

Verona Views



WINTER/SPRING 2016 • VERONA HILLS HOMES ASSOCIATION

Notes from our “newly-elected” President..

On January 5th, three new Board members began their terms of service to the Verona Hills Homes Association. I am excited to welcome Beth Sullivan, Common Areas, Steve Lampone, Migliazzo Park, and Kevin Fallon, Vice President. With the new and returning board members, our residents will be professionally served in 2016. Please remember that Board members are volunteers. They do not work for the city nor are the employees of Verona Hills.

Speaking of volunteers, I want to thank all the residents who donated their time in assisting with 2015 special events (Easter Egg Hunt, Fall Festival, Fall Service Day, Garage Sale, common area plantings, etc.) and extend a thank you in advance to those residents who will help on activities in 2016. At the time of this newsletter, we have a new Director of Events beginning post Easter Egg Hunt. Kevin Fallon (along with Bree) will head up our Events area. Thanks to the Fallons! Anne has a brand new baby girl which will be taking up a good deal of her time. She has done a wonderful job while in her Director of Events position and we thank her for her work. We wish her and Nikhil all the best!

I, also, want to thank the many residents who take great pride in maintaining their homes and keeping Verona Hills a beautiful place to live. It takes time and effort to keep our neighborhood looking good and I’m sure your immediate neighbors appreciate your extra efforts in this pursuit as well.

Residents are reminded that the speed limit on the streets of Verona Hills is 25 miles per hour. While this may seem slow to folks, there are many children living in our neighborhood. Please keep our streets safe for these precious children by watching your speed.

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

Verona Hills Comparative Market Analysis 2015

Median sold price: \$250,000
Average sold price: \$253,540
Average list price: \$260,818
Average days on the market: 90
Average price per square foot: \$96.85
Sold price range: \$180,000 - \$369,950

Board of Directors

Bill Munninghoff President
941-7543

Kevin Fallon Vice President
500-9558

Steve Stoecker Treasurer
942-3327

Joe Lewellen Secretary
721-7190

Cathy Stoetzer Communications
941-2629

Ross Nigro Security
753-4830

Anne Parelkar Events
870-489-2884

Ben Lizak Public Works
941-3968

Beth Sullivan Common Areas
547-5541

Steve Emke Compliance

Steve Lampone
Migliazzo Park
352-6809



Snow Removal & Treatment for Ice

Snow removal and treatment for ice (with rock salt and/or sand) is generally provided by the City. Sometimes, though, it takes the City longer than desirable to make their rounds or the City's focus is on the main roads rather than neighborhood streets. For that reason, the Homes Association supplements snow removal and ice treatment services with a private contractor at the HA's expense. Having a finite budget, however, we exercise discretion in determining whether and when such services are warranted. Generally, services will be performed following accumulation of at least 3-4 inches of snow. However, if necessitated by particularly icy conditions or in light of other safety considerations, services may be authorized in other circumstances.

When service is requested, our provider has committed to clearing the snow and treating the streets in a timely fashion. However, since our provider also services neighboring homes associations, please afford a reasonable amount of time for the provider to make his rounds before reporting delays. If you have any questions or concerns, please contact Public Works Director, Ben Lizak, at ben.lizak@gmail.com.

Fire Hydrant Repainting Project

Are you interested in painting some of the fire hydrants throughout the neighborhood? The Homes Association is hoping to complete the Fire Hydrant Repainting Project this Spring. We'll get you the paint. We just need you to volunteer to paint one or more fire hydrants. Again, contact Ben Lizak if you're interested.

Migliazzo Park

All PIAC-funded work efforts at Migliazzo Park have been completed! These are the completions made in 2015:

- Walking/exercise trail was extended to a significant degree
- Four exercise areas were added alongside the trail
- Four stone/concrete picnic tables were added to the park
- Sidewalk repairs were completed along Pennsylvania and Summit
- Toddler swings were added to the inventory of playground equipment in the play areas.

After completing an analysis on the dam on the south end of the park, it was determined that some minor repairs are necessary to eliminate any further, more substantial problems. The concrete repairs to the dam as well as the replacement of the handrails will take place in the spring of 2016. The bidding

IN THE NEIGHBORHOOD:

It will soon be time to celebrate the Easter Bunny! Please see the "Events" section of this Newsletter for further details.

Our new service has begun. Next upcoming pickup will be Friday, March 25th. Check the "Common Areas" section of this Newsletter for additional info.

50 YEARS and still going...

By now, you should have received the new Directory. As you may notice, phone numbers are already outdated (even at time of press). Please help us keep you updated by sending changes to info@veronahills.org.

STAYING IN TOUCH –

Don't forget to check out our website: veronahills.org

And, here's your constant reminder: if you'd like to receive neighborhood phone blasts or email blasts, please make sure we have your current contact info. We love to stay in touch!

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/>



process for this phase is presently underway and bids should be received during March. The contractor should have a notice to proceed by mid-March and the work is anticipated to be complete by early summer (weather permitting). If you have any ideas or suggestions you for future enhancements, please contact info@veronahills.org for more information on how to get involved in future PIAC initiatives.

Enhanced park maintenance will continue to be provided in the park in 2016 as it has for the past several years. It is only through the homes association contributions that this extra effort is possible.

NEW RESIDENTS IN OUR NEIGHBORHOOD...

Take a minute to welcome the new homeowners and their families who've joined us since the last Newsletter.

And, to the new residents, we are made up of an all-volunteer Board. If you have the time or interest, contact a Board member in an area that you think you might want to get involved with!

Justin & Ginger Glenn	812 West 122nd Street
Paul & Sherri Hughes	11800 Madison Avenue
Judith Spooner	806 West 120th Terrace
Derrick & Jenna Dickey	102 West 116th Street
Paige Brulatour	409 West 116th Street
James & Debra Hartman	904 West 119th Terrace
Tyler & Heather Aldridge	825 West Santa Fe Trail
Nneka Kevin-Enechukwu	12101 Summit
James & Debra Hartman	904 West 119th Terrace
James & Olivia Gena	11940 Avila Drive
Alex & Bella Kaehler	728 West 121st Street
Jeffrey & LaRhonda Falk	11717 Avila Drive
Maria Lipari & Kyle Fetters	909 West 12st Terrace
Angela Sullivan	12111 Madison Court
Todd & Molly Cowell	600 West 113th Street
Jeffrey & Michelle Oldfield	741 West 121st Street
Christopher & Kathy Woker	12104 Summit
Brendan & Jordan Wilson	11319 Summit

FEELING SECURE IN THE NEIGHBORHOOD...

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 of the thefts that occur in our neighborhood are from unlocked cars or open garages. Please park your cars in the driveway (if not in the garage), lock your car doors and close your garage doors. 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.

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. The 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 home owner. 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. 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 and we will strive to seek a remedy.

EVENTS

Easter will be here before we know it! Our annual Easter Egg hunt is scheduled for Saturday, March 19, 2016. 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 baskets 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 to give a way, and it's a great time to get to socialize with neighbors, new and old. See if you can discover who might be original homeowners since the beginning of Verona Hills (you know who you are)!

Please R.S.V.P. by March 9 to info@veronahills.org or leave a voicemail at 870-489-2884 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 Bree Fallon through the above e-mail address and let her know. Any help is appreciated, whether you've volunteered before or not. A special thanks to Bree for volunteering to head the Easter Egg Hunt this year while I am unavailable to do so!

In the event of inclement weather on March 19, the Easter Egg hunt will be held the following Saturday, March 26, 2016, 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 you have any ideas for additional events, please let us know and please consider volunteering!

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. 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, and specifically regarding nuisance and property maintenance code matters at: 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 or 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 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 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 so please clean up after your dogs!

COMMON AREAS (and new service which has already begun!)

A big thank you goes to homeowners for keeping their property tidy and attractive. Your efforts add value to our neighborhood so keep up the good work!

In 2016, Verona Hills welcomes Cameron Fiser and Monarch Lawn and Landscape to improve and maintain the common areas. We look forward to working with him on several improvement projects, beginning with the plantings at the State Line and Minor Drive monument.

The new homes association benefit is underway for the 2016 calendar year! Many homeowners enjoyed the January pickup and the next pickup will be on Friday, March 25th. Again, this is our “trial” to see if we can accommodate this new service with 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:

March 25, 2016	20 bags
May 27, 2016	10 bags
June 24, 2016	10 bags
July 29, 2016	10 bags



September 23, 2016	10 bags
October 14, 2016	20 bags
November 18, 2016	20 bags

Also a reminder 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).

There is a small group of residents who have volunteered time to assist with planting and mulch. If you have an interest in helping or have a suggestion, please reach out to Beth Sullivan at Bethmgmo@att.net. We would like to hear your ideas!

IT'S YOUR DOLLARS...

Our homes association is staffed by volunteers that oversee services funded by our homes association assessments. 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. Your Board recently added yard waste pickup to the list of services without increasing assessments. Our funds also pay 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 reduce expenses. Our assessments also 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 assessments 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 assessments 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 is added at 8% on the balance, and legal expenses incurred by the Association are included. 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. Your Board of Directors would rather spend our volunteer time (and money) providing services and improving the neighborhood than collecting delinquent accounts. Further, it is not fair to the homeowners who pay when the assessments are due. Through the end of November, 2015, 62 homeowners were past due, with a total balance in excess of \$23,000. There are approximately 750 homes in Verona Hills.

As of 11-30-2015, liens have been filed on the following properties: 400 Avila Circle; 11921 Avila Drive; 11805 Central; 101 West Minor Drive; 800 West Santa Fe Trail; 11827 Washington; 301 West 115th Street; 113 West 116th Street; 317 West 116th Street; 117 West 119th Street; 315 West 119th Terrace; 916 West 120th Terrace; and 721 West 121st Street.

Our cash flow statement for the 6 months ended November 30, 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).

Along the Santa Fe Trail

You may have noticed on the west side of the Avila University Campus along Wornall, there is a new 10-foot-wide meandering concrete pathway totaling 1500 feet. It connects the sidewalk on 118th Street from the north to Santa Fe Trail on the south. There will also be 24 new trees planted this spring. In addition to making a beautiful addition to our neighborhood, it is actually an extension of the 3-Trails Corridor. The name is taken from the Santa Fe, Oregon and California National Historic Trails which cross our area in south Kansas City, on a common alignment, thus called the 3-Trails Corridor. The "Corridor" is a part of the Metro Green Regional Trails System. We anticipate this new extension to be adopted by the National Parks Service and marked accordingly in the future. One day, the trail will make a complete loop around the campus heading down 118th Street to the east and back up Oak Street to Santa Fe Trail. The actual project is being administered and constructed with the assistance of Kansas City, MO Parks & Recreation Department.

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):

Tina Gaughan
REALTOR®

11251 Nail Ave.
Leawood, KS 66211
Cell: 816-835-3230
Direct: 913-912-3830 Fax: 913-652-8630
Email: TinaGaughan@gmail.com
Web: TinaGaughan.com

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

PO Box 481232
KANSAS CITY, MISSOURI 64148
573.889.9162

Steve Phelps
Owner

sphelps@zerorezkc.com
www.zerorezkc.com

(913) 568-6281
(816) 425-3655
520 W 103rd #198
Kansas City, MO 644T4

Joe Lewellen

PC Consultant
816 721 7109

joe@lewellen.net
joelewellen.com

A PC Consultant mentors clients of all ages to enjoy their PC experiences!

Paws 'n Motion
KC Pet Care Services

816-216-9306

CEK Insurance
Protecting what's important to you since 1931.

TJ Brennan
insurance agent
tjbrennan@cekinsurance.com
cekinsurance.com

AUTO HOME COMMERCIAL LIFE

Call your neighborhood agent today! → **816-453-8584 office**
816-507-0699 cell

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SIMPLY THE BEST

Text or Call
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913-735-0298

Accepts: Visa, American Express & Discover

GILBER VILLEDA
913-596-8735

G&M
Cleaning Services

g.m.cleaningservices@gmail.com
gandmcleaningservices.com



Verona Hills Homes Association

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

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

Website: www.veronahills.org

Winer/Spring 2016 Newsletter

What Else Is Happening In Our Neighborhood...

New Santa Fe Fun Facts

Trading stores in New Santa Fe thrived in liquor sales, which were prohibited in the Indian lands west of Missouri. The New Santa Fe settlement was founded more than 100 years earlier than Verona Hills.

Verona Hills celebrates 50 years!

Did you know... Verona Hills was one of the first neighborhoods with underground utilities?

There were only 88 home sites in the first phase?

Come to events this year and meet your neighbors! See if you can find any original Verona Hills' families.

Did you know it's your responsibility to maintain the sidewalk in front of your house? It is NOT the city's (or the Homes Association's) responsibility. According to city criteria, any sidewalk square having a crack of ½ inch wide shall be replaced. Any adjoining sidewalk square whose edge differs vertically or horizontally by more than ½ inch shall be replaced.

The Homes Association recently obtained discounted pricing from Contemporary Concrete Construction for our residents. Contemporary Concrete charges \$7.50 per square foot for jobs under 1000 total square feet and \$7.25 per square foot for jobs in excess of 1000 square feet. However, residents of Verona Hills get a 5% discount off of those rates. If you have sidewalk squares that need repair, this summer is an excellent time to have the work done. Let's work to keep our sidewalks safe for our residents! Please contact Trent Goodrich of Contemporary Concrete at 913.530.0563 for a quote.