

Verona Views



WINTER/SPRING 2025 • VERONA HILLS HOMES ASSOCIATION

A Letter from the President...

Hello neighbors and happy spring!

I think I speak for most of the neighborhood when I say I'd be very happy not to see another snowflake for a very long time! This winter has felt like a long one, but blue skies and warmer temps are just around the corner...I can feel it!

Thank you to everyone who took the time to attend our annual meeting in January. We were able to hear from our Board of Directors as well as a representative from the KCPD, KCMO codes department and City Councilwoman Andrea Bough. It was an informative evening!

I always love seeing the home improvement projects that ramp up in the spring. The time you take to add a fresh coat of paint, plant new flowers and spruce up your home's exterior does not go unnoticed by your neighbors. Thank you for taking pride in your home and continuing to make Verona Hills a beautiful place to live. Spring also means the return of the "Home of the Month" award. Please take a few minutes to nominate a deserving neighbor. Nominations can be sent to my email listed below.

Please make plans to join us for two upcoming events. April 5th will be our annual Neighbor Night Out at Tanner's in Red Bridge. This adults only event will be from 5:30-9 in the back room and will include food, drinks and socializing with fellow neighbors. April 12th will be our annual Easter Egg Hunt at Migliazzo Park at 10am (don't be late!). We will have areas for all age groups and plenty of eggs to be found.

We are always looking for new faces to join the Board of Directors! If you or someone you know is interested in serving on the Board of Directors, I would love to chat with you and see if there is a position that might be a good fit. Most positions do not require a lot of time but are essential to the vitality of the neighborhood.

I can be reached via email at mcshanemm@gmail.com and always welcome comments and concerns about the neighborhood.

Hope to see you around the neighborhood soon,
- Maggie Thomas

Board of Directors

Maggie Thomas President 816-668-9474	Jess Tolan Vice President 479-381-7532
Joe Lewellen Secretary 816-721-7190	Christen Dusselier Treasurer 816-215-8256
Laurie Minx Communications 816-721-3934	Jenny McKenzie Public Works 816-804-8491
Becca Allen Migliazzo Park 816-729-0447	Kevin Fallon Common Areas 816-500-9558
Chris Gaughan Compliance 816-786-4439	David Bednarczyk Security dave.bman@icloud.com

Merylene Dampier
Events
480-710-3220

EMAIL US:
info@veronahills.org





2025 EVENTS: Save the Date!

Spring and Summer Events:

- April 5: Neighbor "Night Out" at Tanner's in Red Bridge from 5:30-9 p.m.
- April 12: Easter Egg Hunt starting at 10 a.m. at Migliazzo Park
- TBD: Dumpster Day with large dumpsters on Pennsylvania Street
- June 28: Patriotic Bike Parade at 10 a.m. at Migliazzo Park

Fall and Winter Events:

- September TBD: Annual Garage Sale
- September 27: Fall Festival at Migliazzo Park
- TBD: Annual HOA Meeting

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

SCRAPBOOK: January's Annual Meeting



On January 22, 2025, neighbors gathered for the Verona Hills Annual HOA Meeting held at Avila University. All residents received a postcard and email with an invitation to attend, and a good crowd showed up to enjoy appetizers and hear from our guest speakers. This year, we were joined by a city council member, city official, and a representative from the KCPD to discuss community issues!

REAL ESTATE RECAP:

For 2025 as of 3/22/25, Verona Hills had 0 active homes listed, 4 coming soon, 4 homes under contract, and 6 homes sold.

The minimum sold price was \$400,000, and the maximum sold price was \$535,000.

The average sale price was \$456,825. The average number of days on the market was 18.

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. If you would rather receive phone blasts, request to be added to our automated call list. (We only add those who opt-in due to a fee for this service.)

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

Last Year's Fall Fest Featured Food, Fun and Friendship

On October 5th, 2024, we hosted another Fall Fest featuring lots of outdoor activities that were fun for the whole family. Residents enjoyed a barbecue meal and music while the kids stayed busy with bounce houses, face painters, cotton candy, balloon artists, and more. Thanks to all who participated!



MIGLIAZZO PARK: More Playground Improvement Ideas

Hello Neighbors! I am so ready for warmer weather and opportunities to play at Migliazzo Park with the kids. If you've been by the park lately, you may have noticed some "No littering" signs that have been added to the park grounds. These were added in response to some complaints about broken glass bottles and beer cans littering the park trails.

I've spoken with the Parks and Rec department, and the 2025 budget goes into effect on May 1st. We're hoping to get an additional trash can added to the park grounds with funding from 2025 Parks and Rec budget. This new trash can will be placed at the Glen Arbor entrance to the park.

While we wait for the new trash can, hopefully the "no littering" signs will let the litter bugs know we see them and we will take action to keep our park clean. That being said, please let me know if you see more littering in and around the park. This is an issue we want to fix as swiftly as we can. Happy Spring! - Becca Allen

PUBLIC WORKS: Progress on Sidewalk and Curb Repair

We made it through another Winter and a historic snowfall on January 5th with over 10 inches of snow in one day. Thanks to everyone for understanding how difficult it is to address that much snow, blizzard conditions combined with very cold temperatures.

There has been some City funded tree trimming going on in our neighborhood, specifically on Summit Street. If you see any trees that need some attention, please report it to the [KCMO website](#) or call 311 and put in a ticket. It seems like the squeaky wheel is getting the grease lately in Verona Hills! – Jenny McKenzie

COMMON AREAS: Sprucing Up Our Outdoor Areas for Summer



We take pride that Verona Hills is and will remain a beautiful place to live, and we look forward to seeing the grass and vegetation all green up for spring! Just like the overwhelming majority of our neighbors take excellent care of their properties, the board strives to do our part and take great care of our common areas. As you know, ours is a big neighborhood with almost 50 common areas. We are lucky to have a vendor who values the relationship with VH, taking pride in doing great work and taking immediate action when little issues inevitably pop up.

We ask him and his crew to be on the lookout and make suggestions for areas that could use some 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 for improvements, and we can evaluate and triage by need within the constraints of our budget. Certainly, that includes anything dead or dangerous, such as downed branches in common areas that require our immediate attention. Unfortunately, that doesn't mean Mr. and Mrs. Doe's dead tree in their backyard, or even the one between the street and yard. Please email info@veronahills.org or call 816-500-9558 with your ideas!

We are also looking for the next great steward to carry on the beauty of the neighborhood as common areas director. The current director very much loves our neighborhood and has been thrilled to serve - first coaxed in as VP, then serving in the events role before moving into the vacated treasurer position - and ultimately stepping in as president. It's been an exciting decade!

I fully plan to continue to be an advocate and a resource but would love to be put out to pasture. When I found the person in Maggie Thomas that I knew would do an amazing job (and was too nice and service-oriented to say no), I didn't want to overload her plate with a common areas director vacancy, so I offered to remain in that role until we found a replacement.

The position is not overwhelming at all. It consists of working with our passionate, very friendly contractor on the annual maintenance contract, periodically communicating with this very responsive contractor on the odds and ends that come up and collaborating with the board to identify improvement projects to utilize that line item of our budget every year. The board is easy going and fun, no egos, no hidden agendas, no power trips. The meetings are for an hour every couple of months, and the rewards of the giving of your time include a beautiful neighborhood and the showering of praise from neighbors far and wide. If you have read this far and you love the neighborhood, I would love to talk to YOU more about it. Thank you in advance for your consideration! – Kevin Fallon

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.



- April 9, 2025 – KCMO City Collection
- May 16, 2025
- June 13, 2025
- July 18, 2025
- August 15, 2025
- September 19, 2025
- October 17, 2025
- November TBD – KCMO City Collection
- December TBD – 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 on 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.

Neighborhood Awards: Homes-of-the Month & Festive Lights

Previously, we started accepting 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!



** Best Inflatable Display **



** Best Light Display **



** Best Musical Display **

Last December, we recognized the winners of the Verona Hills Homes Association Holiday Lights Awards. The Best Inflatable Display was awarded to 11542 Baltimore, the Best Lights Display was awarded to 11642 Glen Arbor Terrace, and the Best Musical Display went to 12004 Jarboe – congratulations!

COMPLIANCE CORNER: Who's Ready to Get Involved?

I have stayed on as the Director of Compliance for a couple of years past my initial term. Now it's time for me to step down to attend to some of the other boards for which I volunteer. As a result, we're looking for a new Director of Compliance to take my place. This position has often been filled by a lawyer in the neighborhood, but that's not actually required at all. Instead, the Director of Compliance is primarily responsible for answering basic questions from homeowners who are looking to erect a fence, add a pool, add on to their home, build a deck, and the like. It's a pretty easy gig, as the answers are always the same, and I'll be available to assist whoever takes on this role until they are comfortable. Plus, it's a great way to meet your neighbors! If you are interested in filling this role, please email me at Chris@MidwestEstatePlan.com, and I can provide you with additional information. – Chris Gaughan

TREASURER'S REPORT: Annual Dues and Liens Collected



Our fiscal year runs from June 1 through May 31, with annual assessment of \$150 due by June 30 each year. 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.

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. As a board we can confidently say our neighborhood remains in strong financial standing, with ample reserves to position us to address any unforeseen problems, continue to keep our streets safe from inclement weather, and further invest in our neighborhood. 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.

SECURITY UPDATE: Keeping Our Neighborhood Safe



Since our summer 2024 newsletter, REPORTED crimes are slightly up but overall relatively static. While we've had several personal calls and concerns about suspicious folks in the area, we please ask that if you feel in danger, call 911 immediately. If you just want to report a nuisance individual and don't need immediate attention, it's best to call the South Patrol non-emergency number at 816-234-5550, option 4.

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 in a specific area, you can request that online a www.kcpd.org.

I've pulled together crime stats that have been reported since last summer. Since the 1st of the year, crime has been slow, but there seems to have been an uptick last fall. Reported crimes from 7/1/24 to 3/25/25 are as follows: 1 identity theft, 1 enticement, 1 residential burglary, 2 fraud, 5 thefts from auto, 4 stolen autos, 1 armed robbery, 1 property damage, 1 stealing (other), and 1 quality of life. These statistics were pulled from www.cityprotect.com. I highly recommend you visit this site, where you can gather more intel on specific crimes. For example, the only armed robbery we had in the last 9 months was at 2 a.m. just off Wornall.

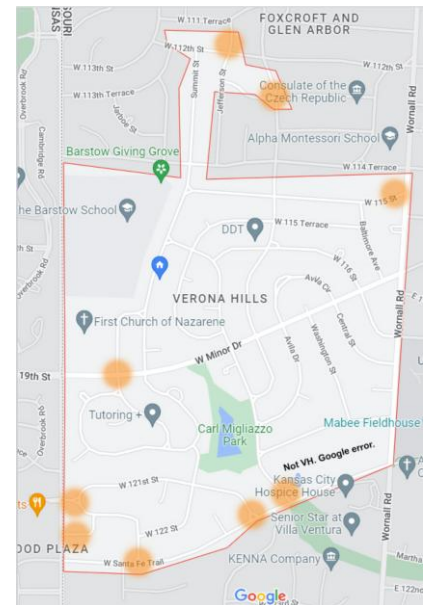
We did have our South Patrol liaison officer at our Annual Meeting in January. If you missed her speech, review of crime stats, and overall Q&A, her feedback was quite similar to what we always suggest here. Aim to prevent easy crime and make sure you report anything you witness.

Since our last newsletter, we have added an additional 2 cameras in the neighborhood. 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/>.

If you should experience any type of crime, please feel free to reach out and we will look through the footage and pass it along to South Patrol for their review. We have also increased security around Migliazzo Park. Titan has been effective at making emergency calls on site when bad behavior has been taking place. Also, we have an LPR (License Plate Reading) camera in that area now, so we can more effectively track vehicles around the park that may be causing issues.

We are still looking for more volunteers for camera installation on their home! This is a ZERO cost opportunity. If you have a home in any of the highlighted areas highlighted on this map near entrances to our neighborhood, please reach out! You can email me at dave.bman@icloud.com if you're interested.

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. Please report any suspicious activity to 911 or the non-emergency number at 816-234-5000. If you are aware of an ongoing issue, please contact the Board at info@veronahills.org, and we will strive to seek a remedy. – Dave Bednarczyk



Verona Hills Home Featured on the TV Show Bargain Mansions



Charles and Juanita Moran were residents of Verona Hills since they had a Koehler home custom-built on the corner of Summit Street and Madison Avenue in 1990. They raised their four children - Karen, Mark, Alex, and Susie - in that home. Charles taught Political Science for 50 years at Rockhurst College/University. At the age of 83, he retired in 2020 as Professor Emeritus for his distinguished service to the Rockhurst Community. He retired from the U.S. Army Reserve in 1996 at the mandatory retirement age of 60, having achieved the rank of Sergeant Major. Juanita was a homemaker and took pride in her family and her beautiful home. Their greatest source of pride was always their family. Charles met the love of his life, Juanita, when he was leading a student trip to Mexico in 1975. They were married on New Year's Day 1977 in Jaunita's hometown of Torreon, Coahuila. In addition to four kids, they had seven grandchildren that were their pride and joy.

Charles had a heart attack on Super Bowl Sunday 2023. After that, he had a hard time with the stairs at their home. They had no bedrooms on the first floor, and it became difficult for him to go up a flight of stairs. He was 86 years old at the time of his heart attack. He didn't want to move unless the home stayed in the family, something he was adamant about. Charles and Juanita put an offer on a new house in Leawood the evening it went on the market, and Karen and her husband, David Redlich, agreed to purchase their home. The home at 11712 Madison Avenue was built in 1990 and Charles and Juanita Moran lived there for 33 years. The home had been meticulously maintained, but it had not had many cosmetic updates.

Bargain Mansions was looking for homes to renovate for Season 6 of their show. They were looking for something in South Kansas City and they reached out to Karen and David in the fall of 2023. The Redlichs liked the idea that the renovations would be done quickly (a 13-week film schedule), and they provided a designer with a vision that would go beyond any simple renovations they would have made on their own.

The initial filming (the before) was done on November 1, 2023. Karen, David, and their three school-aged children moved out the following week and the crew filmed regularly until mid-February. The reveal was on February 14, 2024, during the Chiefs parade. The renovations focused on the first floor.

The kitchen was completely gutted, the back door was moved to the hearth room, and new French doors were added to replace the sliding back door. The carpet was removed from the family room, living room and dining room. Bargain Mansions laced in the same wood flooring to match the entryway and kitchen with a lighter stain. A doorway that went from the family room to the living room was closed off and the front room was changed from a formal living room into an office with French doors on the side facing the entryway. The dining room was painted and had wainscotting put up. The fireplaces in the family room and the hearth room were updated. The wet bar in the family room was updated with new tile and the sink was removed. They added an office nook under the stairs to make better use of empty space. The entire first floor was painted (or wallpaper in some areas) and new light fixtures installed. New carpet was installed on the front and back staircases. The half bathroom and laundry room were also updated but did not make it into the TV show. The biggest wow factor is the kitchen. It now has a huge island that seats 8 people and a beautiful large picture window that faces the backyard. A wall was constructed where the kitchen previously ended and now has a scullery, which has a second sink, dishwasher, refrigerator and

huge pantry with a new doorway coming in from the garage. The size of the outdoor living space was doubled with a covered cedar pergola and a custom-made fire pit forged by the show's star, Tamara Day.

Charles passed away at the age of 87, surrounded by family, two weeks before the reveal was filmed. The Redlichs, as well as two of Karen's brothers and two family friends, were filmed for the official reveal. Juanita had an opportunity to meet with Tamara Day on the day of the filming, and enjoyed Tamara showing her the updates on the home in which she raised her family. Tamara showed Juanita how she updated her dining room set, which is still in the same spot it has been since Charles and Juanita moved into their home. Charles and Juanita loved their Verona Hills home and their neighbors and were thrilled the home would be staying in the family. – Joe Lewellen

Details and pictures of the episode Season 6, Episode 6: "Generation Renovation" can be viewed at the link below: <https://tamaraday.com/bargain-mansions-season-6-episode-6-generation-renovation/>



New Santa Fe: Visit 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!

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. Be sure to stop by and soak in the history of our neighborhood.

ADVERTISING: Feature Your Business and Share Feedback

Our bi-annual newsletter is mailed to approximately 750 households. It is also shared in electronic format to our email distribution list. Advertisers need not be a resident of Verona Hills.

We accept most business card size ads at a very reasonable rate (\$50 per issue). Due to the volunteer nature of this publication and its reasonable rates, ads should be ready to print without additional editing services. The ads are presented as a group on the last page much like a church bulletin.

Revenue is used solely to subsidize the printing and hard copy distribution of the newsletter to all residents. Please contact info@veronahills.org at any point to inquire about available advertising space. We would love to feature your business or organization!

If you don't have a business or service to advertise, perhaps you have other talents or ideas to share! We welcome your involvement in a variety of ways. Send us your feedback, suggestions and questions anytime. 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.

NEW NEIGHBORS: Welcome Home

Please join us in extending a warm welcome to Verona Hills’ newest additions who have moved to Verona Hills from July 2024 through mid-March 2025! If you moved to the neighborhood between July and March and do not see your name below, please send your contact information to info@veronahills.org. We’re glad you’re here!



We’re also happy to welcome Jess Tolan to our Board. In her role as Vice President, she will be distributing “welcome gifts” to new neighbors throughout the year. She’s excited to be involved!

Mark & Jamie Hatfield	11724 Central
Jeffrey & Bridgette Mattern	11913 Madison Avenue
Jessical Blackwell	100 West 119 th Terrace
The Miller Revocable Trust	118 West 119 th Street
Kimberly Sheek and Lynn Sheek	11714 Avila Drive
Aaron & Crystal Doss	11501 Summit
Thomas Lee	507 Avila Circle
Maureen Shine	12008 Madison Avenue
David & Linda Roberts	617 West Santa Fe Trail
Michael & Whitney Loree	11907 Washington
Shane & Amanda McNamara	520 Avila Circle
Randy & Gail Moore	11715 Pennsylvania Avenue
John Pyron	710 West 115 th Terrace
Gary & Susan Marker	107 West 119 th Street
Jeffrey & Kelly Bise	11605 Pennsylvania Avenue
Donald & Donna Schuertley	308 West 115 th Terrace
Matthew & Carolina Sparker	11900 Madison Avenue
Ryan & Kim McAndrew	913 West 120 th Street
Tyler & Paige Arthur	641 West Santa Fe Trail
Zachary & Taylor Poole	11331 Summit
Landon & Mallory Jones	11705 Central
John & Nicole Esfeld	508 West 116 th Street
Andrew & Saige Loecker	108 West 115 th Terrace
Christian Reed and Laura Sue Elias	912 West 121 st Street
Melissa Deckman	821 West Santa Fe Trail
Kyle McGovern	8 West 115 th Street
Paul & Sara Karlik	706 West Santa Fe Trail
John & Dawn Kilby	11913 Washington
Keith & Margaret Dudley	11702 Jefferson
Tristian & Shalee Joswick	1109 West 120 th Terrace
Zachary & Madelyn Hershberger	1009 West 120 th Terrace
Ben Nicely and Amy Latenser	701 West 114 th Terrace
Justin Tuttle and Kamerin Ellis	711 West Santa Fe Trail

SPECIAL THANKS: We appreciate the following advertisers for their underwriting support of our neighborhood newsletter!

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Winter/Spring 2025 Newsletter