

Verona Views



SPRING 2014 • VERONA HILLS HOMES ASSOCIATION

Letter from the President...

I'm very excited about the current Board that's been assembled. We have added four new members who bring a lot of professionalism and possess strong leadership skills to complement those returning Board members. While each of us have committed to a three-year term I know most of you can't or are not willing to make that commitment but you should be able to help – a little bit? Most activities are handled by a Director who in turn needs additional volunteers. Usually these "other" volunteers are the other Board members, and so the cycle goes. What I'm asking for is your assistance in making our jobs easier. Examine the various Board members' duties and see if something strikes an interest in you. Time commitments may consist of maybe an hour or two, such as stuffing plastic Easter eggs for the annual hunt, or four hours this fall to trim low hanging branches from trees in the parkway. Whatever you wish to do I'm sure you'll be welcomed, appreciated and receive some self-satisfaction. Please see the Verona Hills website for Board member information.

As the incoming President of the HOA this past October, which officially took place at the Annual Meeting, I was very disappointed in the turnout to the meeting. Fifty Seven (57) households (including outgoing and incoming officers) were in attendance that's 7.6 % of the 750 household that make up Verona Hills. Not knowing everyone in the community, I can assure you that of the 7.6 % of those present, most of them are NOT the people that contact me to ask questions but generally want to complain about something (i.e. grass not being cut often enough, grass being cut too often, snow plowing issues, holes being dug, City code violations which the HOA has no authority to address, etc.). Maybe this is a little known fact: the VH HOA Board of Directors is one of the few Associations where the Board members are NOT compensated for their service. In most cases the compensation is the waiving of the annual HOA fee. While the point of this is definitely not meant to set the tone for that possibility but instead to remind everyone this is a voluntary group of individuals who spend a lot of time for the benefit of their neighbors, with the only satisfaction coming from within and the knowledge they're making a difference. With every decision that's made to make people happy another group of people may be upset with the decision. We're aware of this and are always striving to do what's best for the majority, knowing you can't please everyone.

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

Doris Holderness

Events
941-9689

Bill Munninghoff

Common Areas
941-7543

Steve Emke

Compliance/Covenants

Google Fiber Coming Soon!

I believe nearly everyone has seen the work crews in the neighborhood digging up the ground near the curb installing cable. I can't tell you how many phone calls and e-mails I've received since the work began. In an effort to be better informed and address the concerns of the neighbors, I contacted the Google fiber Project Manager for details. The person told me they had received numerous complaints and have attempted to resolve all of the issues and encouraged me to keep in touch with them, which I have. Many of the complaints I received referred to intruding into our neighborhood without permission, making and leaving messes.

First, Google Fiber has full rights to use the city streets and the utility easements and other public areas in VH, the same as KC Water, KCPL, Time Warner, etc. In addition to Google fiber I meet with the Project Manager from Bear who is the General Contractor actually performing the construction work. Despite the complaints both Companies have received, I found everyone remains positive, extremely cooperative and receptive to all the concerns of the Verona Hills households.

There have been four different crews working in our area. At the onset, the crews did reasonably well with their cleanups, equipment and supply removal within 2-4 days of beginning work, and were instructed to have everything cleaned up and be gone by 5:00 p.m. In response to complaints, they increased the number of Supervisory personnel in the area to ensure work is being done correctly, cleaned up quickly, and shut down before dark. They also committed to having a supervisor in the area in the evening to ensure all crews are out before sunset. It should be noted that in addition to Google fiber working in Verona Hills, Black & McDonald is working in our area as well and had a lot of orange fencing and holes dug. I was also informed Google will have their underground work in Verona Hills completed by the time you receive this Newsletter.

How Can I Sign Up?

Google fiber plans to share more information about sign up for service with residents of VH in March. Television ads indicate service sign up will be available March 11. You may sign up now for updates on the project by visiting Google.com/Fiber, click *Check Address* and enter your home address. You can elect to receive updates by way of your email address. Another source for updates is the Google Fiber blog at <http://googlefiberblog.blogspot.com/>. If you're like me, I was most interested in pricing! I was instructed to go on the Google Fiber website, Google.com/Fiber under *Cities & Plans*, click on *Kansas City*, then click on *Plans* which will provide three packages for product plans and pricing.

IN THE NEIGHBORHOOD:

Avila will be offering: Other Faces Paintings and Drawings by Jane Mudd and Nora Othic

March 13-April 25 at Avila
Opening reception: 5-8 p.m. Friday

Gallery Hours:
Monday-Thursday, 10 a.m.-5 p.m.
Friday, 10 a.m.-3 p.m.
& by appointment

Admission is free and open to the public. Stop by and show our neighborhood support!

For information, contact Marci Aylward, 816-501-3659 or marci.aylward@avila.edu

SPEAKING OF WEBSITES...

We're very close to rolling out a redesigned VH website with more pages, more information and more photos that will be, most importantly, more up-to-date. A new web design program will make it easier and quicker to post information about neighborhood events and City services. If you like the new look of the newsletter, you'll love the website. Bookmark www.veronahills.org right now and stay tuned for news on when the new site will be live.

And, the City of Kansas City, Mo. has a new website with many easy-to-use features. Check it out at www.kcmo.gov.

Migliazzo Park

The Public Improvements Advisory Committee (PIAC) consists of 13 people, two from each council district and a chairperson, appointed by the mayor and City Council. The group was created in 1983 by City Council Resolution 55417 and reaffirmed by City Council Resolution 62031. The PIAC's primary function is to solicit resident input and make recommendations regarding both the citywide and neighborhood portions of the capital budget. The PIAC holds a series of public hearings beginning in early summer. These hearings provide residents with an opportunity to express their opinions, concerns and project requests regarding the forthcoming capital budget.

The Verona Hills Homes Association applied for funding of three Projects last year. **One**, construction of a shelter house at Migliazzo Park was subsequently withdrawn in response to homeowner's lack of support of the Project. What was thought to be in the best interests of VH turned out to not be the case – you spoke and we listened. I'm pleased to announce the other two Projects, as a result of the work of Councilmembers John Sharp and Scott Taylor, have been presented to the City Council for final approval!! Ordinance # 140116 went before the Transportation and Infrastructure Committee on Feb. 27th. Once the Mayor and Council approve the budget on March 27th, Councilman Taylor's office will send out funded and not funded letters.

Two, details are yet to be worked out but the intent is to upgrade the playground equipment by adding equipment more suitable for smaller children, cushion the ground beneath the equipment, etc. We'd like to see additional permanent picnic tables installed. **Three**, the installation of a suitable surface to walk, jog or run as well as exercise stations created at various locations along the Trail. **Four**, although not originally stated on the Projects but perhaps an add-on to the Projects as a result of community requests, would be a "Dog Park". Basically, the City Councilmen from the 6th District have approved a total of \$632,591.00 to be used for these Projects. After reading this I'm sure your response was the same as mine – "Couldn't that money be put to better use?" The answer to that, I found out, was each District is allocated a certain amount of funds every year to be spent within each District. I was told that if we (VH) didn't receive the funds, other Projects within District 6 would receive the money. If not, the money would be used in another District altogether. Requests have in the past been made regarding sidewalks, curbs, etc. but were never approved.

What's Next?

I have asked Doris Holderness, Director of Events, to Chair this HA temporary committee to oversee the Projects and provide input to the City Engineers. Doris has accepted and has recruited Jennifer Dameron (Playground), Cindy Sullivan (Exercise) and Wayne Staley (Dog Park) to assist. Any suggestions regarding these Projects should be directed to me or Doris. As always, if you're interested in getting involved in things related to our community you're encouraged to notify a Board member of the area(s) you're interested.

Calling all Past Presidents...

The Verona Hills HOA Board would like to recognize all of its past presidents at the next annual meeting in the fall of this year. All living past presidents will receive a commemorative plaque in appreciation of their service to our community. We need your help! Please go through any literature (Directories, etc.) you may have identifying the HOA President and the year(s) of their presidency. For those of you who are past presidents or served on the Board at any time and remember who the president was, we'd like to hear from you. We would hate to leave anybody out. Please send the information to me at edmchardie@yahoo.com or call me at (816) 674-3939.



Board of Directors' Announcements:

Following a winter that brought us much snow and with it the need to plow our streets, our Public Works Director, Ben Nicely, has chosen to resign his position on the Board. Ben has done a tremendous job in his two years of serving VHHA and will be missed. His choice had nothing to do with the snowfall but instead on the demands of his "real" job requiring 50-60 hours per week. His work schedule has also deprived him of quality time with his three small children. Because of these factors, Ben found the need to reallocate his time. But, the good news is, Ben has agreed to continue to serve on the Public Works/Snow Removal committee.

The VHHA is in need of replacing Ben's position on the Board of Directors. The person would need to commit to completing Ben's three-year term. If still interested in serving after that time, the option exists to begin their own term. Interested candidates should contact Ed McHardie who will gladly forward this Director's Position Description.

You may have noticed a new name listed in the Board of Directors! Following the resignation of Becky Mullins (who had filled her plate to the brim!), Joe Lewellen agreed to complete Becky's term as the HA's Secretary.

Public Works

Just a reminder with regard to snow removal:

Verona Hills has 750 homes and seven miles of streets and we strive to have them plowed 12 to 24 hours after a major snowfall. We ask that residents avoid parking on the street when snow is predicted. Doing so will allow the plows to do a better job in clearing our streets in a timely fashion.

Additionally, for anyone looking for assistance with driveway shoveling, there is a list of neighborhood snow removal contacts for hire on the BILLBOARD section of our website: www.veronahills.org/billboard.html.

Emerald Ash Borer Update

The Kansas City Parks Department will treat/inject ash trees in the Verona Hills parkways (area between the sidewalk and the street) this spring. Treatment will begin when the trees begin to leaf out. There is no cost to the homeowner or our homes association for this service. This treatment should protect these ash trees for three years. In three years, it is our hope that the Parks Department will retreat these ash trees in the parkways.

There are 50 homeowners who indicated they want the ash trees on their private property treated/injected for the EAB. The average cost to the homeowner for this treatment is \$80.00 (based on the size of the tree) and should protect the ash tree from the EAB for three years. TruGreen is the subcontractor for the EAB treatment. Someone from TruGreen will contact these 50 homeowners on details of the treatment. If you still want your ash trees treated for the EAB, please email Bill Munninghoff (wmunninghoff48@gmail.com) before March 15.



Compliance

Since assuming our responsibilities as Directors of the Verona Hills Homes Association Board following the Annual Meeting, we have received several inquiries regarding matters such as cars parked on the street for extended periods or parked on an unpaved surface, and other questions regarding curbs and sidewalks. 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.

I would encourage all association members to review the *Covenants & Restrictions* and the *Declaration* of the Homes Association, to which links are provided on the Verona Hills Homes Association website, www.veronahills.org/homes.html. The full text of both documents is downloadable from the website. If the issue that concerns you is not addressed by the *Covenants & Restrictions* or *Declaration*, it may well be a City Code violation rather than a Homes Association matter. A wealth of information about City Code violations is available online at www.kcmo.org and specifically <http://kcmo.gov/neighborhoods/neighborhood-preservation/common-code-violations/>.

Finally, when we responded to inquiries by suggesting that the member contact the City, some replied “They won’t do anything.” However, your Board President, Ed McHardie, followed up on a couple of nagging issues (a disabled vehicle in the front yard of a home, multiple items of trash and debris in the front yard and driveway of another home, and a street sign defaced with a vulgar reference) by contacting the Kansas City Neighborhood Preservation Division Manager, Gina Robinson, and the issues were promptly remedied. For those of you who were at our last Annual Meeting, Gina Robinson was one of the featured speakers that evening on the topic of codes enforcement. One contact was made with Gina and she personally handled these matters with the issues being remedied within one to two weeks. Our suggestion for dealing with such issues is to contact the 3-1-1 Call Center, by calling 311 or 816-513-1313, or by emailing 3-1-1.Call.Center@kcmo.gov. Another option would be to go on the internet to <http://kcmo.gov/311/>. If you do not see the results you expect, let us know. While the authority of the HOA in some of these matters is limited, perhaps our follow-up or input can yield positive results.

Real Estate Update

Multiple Listing Service reports 32 Verona Hills’ homes sold in **2013**. Here are some statistics on those sales. Sales by owner may not be included in this data.

Average selling price was \$232,600 and \$97 per square foot. Prices ranged from a low of \$164,000 to a high of \$340,000. Days on the market averaged 52 and homes sold for an average of 97% of their listed price.

Keep that property looking good in our neighborhood!



Events

Mark your calendars for Saturday, April 12, at 9:30 am. (Rain date is Saturday, April 19th). Meet the Easter Bunny in person and Easter Egg Hunt to follow at the Verona Hills' annual Easter Egg Hunt, a gathering for all Verona Hills' children and grandchildren 10 years old and younger at Migliazzo Park. The Easter Bunny will "hide" more than 2500 plastic eggs filled with candy and many prizes from local vendors throughout the east side of the park. Children younger than 5 will have a designated area to hunt for eggs filled with age appropriate candy. All residents are invited to stop by for juice, coffee and donuts and participate in giveaways, regardless if you have a child in the "hunt"! Don't miss 15 minutes of the fastest action you'll ever see in the park! Please R.S.V.P. to info@veronahills.org or you may call Doris at 816-941-9689. It is VERY IMPORTANT to let us know how many will be attending and the AGES of the children. B.Y.O.B (asket). Other upcoming events and tentative dates:

Verona Hills Annual Garage Sale – September 5-6

Fall Festival – October 4

Annual Meeting – October 28.

VOLUNTEERS NEEDED! Folks, those eggs don't hide themselves. We can use volunteers of all ages to stuff prizes in eggs, collect door prizes and set up the day of the event. If you would like to help out with any of these activities, please email info@veronahills.org or call Doris Holderness at 816-941-9689.

And, speaking of keeping in touch, if you are not currently receiving Verona Hills Homes Association information via email or if you are not receiving phone blasts and wish to (these provide trash delays and other important VHHA events), please provide your email address and phone number to info@veronahills.org. A little tip on the phone blasts: the call will show it's coming from our current Director of Communication (Cathy Stoetzer) so please don't block her number or you won't receive any future notices...

Security

Increased surveillance by the KC Police Department combined with Verona Hills' privately hired uniformed Kansas City Police Officers has helped maintain and protect Verona Hills.

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. These routine precautions will minimize the opportunity for unsavory folks to commit a crime in our neighborhood.

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.



Verona Hills Homes Assn Patrol	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	June 2013	July 2013	Aug 2013	Sept 2013	Oct 2013	Nov 2013	Dec 2013	Jan 2014
Pedestrian Checks	0	0	0	0	0	1	0	0	0	0	0	0	0
Traffic Violations	10	3	9	5	7	9	8	4	10	15	9	7	11
Traffic Tickets	2	1	2	3	5	1	10	0	5	16	8	2	10
Calls for Service	0	1	1	0	1	1	1	2	2	2	1	0	0
Residence Checks	11	11	10	9	8	8	11	10	10	8	6	14	8
Car Checks	1	1	1	0	0	1	1	0	1	1	2	0	2
Felony Arrest	0	0	0	0	0	0	0	0	0	0	0	0	0
Reports (incl intelligence)	0	0	0	0	0	0	0	0	0	0	0	0	1
Warrant Arrests**	0	0	0	0	0	0	0	0	0	6	0	0	5
Unattended Running Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Doors	11	11	10	9	8	8	10	10	10	0	6	14	8

The chart above is provided by the security service that patrols Verona Hills on a regular basis. The numbers show the activities that patrol officers see and encounter during their visits to our neighborhood. Some items, like Warrant Arrests are not necessarily of VH residents, but are often arrests made during routine traffic stops in the vicinity of Verona Hills.

Money Matters...

Your homes association is staffed by volunteers that oversee services that are funded by your homes association dues. These include, but are not limited to: snow removal, common area maintenance, additional security, extra mowing of Migliazzo Park, capital improvements of common areas, sidewalk repair, website, newsletter, directory and call notifications. Your dues also provide funds for the fall service day, which has provided tree trimming in the neighborhood. Your friends and neighbors volunteer for this duty in an effort to improve our neighborhood. Your dues 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 dues have not been raised for many years, and they are meant to be affordable for all of our residents. Please make sure to pay your dues on time. A friendly reminder is in order that properties that are 2 years or more past due on their assessments are subject to liens.

We currently have liens on the following properties: 400 Avila Circle, 11921 Avila Drive, 11805 Central, 11627 Glen Arbor Terrace, 11121 Jefferson, 314 West Minor Drive, 800 West Santa Fe Trail, 807 West Santa Fe Trail, 11814 Washington, 11827 Washington, 11713 Wyandotte, 113 West 116th Street, 317 West 116th Street, 101 West 119th Terrace, 315 West 119th Terrace, 916 West 120th Terrace, and 721 West 121st Street.

Our Income Statement for January is included for you review. If, after reviewing, you would like to discuss this financial information, please call Steve Stoecker, your homes association treasurer (942-3327), or Homes Associations of Kansas City, (913-385-2440).



#330 VERONA HILLS HOMES ASSOCIATION
Income Statement - Cash Basis
January 31, 2014

	Current Period		Annual Budget	Budget Balance
	Jan '14	Year to Date	Budget	
DUES ASSESSED - JUNE 1, 2013		111,750.00		
REVENUE:				
Dues & Interest Collected	\$ 779.24	\$ 106,134.51	\$110,000.00	\$ 3,865.49
Bad Debts Collected	0.00	10.89	500.00	489.11
Interest on Investments	90.92	401.66	500.00	98.34
Other Income	0.00	0.00	0.00	0.00
Social Activities Income	0.00	0.00	0.00	0.00
Total Income	870.16	106,547.06	111,000.00	4,452.94
EXPENSES:				
Administration	529.20	4,233.60	6,350.00	2,116.40
Annual Meeting	0.00	3,022.49	4,000.00	977.51
Other HAKC Services, Copies	402.00	464.20	600.00	135.80
Insurance	0.00	865.00	1,500.00	635.00
Legal Exp, Filing Fees	210.00	220.00	1,000.00	780.00
Common Area Maintenance	0.00	22,610.00	24,500.00	1,890.00
Extra Mowing-Migliazzo Park	0.00	0.00	2,000.00	2,000.00
Capital Impvt-unallocated	0.00	0.00	7,000.00	7,000.00
Capital Impvt-State Line tree	0.00	320.00	4,500.00	4,180.00
Capital Impvt-Common Areas	0.00	4,607.82	5,340.00	732.18
Capital Impvt-mailbox repair	0.00	0.00	500.00	500.00
Capital Impvt-new mailboxes	0.00	0.00	2,000.00	2,000.00
Capital Impvt-sidewalk repair	0.00	3,000.00	10,000.00	7,000.00
ContingencyFund	0.00	0.00	0.00	0.00
Postage	33.66	208.66	1,200.00	991.34
Meetings	0.00	0.00	300.00	300.00
Snow Plowing	8,460.00	9,870.00	15,000.00	5,130.00
BBQ/July 4 parade	0.00	0.00	0.00	0.00
Easter Egg Hunt	0.00	0.00	1,000.00	1,000.00
Fall Festival	0.00	316.38	0.00	(316.38)
Movies in the Park	0.00	0.00	0.00	0.00
Service Day/Dinner	0.00	1,056.83	3,500.00	2,443.17
Garage Sale	0.00	747.69	750.00	2.31
Newsletter	0.00	900.13	2,500.00	1,599.87
Directories	0.00	0.00	0.00	0.00
New Resident Welcome	0.00	3.04	3,500.00	3,496.96
Stationery & Supplies	0.00	0.00	0.00	0.00
Telephone Alert	0.00	245.00	700.00	455.00
Security Service Fees	1,080.00	6,840.00	10,100.00	3,260.00
Real Estate Taxes	0.00	53.33	60.00	6.67
Web Site	0.00	0.00	2,500.00	2,500.00
Utilities	51.16	365.68	600.00	234.32
Contributions	0.00	0.00	0.00	0.00
Replenish Reserves	0.00	0.00	0.00	0.00
Total Expenses	10,766.02	59,949.85	111,000.00	51,050.15
Net Income/(Loss)	\$ (9,895.86)	\$ 46,597.21	\$ 0.00	