

Verona Views



SPRING/SUMMER 2026 • VERONA HILLS HOMES ASSOCIATION

A Letter from the President...

Hello Neighbors!

I hope this newsletter finds you well and enjoying the warmer weather in Verona Hills. We've had a great winter and spring in the neighborhood, and I'm looking forward to a summer filled with many occasions to get out and about and spend time with neighbors!

Thank you to everyone who attended our annual meeting on January 21st. We heard from board members, as well as councilman Jonathan Duncan, neighbor Alfredo Garcia from Avila, and neighbor Alex Floyd. It was informative and exciting to hear about what is happening in Verona Hills and the greater Kansas City area.

At the annual meeting, a vote was held to raise our annual dues from \$150 to \$175. This increase was approved by the residents in attendance, and the new amount will be reflected on your dues statement in June. Thank you to everyone who attended and offered feedback and support for the raise. These additional dues will be used to update neighborhood monuments, continue our contracts with SES Landscape, Titan security and Compost Connection, and continue to provide community events.

We updated our Facebook page this winter. Please join Verona Hills Homes Association Kansas City for the latest happenings around the neighborhood. Our website veronahills.org always has updated information and dates for upcoming events such as our Neighbor Night Out, Dumpster Day, Fourth of July Parade and more!

It is also time to nominate your neighbors for Home of the Month. Please email me at mcshanemm@gmail.com if you would like to nominate a deserving home!

Thanks as always for making Verona Hills a wonderful place to live, and please reach out to me if you need anything.

Maggie Thomas

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2026 EVENTS: Save the Date!

Spring Events (Completed):

- March 28: Easter Egg Hunt at Migliazzo Park
- April 11: Neighbor "Night Out" at Tanner's in Red Bridge

Summer Events:

- June 13: Dumpster Day from 9 a.m.-1 p.m. on Pennsylvania Street
- June 27: Patriotic Bike Parade at 10 a.m. at Migliazzo Park

Fall and Winter Events:

- September 11 & 12: Annual Garage Sale
- September 26: Fall Festival at Migliazzo Park
- TBD: Annual HOA Meeting

For questions, please contact Merylene Dampier at merylene@aol.com.

AWARDS: Holiday Lights Contest Winners



Last December, we recognized the winners of the Verona Hills Homes Association Holiday Lights Awards. The Best Inflatable Display was awarded to the Monaco Family, and the Best Lights Display was awarded to the Kemper family. Congratulations!

Throughout the year, we accept nominations for Homes of the Month. If you notice a neighbor going the extra mile to enhance their curb appeal, please email Maggie Thomas at mcshanemm@gmail.com to submit their name and address. Winners will receive a gift card to Suburban Lawn and Garden and a sign to display in their yard all month.

REAL ESTATE RECAP:

For 2026 as of 4/30/26, Verona Hills had 0 active homes listed, 1 coming soon, 1 home under contract, and 7 homes sold.

The minimum sold price was \$312,000, and the maximum sold price was \$547,500.

The average sale price was \$422,643. The average number of days on the market was 57.

Our neighborhood continues to be strong - a win/win for all of us!

This information was provided courtesy of Tina Gaughan.

STAYING CONNECTED:

Be sure to check out our website at veronahills.org. If you have suggestions, requests, or updates to your contact information, email us at info@veronahills.org.

Note: If you have not received emails from us about upcoming brush pick-ups and more, let us know. We may need to update our records.

Have you joined Nextdoor yet? <https://nextdoor.com/>

ANNUAL HOA MEETING: Neighbors Gather at Avila University

On January 21, 2026, neighbors gathered for our Annual HOA Meeting. All residents received a postcard and email with an invitation to attend, and a good crowd filled Avila's Whitfield Center to enjoy appetizers and hear from our guest speakers. This year, we were joined by councilman Jonathan Duncan who answered questions about current city issues. We also heard from Alfredo Garcia, a Verona Hills resident and Avila consultant, seeking input on possibly repurposing a dorm into a mixed-use building in the future. Alex Floyd, Verona Hills resident and Hoador app founder, also talked about his new online product for borrowing tools and other items.



EVENTS: Kids Enjoy Popular Easter Egg Hunt at the Park

On March 28th, we held our annual Easter Egg Hunt at Migliazzo Park. This tradition is attended by more than 200 Verona Hills' residents! Children and grandchildren grabbed their baskets and raced to retrieve colorful eggs filled with candy and prizes. Kids were divided into groups by age, and approximately 2,000 eggs were found in less than 15 minutes! Some lucky children even discovered a Golden Egg, which contained a gift certificate to Andy's Frozen Custard. Special thanks to all those who made this fun event possible!



MIGLIAZZO PARK: Water Safety Reminder

As we and our little ones all find our way out to Migliazzo Park this summer, it's important to keep one safety concern in mind: the pond. I've spoken with the Parks and Rec Department about the potential of putting up railings around the pond, and Parks and Rec weren't in favor of the idea, as they know that many neighbors enjoy the easy access to fishing. Fishing is a convenient and enjoyable activity available right here in the Verona Hills neighborhood, and we hope that everyone who wants to fish is able to do so safely and responsibly.

With that said, we ask that all parents and guardians keep an eye on your little ones so that they don't accidentally fall into the water or accidentally drop their belongings into the water. We can't always guarantee that once a toy goes into the pond, it will come back out. Anyone playing catch, or throwing a frisbee, or kicking a soccer ball should try to keep those activities to the open field north of the pond. We want everyone to enjoy themselves when at Migliazzo Park and stay safe around the pond. - Becca Allen

COMMON AREAS: Restoring Stone Monuments



We take pride in the fact that Verona Hills is and will remain a beautiful place to live. As you know, ours is a big neighborhood with almost 50 common areas including islands. We are lucky to have a landscaping vendor who takes pride in doing great work. We have also engaged support from a neighbor's company to help restore our aging monuments.

We ask our partners to be on the lookout and make suggestions for areas that need attention. However, no one sees the opportunities for improvement better than you all, who look at the common areas close to you every day. Please reach out with suggestions, and we can evaluate based on priority and budget. This certainly includes anything dead or dangerous, such as downed branches in common areas that require our immediate attention. Please email info@veronahills.org with your ideas! – Courtney Fitzgerald

PUBLIC WORKS: Keeping Storm Drains Clear of Debris

We're pleased to report that this winter was relatively mild, which allowed for smooth and efficient snow removal throughout the neighborhood. Our snow vendor has continued to do a great job. Having taken over service two years ago, he is now very familiar with our streets and layout, and any initial kinks have been worked out.

The Board would also like to encourage residents who have storm drains or sewers near their homes to help keep those areas clear of leaves, debris, and yard waste. If you use a lawn or landscaping service, please ask them to include these areas in their clean-up. Keeping drains clear helps prevent clogs and ensures our drainage system continues to work as intended while also keeping the neighborhood looking nice.

If you see any potholes or trees near the street that need trimming, please report it to the [KCMO website](http://www.kcmo.org) or call 311 to put in a ticket. If you submit your request online, you can see what types of issues the city handles. You can fill out the form anonymously or add your email to get updates on the progress of your inquiry. – Jenny McKenzie

COMPOST CONNECTION: Upcoming Leaf and Brush Pick-Ups

As we get more warm days and you are tempted to clean up flower beds, remember to utilize our monthly Compost Connection pickup right from your driveway. The monthly schedule is found on our website www.veronahills.org.



- May 15, 2026
- June 19, 2026
- July 17, 2026
- August 14, 2026
- September 18, 2026
- October 16, 2026
- November – KCMO City Collection
- December – KCMO City Collection

* Please have no more than 20 paper bags or 18" x 36" tied bundles at the curb by 7:00 a.m. with only natural yard waste including grass, leaves, tree limbs, walnuts, acorns, apples, Christmas trees, etc. No animal waste is accepted. Our HOA contracts with Compost Connection to cover the cost of this yard waste collection for months when KCMO does not typically have brush pick-ups scheduled. To inquire about discounted rates for your own weekly service, you can call Compost Connection directly at 816-761-8300 or email office@compostconnection.com. - Joe Lewellen

COMPLIANCE CORNER: Seasonal Reminders

As spring turns to summer in Verona Hills, our neighborhood starts to come alive. Lawnmowers are back in action, flowers are blooming, kids are outside longer, and neighbors are reconnecting. It's one of the best times of year to appreciate what makes Verona Hills such a special place to live.

Warm weather also gives all of us a chance to do a quick reset around our homes and yards. Small efforts—trimming bushes, refreshing mulch, picking up winter debris, or simply waving hello to a neighbor—go a long way in keeping our community welcoming and beautiful. Verona Hills has always stood out because residents care, and that shared pride makes a real difference.

A few friendly seasonal reminders:

- Keep an eye on lawn care as grass starts growing quickly.
- Check fences, gutters, and exterior paint for any winter wear.
- Be mindful of pets and help keep shared spaces clean.
- Watch for children, walkers, and cyclists as more people enjoy the outdoors.

Verona Hills is more than just where we live—it's a place we all help shape together. Thank you for doing your part, whether through big projects or small everyday acts, to keep our neighborhood a place we're proud of. See you outside! – Patrick Martin

SECURITY UPDATE: Keeping Our Neighborhood Safe



As you all know, it is the goal of the 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. If you need to request additional patrols for a specific area, you can request that online at www.kcpd.org.

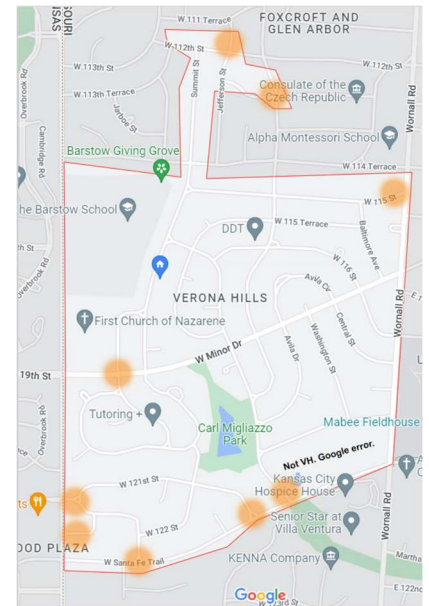
Fortunately, Verona Hills is a very safe place to live. Of course, if you ever feel in danger, call 911 immediately. If you just want to report a nuisance and don't need immediate attention, it's best to call the South Patrol non-emergency number at 816-234-5550.

You can view crime statistics for any area at www.cityprotect.com. If you already have surveillance cameras on your home, please register with WatchKC so you can be a part of the solution to crime in our city. For more information or to register visit <https://kcpolice.org/community/watchkc/>.

Thanks to neighborhood volunteers, we have effectively installed several of our own security cameras around Verona Hills. We might have the ability to add a few more in strategic places. If you have a home in any of the areas highlighted on this map that are near entrances to our neighborhood, please email dave.bman@icloud.com to learn more.

Also, if you experience any type of crime, you can ask us to look through our footage from these neighborhood cameras and pass it along to South Patrol for their review. We have an LPR (License Plate Reading) camera near the park, so we can more effectively track vehicles in that area that may be causing issues. Titan has been effective at patrolling our neighborhood periodically, which is another service provided by your HOA dues.

Overall, we believe with the help of our alert and caring neighbors, along with the KCPD and Titan, Verona Hills is a very safe place to live. If you are aware of an ongoing issue, please contact the Board at info@veronahills.org. We will do our best to offer advice or seek a remedy. – Dave Bednarczyk



New Santa Fe: A Historic Part of Verona Hills

If you haven't visited the New Santa Fe Cemetery recently, please do. It's an interesting piece of history just yards from your door located on Santa Fe Trail, one block east of State Line Road. In fact, it is listed in the National Register of Historic Places! In the spring, a group of students from St. Thomas More School typically take a walking field trip along Santa Fe Trail to learn more about our local history. As a neighborhood, Verona Hills makes a small donation annually to support the beautification and maintenance of this special area. It is one of the many jewels of our community.

TREASURER'S REPORT: Annual Dues and Liens Collected



Our fiscal year runs from June 1 through May 31, with annual assessment recently raised to \$175 due by June 30 each year. This \$25 increase was approved by residents at January's Annual HOA Meeting. For reference, your annual dues cover ten lawn and leaf collections each year, daily security patrols by Titan security, neighborhood events, maintenance of common spaces, maintenance of monuments around the neighborhood, supplemental snow plowing, and more.

Prior to 2026, our assessments had not been raised for many years, and they are meant to be affordable for all our residents. Please make sure to pay your assessments on time. They allow us to enjoy many of the core services you have come to expect and are highlighted in this newsletter, as well as to evaluate other services and events for the benefit of our neighborhood.

Did you know you can pay your dues online? Go to our website, www.veronahills.org, and our online payment portal is front and center! You will be able to make a one-time payment or set it up on auto debit going forward. You will only need your account number, which can be found on your dues statement, or by calling our management company Homes Associations of Kansas City at 913-385-2440.

We have a collection policy in place that includes filing liens on properties once they become due for a third year on their assessments. 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 over four years past due, we are 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 approximately \$100, and the average expense if an account goes to trial is over \$1,000.

In addition, a filed lien or judgment may have negative consequences on your credit rating. Overall, your Board of Directors would rather spend our volunteer time (and your hard-earned money!) providing services and improving the neighborhood, rather than exhaust the time and money collecting delinquent accounts. Further, it is not fair to the homeowners who pay when the assessments are due.

Our cash flow statement for the previous fiscal year is on our website. If, after review, you would like to discuss this financial information, please send a message to info@veronahills.org and a member of our Board will contact you. Or, if you would like to speak to someone other than a Board member, please call our third-party management and accounting firm Homes Associations of Kansas City at 913-385-2440. – Christen Dusselier

FEEDBACK: Stay in Touch and Get Involved

We always like to hear from our neighbors! Send us your feedback, suggestions and questions anytime at info@veronahills.org. Volunteer board members make every effort to respond in a timely way. More information about the Verona Hills Homes Association, as well as an archive of past newsletters, can be found online at www.veronahills.org. If you are interested in getting more involved in neighborhood activities, please reach out and let us know. We welcome your involvement! – Laurie Minx

NEW NEIGHBORS: Welcome Home



Please join us in extending a warm welcome to Verona Hills’ newest additions who have moved to Verona Hills from November 2025 through April 2026! We’re glad you’re here! To help our new neighbors get settled, the HOA is putting together a simple welcome packet that includes a few local favorite spots, helpful neighborhood logistics, and a small gift to give them a taste of the area. – Jess Tolan

Daniel & Monica Spencer	11809 Glen Arbor Terrace
Joshua Etzler and Rachel Schaff	11301 Summit
Katherine Flack and Derek Huddleston	11909 Avila Drive
Ray & Monica Cole	101 West Minor Drive
Derek & Linda Pon	12017 Madison Avenue
Franzoni Watts and James Glabitz	201 West 119th Terrace
John Milone	11543 Baltimore
The Real Estate Professor LLC	619 West 114th Terrace
Beautiful Homes LLC	12126 Jefferson Court
Todd & Laura Cribb	701 West 114th Terrace
Next Level Reno Corp	11900 Washington
Bayli Martin	11824 Avila Drive
Robert Lundy and Courtney Olson	11729 Wyandotte

Introducing Hoador - Borrow. Find Help. Earn Locally.



Hoador is a new neighborhood marketplace built specifically for HOAs, making it easy to borrow tools (and other products), find help, and earn extra income from things you already own. The idea started right here in Verona Hills. Alex Floyd, a Verona Hills resident, spent years renovating his home and buying tools and products he rarely used, realizing many neighbors likely already had what he needed. Instead of buying expensive equipment for one-time projects or hiring someone across town, you can now connect directly with neighbors who have what you need. Whether it’s a ladder and saw, party supplies, lawn care, plant watering while you’re out of town, a ride to the airport or help with small projects, Hoador has you covered.

The company is launching first right here in Verona Hills. Signing up is quick and free. Early users will help shape the platform while gaining first access to local products and services. Scan the QR code to sign up at hoador.com. When prompted, use code: VH26 to join the Verona Hills marketplace. – Alex Floyd, Verona Hills resident and Hoador Founder



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Spring / Summer 2026 Newsletter