

# Verona Views



WINTER/SPRING 2019 • VERONA HILLS HOMES ASSOCIATION

## The President Says...

As of the writing of this letter, I am thinking Punxsutawney Phil has lost his magic! I'm sure we are all ready to put this winter in the rear-view mirror. We have endured some harsh storms which caused a lot of damage to our trees and made it a challenge to keep our roads safe and clear of snow and ice. We were pleased to be in a position to offer a limb pickup service and were happy to see so many of you utilized that service. Again, Mother Nature played her part in delaying that project's completion; thank you for your patience as it took longer than anticipated. We have generally been pleased with the work of our snow removal contractor, but again thank you for your patience when there are oversights or misses.

Speaking of our roads, I wanted to update you on our speed bump project. I am happy to report that, thanks to a grassroots effort from so many neighbors going door-to-door, we were able to submit signed petitions to the City of Kansas City from the requisite 75% of affected homeowners on 5 stretches of road for the installation of "speed calming devices"! Those stretches of road are as follows: 119<sup>th</sup> Terrace, from Wornall to Pennsylvania; 121<sup>st</sup> Street, from State Line to Santa Fe Trail; Wyandotte Street, from Minor to Wornall; Glen Arbor Terrace, from Minor to 116<sup>th</sup> Street; Pennsylvania, from Minor to Santa Fe Trail. In all, 108 homeowners signed one of the petitions; a great show of support for a project we feel will have a lasting positive impact on our neighborhood. The ball is in the City's court. According to the rep from the City, their next steps entail verifying signatures, completing a traffic study to determine numbers and placement, a discussion with the fire department and police department to ensure there is no negative impact on their emergency routes, obtaining a cost estimate, and finally securing funding. We have received past assurances that there are City funds earmarked for these types of improvements if the necessary signatures are gathered. So, while we cannot provide an exact timeline at this point, rest assured we will be persistent to see this through to the finish line! We love all the positive feedback we get from neighbors regarding pride in our neighborhood and the great relationships formed with neighbors.

## Board of Directors

<b>Kevin Fallon</b> Vice President 500-9558	<b>Katie Spurlock</b> Vice President 913-244-7117
<b>Jeremy Bauer</b> Treasurer 863-5126	<b>Joe Lewellen</b> Secretary 721-7190
<b>Cathy Stoetzer</b> Communications 941-2629	<b>Phil Paschang</b> Common Areas 809-6053
<b>Stephanie Schupp</b> Events 660-676-3868	<b>Steve Lampone</b> Migliazzo Park 352-6809
<b>Brian Wellington</b> Security	<b>Steve Emke</b> Compliance
<b>Richard Hudson</b> Public Works 913-634-4629	





During the harsh winter months and throughout the year, we want to make sure we are paying particularly close attention to our elderly neighbors, many of whom have lived in our neighborhood for 30, 40, even 50 years! If you, yourself, or one of your neighbors has difficulty in addressing issues in the yard, cannot find someone to shovel snow, help with a downed limb, have something heavy to move, or any overly physically demanding task, please contact us to let us know. We will make every effort to get someone out there to help. At the same time, if you are willing to periodically provide this type of support, or have kids who need service hours, please contact us and let us know and we will compile a list of potential volunteers. Thank you for your support!

Recent survey results indicate that the services we provide and the events we host are viewed positively. That being said, we want to continue to provide worthwhile services and activities. If you have any ideas for new services, events, or just have something you would like to bring to our attention, please contact us. And, as always, if you are interested in getting involved in the neighborhood, please reach out. We have several Board seats opening in the next two years, so please give it some thought and consideration. I along with the rest of the Board would be happy to answer any questions you have on duties, expectations, time commitment, and others.

Finally, I'd like to welcome all of the new Board members, making their first entry into this newsletter: Katie Spurlock, Jeremy Bauer, Phil Paschang, Richard Hudson and Stephanie Schupp.

Thank you for all you do to make Verona Hills a safe, beautiful, and fun neighborhood!

## 2019 Events...

First, we hope everyone enjoyed the Holiday Party at R.C.'s. We had a great turn out and it was nice socializing with everyone.

### EASTER EGG HUNT

The Verona Hills Easter Egg Hunt is scheduled for April 13th, 2019, 10 am. The hunt is open to all Verona Hills children and grandchildren, 10 years and younger. Refreshments will be served and please remember to bring your own baskets. We could use volunteers the morning of the hunt so please e-mail [stephebarnes@gmail.com](mailto:stephebarnes@gmail.com) if you're interested in volunteering. It will be a great time and it's always one of the favorite events of the year! In case of inclement weather, the Easter Egg Hunt will be moved to April 14th, 2019, 1 pm.

### IN THE NEIGHBORHOOD:

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

#### Verona Hills Comparative Market Analysis Sept 2018 to Feb 2019

Active average \$342,892  
 Pending average \$346,000  
 Sold \$210,000-385,000  
 Median sold price \$327,500  
 Average sold price \$322,022

### Staying in the Know...

Don't forget to check out our website: [veronahills.org](http://veronahills.org). If there is anything you'd like to see added, please email [info@veronahills.org](mailto:info@veronahills.org).

The directory will be coming! Since this is only published every three-four years, please make sure we have your current info. Speaking of delays, we are changing the way we do phone blasts. If you'd like to receive neighborhood phone blasts, please email [info@veronahills.org](mailto:info@veronahills.org) and we will add you to the phone blast list. We are redoing the phone blast list and will only add you **IF** you let us know. For email notifications, please make sure we have your current contact info. Thanks for helping us stay in contact with you!

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/>

Dates have not yet been determined for the annual garage sale (September), Movie Night in the Park (August), Fall Fest (October), and the Holiday Party (January 2020). Please watch for more details via e-mail blasts, our website ([veronahills.org](http://veronahills.org)), Nextdoor, and our Facebook page.

## What's Up In Migliazzo Park?

The Parks and Recreation Department of Kansas City, Missouri is preparing to maintain Migliazzo Park during the upcoming spring and summer season. They have contracted with a landscape maintenance firm to provide biweekly mowing in our Park. This contractor also is required to collect litter and other debris prior to each mowing. The mowing will begin during the first two weeks of April.

Speaking of turf, we have discussed the desire to improve the quality of the turf as well. This may involve fertilization and weed control, using an absolute minimal amount of chemicals.

The department will supplement the litter collection with in-house staff. They have been agreeable to paying particular attention to the southeast corner of the lake where trash accumulates.

A recent inspection of the Park has revealed only two Canadian geese are still present. Parks and Recreation will continue to monitor and control the geese population with the objective of keeping the park as free of geese and geese feces as possible.

The trees in the Park will be trimmed by park crews to **improve the aesthetics and eliminate growth over the Park paths that sometimes make dodging the hanging limbs** a necessity.

Presently, no major Park capital improvements are slated in Migliazzo Park in 2019.

## Not So Common Areas

We count on you to be our eyes and ears in the neighborhood. If you see problems with common area trees, shrubs, or monuments, please let us know.

The 2019 Compost Connection dates are on the website [www.veronahills.org](http://www.veronahills.org) and we now have a pickup in every month of the year. That combined with the two citywide pickups makes 14 in total; we hope you won't have to haul debris to Suburban or any other landfill anymore.

This year we are making an effort to improve the appearance of trees and shrubs along State Line. The improved visibility when turning south on State line from Minor is a big safety issue.

We have hired Next To Nature for mowing and maintenance of common areas this year. While there will no doubt be a bit of a learning curve for them, I'll be observing their work and counting on you to let me know what you see. If you have ideas for making Verona Hills an even more beautiful place to live, call Phil Paschang or email [ppaschang1@gmail.com](mailto:ppaschang1@gmail.com). He would be pleased to hear from you.

## Are You Compliant?

The Board of Directors of the Verona Hills Homes Association often receives inquiries regarding matters such as improperly parked cars, poorly maintained property, dead trees, curbs and sidewalks, and similar matters. Most of these issues are governed by the Kansas City Nuisance Code or Property Maintenance Code, rather than the Homes Association Covenants and Restrictions.

We would encourage 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](http://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 specifically addressed in the Covenants & Restrictions or Declaration, we do not have jurisdiction or authority to act. The issue is therefore most likely 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](http://www.kcmo.gov), and more specifically regarding nuisance and property maintenance code matters at: [www.kcmo.gov/neighborhoods/neighborhood-preservation](http://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 by emailing [3-1-1.Call.Center@kcmo.org](mailto:3-1-1.Call.Center@kcmo.org), or by going on line to [www.kcmo.gov/311](http://www.kcmo.gov/311). If you do not get the results you expect, let us know. While the authority of the HOA in these matters is limited, perhaps our follow-up or input can help yield positive results.

A reminder that 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 - please clean up after your dogs (bag & trash it (and not on your neighbor's property)! It doesn't matter the size of the dog, droppings are droppings. Besides being considerate, it will help prevent the waste from getting into our wastewater treatment systems (which are not designed to filter dog waste).

One more reminder on being a responsible pet owner - please don't leave your dog(s) outside barking because your neighbors don't want to hear them, either. We haven't heard any complaints about cats (at least not yet) so good job on them!

## It's Your Money! \$\$\$

Our assessments have 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 continue to evaluate other services and events for the benefit of our neighborhood. As you may or may not know, 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, 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 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.

I am happy to report that the continued diligence of our neighbors and our consistent effort to enforce timely payment of our dues with the collection policy as outlined above, has resulted in decreased delinquency. Through January 31, 2019, 40 homeowners were past due, with a total balance including fees and interest of nearly \$20,129.78. This is a reduction of outstanding balances from \$22,972.89 as of October 2018. Just a reminder, there's a link on our website home page to pay directly or pay directly to [ha-kc pay](#).

Our cash flow statement and balance sheet for the fiscal year ended May 31st, 2018 is on our website. You will be pleased to note in your review that the neighborhood remains in strong financial standing, with ample reserves to position us to address any unforeseen problems, continue to keep our streets safe during inclement weather, and consider projects for the further betterment of our neighborhood. If, after review, you would like to discuss this financial information, please send a message to [info@veronahills.org](mailto:info@veronahills.org) and a member of our Board will contact you. Or, if you'd like to speak to someone other than a Board member, please call our third party property management and accounting firm, Homes Associations of Kansas City, at (913) 385-2440.

## Security – Do We Have It? Well, Yes We Do!

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 thefts that occur in our neighborhood are from unlocked cars or open garages. Please lock your cars and close your garage doors and windows. This will prevent many of the opportunity crimes that occur and will minimize the opportunity for unsavory folks to commit a crime in our neighborhood. If you fall victim to a crime, **please report**, so that KCPD is aware and can investigate.

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. 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 homeowner, day or night. 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 Brian Wellington or any other Board member and we will direct Titan to investigate, monitor or follow up on the issue. If we do not know that crime is occurring, than we cannot combat it. Titan security offers other services as well. They can help with lockouts, jump starts and tire changes, all free to Verona Hills' homeowners. Their response times can vary depending on traffic and dispatched calls, but they try to update the customer with an ETA.

Have you heard of WatchKC??? WatchKC is a proactive and innovative approach to deterring and investigating crime. If you want to help KCPD in this proactive approach, you could play a major part in the identification of

suspects and evidence of crimes. If your home is equipped with a surveillance camera you can be part of the solution to crime in our city. For more information or to register visit <http://kcmo.gov/police/watchkc>.

Overall, we believe, with the help of our entire alert and caring neighbors, along with the KCPD and Titan, Verona Hills is a very safe place to live. You are encouraged to report any unusual occurrence or suspicious activity to 9-1-1 or by calling the non-emergency number at 816-234-5111. If you are aware of an ongoing issue, please contact the Board at [info@veronahills.org](mailto:info@veronahills.org) and we will strive to seek a remedy.

## Welcome to the Neighborhood!

Verona Hills continues to be a very desirable area in Kansas City in which to live. Thanks to all who take the time to care for your property and about your neighbor! Please extend a warm welcome to our newest additions, since our last Newsletter, listed below (or that may have been missed since we've had an overwhelming number of changes!). If you don't see your information below and are new to the neighborhood and receiving this Newsletter, please send your contact information to [info@veronahills.org](mailto:info@veronahills.org). We look forward to ideas and new talent as we continue to be an all-volunteer Board. If you have the time and an area of interest, contact a Board member and get involved.

Matthew Zaroor	11906 Washington
Gabrielle Heckman & Joshua Scheuler	721 West 121st Street
James & Erin Payne	108 West Santa Fe Trail
Joshua Guyette & Jaclyn Shaw	316 West 116th Street
Jinwen Cai & Huijun Yan	714 West 115th Terrace
Michael & Sandra Dykstra	11716 Madison Avenue
Marcus & Jaquelynne Haskins	11717 Central
Carolyn Campbell	11703 Jefferson
Lowell & Hannah Barton	11604 Jefferson
Peter Garabedian	102 West 116th Street
Jennifer & Anthony Cecena	11929 Avila Drive
Sean Noyes	11536 Wornall Road
Beverly Rojas	11815 Washington
Benjamin & Emily Boyd	11712 Wyandotte
Cara Hoadley	11714 Jefferson
Dustin & Karen Kuncce	11704 Pennsylvania Avenue
Catherine Thompson	309 West 116th Street
Bianca & Aleksandrs Spangler	400 West 115th Terrace
Gary Lofstrom & Sharon Valasek	503 West 115th Terrace
Jennifer Price	11522 Wornall Road
Julie & Gregory Lewer	500 West 115th Street
Patrick & Katherine Ragan	728 West 121st Street
Virginia & Joseph Guana	701 West Santa Fe Trail
Ryan & Joanna Tillman	800 West 122nd Street
Laura Loyacono	11723 Jefferson
Thad & Elizabeth Van Leeuwen	11901 Pennsylvania
Jason & Dawn Rasmussen	912 West 120th Street
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Website: [www.veronahills.org](http://www.veronahills.org)

## Winter/Spring 2019 Newsletter