas. The work will begin this Spring or Summer, following selection of a qualified contractor. We will try to partner with a contractor who will extend discounts to residents interested in replacing defective concrete on their own properties. Stay tuned for more info.

- Continuation of the fire hydrant repainting project.

The Homes Association will continue to distribute city-provided hydrant paint - we just need volunteers! This is a good project for scout troops seeking service credits or residents who just want to help beautify the neighborhood. Please contact Ben Lizak at [ben.lizak@gmail.com](mailto:ben.lizak@gmail.com) in the Springtime for more information.

- Complete a competitive bid (RFP) for snow removal and ice treatment services.

We want to ensure that the Homes Association is getting market-best pricing for our snow removal and ice treatment services, select a provider that provides us the most value, and execute a solid service contract.

## PIAC (KANSAS CITY, MO PUBLIC ADVISORY COMMITTEE) NEWS

The primary function of the Kansas City PIAC is to solicit residents input and make recommendations regarding both the citywide and neighborhood portions of the city's capital budget.

One current Board Director and one former Board Director from the Homes Association, along with some other residents, have been working with the KC Parks & Recreation Department to make recommendations for



improvements to Migliazzo Park using PIAC funds allocated in calendar year 2014. The city has recently selected a bidder for the next round of projects with construction beginning this Spring.

Park improvements with the most recently allocated funds include: extending the walking/jogging trail, installing new exercise equipment at various points along the walking/jogging trail, adding a bay of swings for infants (near the existing swing set) and adding additional picnic tables.

### THE MIGLIAZZO PARK LITTLE FREE LIBRARY

The KC Parks & Recreation Department, in collaboration with the Homes Association, recently installed a Little Free Library at Migliazzo Park.

We hope the Migliazzo Park Little Free Library serves as an enjoyable gathering place for families, neighbors, and friends to explore new and exciting books!

The Migliazzo Park Little Free Library is a “take-a-book, leave-a-book” library. Feel free to make a book donation to the library at any time by placing your books in the library or dropping them off with library curator and Verona Hills resident, Meghan Macy, at 11900 Pennsylvania (2 houses North of the park).

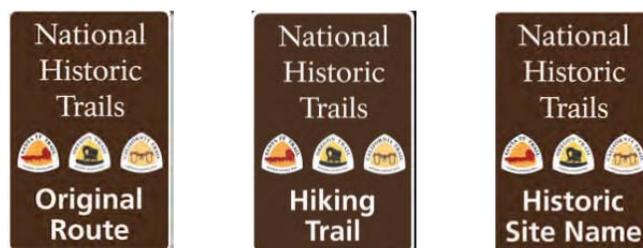
Our library is on the National Registry (Charter # 19089) and is just the second registered Little Free Library in the South KC Metro Area! Please “like” our Facebook page at [www.facebook.com/migliazzoparklfl](http://www.facebook.com/migliazzoparklfl).

## National Historic Trails Local Tour Route Signs...Coming Soon

On Friday, December 23, 2014 a meeting was held at the offices of the Kansas City Missouri Parks Department. Attending were representatives of Oregon-California Trails Association, Santa Fe Trail Association, KCMO Parks and KCMO Public Works. Final steps were taken for installing the National Park Service local tour route signs from 83rd and Blue Ridge continuing on to the MO/KS State line at New Santa Fe. The installation of these signs will be completed in 2015. This will complete the segment from Upper Independence/Wayne City Landing, thru Sugar Creek, Independence, Raytown and on to the State Line. The signs are provided by National Park Service grants to the Oregon-California Trails Association and Santa Fe Trail Association.

This is part of a long-term project that will eventually mark the trail from Franklin, MO to Santa Fe, NM. In addition the project will include the marking of the Oregon and California National Historic Trails from Independence to the west coast. Last year the Santa Fe Trail Association completed the marking of the Santa Fe National Historic Trail in Lafayette and Saline Counties in Missouri.

There are one dozen proposed markers in our immediate area that will dot Santa Fe Trail from Holmes Road, along the Avila University Campus to State Line.



## Advertise Your Company or Services in Upcoming Issues

The Board has been solicited extensively in the past by our vendors and residents to promote their businesses. In order to subsidize the cost of production, printing and distribution of the newsletter, we have elected to start offering black & white business card size ads (3.5" X 2") on the last page(s) of the bi-annual newsletter. Starting with the VH Fall 2015 Issue, anyone, resident or non-resident, may opt to purchase an ad(s) at an annual cost of \$100 (\$50 X 2 newsletters). Renewable yearly, prepaid and final camera-ready ad submission will be the protocol. If you are interested or know someone who would like to advertise with us, please send contact information to [info@veronahills.org](mailto:info@veronahills.org). We will be in contact with further details in plenty of time for the Summer/Fall newsletter deadline.

## 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, newsletter, directory 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 finance the annual meeting, the Easter egg hunt in the spring, and the fall festival and garage sale. 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 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 also 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 Bylaws 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 \$1,000. 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 current total amount of homeowners past due is 37, with a balance in excess of \$18,000. There are 750 homes in Verona Hills.

As of January 9, 2015, we have liens on the following properties: 400 Avila Circle; 11921 Avila Drive; 11805 Central; 11121 Jefferson Drive; 800 West Santa Fe Trail; 301 West 115th Street; 113 West 116th Street; 317 West 116th Street; 315 West 119th Terrace; 916 West 120th Terrace and 721 West 121st Street.

Our cash flow statement, for the 6 months ended November, 2014, is on our website. If, after review, you would like to discuss this financial information, please call Steve Stoecker, our Treasurer (816-942-3327), or Homes Associations of Kansas City, (913-385-2440).



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)

## Winter/Spring 2015 Newsletter

### Who Is In Our Neighborhood...

She was a former “Rosie the Riveter and helped build B-25s during WWII at the Fairfax plant in Kansas City.

She is an avid and competitive bridge player.

She is a die-hard Royals fan and rarely misses a game on TV.

On warm days, she can be found in her backyard, tending to her plants and flowers.

Drumroll, please...she is Vera Davis who has been a Verona Hills resident since she and her late husband, Floyd, built their house on 114<sup>th</sup> Terrace in 1967. We all need to wish Vera a very happy 90<sup>th</sup> Birthday!!!

Know someone who should be featured in our next newsletter? Please let us know as it's all about the strength of neighborhoods!!