

# Verona Views



SPRING/SUMMER 2024 • VERONA HILLS HOMES ASSOCIATION

## A Letter from the President...

The lovely spring after another mild winter has quickly given way to the heat of summer! Thankfully the Royals are equally hot this season. On walks and drives through the neighborhood, our neighbors sure do a great job overall of beautifying their properties, making Verona Hills a beautiful place to live.

We are very pleased that the cluster box replacement project finally reached completion, after taking on a life of its own. We really appreciated the support of our neighbors throughout this project. At the onset, it was rewarding that our survey showed a near consensus that this was a worthy use of our excess reserves. This sentiment included countless neighbors who are not directly affected, but who wanted the best for their neighbors and the overall beautification of the neighborhood. As the project dragged on, and on...and on, we were right there with you with our frustration. However, all was well that ended well, and we even became famous for a day with a story on Channel 41, which seemed to spur prompt action from the post office!

I am excited to report that, as I wrap up year eight and a half of my three-year term, the board has found an awesome resident and active member of our community in Maggie Thomas to assume the mantle as president of the neighborhood. It has been an amazing experience serving on the board, in the process wearing various hats from events director, treasurer, VP, and into the president's seat when Bill Munninghoff moved and no other hands shot up to replace him!

I have been proud of what my fellow board members have accomplished in my tenure, with various projects and initiatives that reflect many core services our residents have come to enjoy, a few enhancements, and plenty of fun! Most importantly, I am proud that we have been good stewards to provide continuity of the mindset and approach of boards past, keeping top of mind what we are and what we aren't. We have been entrusted by our residents to support the neighborhood by maintaining its beauty, safety, and sense of community. We are not in these positions to make our own rules and impose our will on our residents. We have city ordinances and laws to fill in the many areas our organizational documents do not address. When the infrequent disagreements and frustrations arise, we always recommend doing the neighborly thing first and have a conversation, often leading to a productive outcome.

*(Continued on next page...)*

## Board of Directors

<b>Kevin Fallon</b> President 816-500-9558	<b>Maggie Thomas</b> Vice President 816-668-9474
--	--

<b>Joe Lewellen</b> Secretary 816-721-7190	<b>Christen Dusselier</b> Treasurer 816-215-8256
--	--

<b>Laurie Minx</b> Communications 816-721-3934	<b>Jenny McKenzie</b> Public Works 816-804-8491
--	---

<b>Becca Allen</b> Migliazzo Park 816-729-0447	<b>Open Position</b> Common Areas TBD
--	---

<b>Chris Gaughan</b> Compliance 816-786-4439	<b>David Bednarczyk</b> Security <a href="mailto:dave.bman@icloud.com">dave.bman@icloud.com</a>
--	---

**Merylene Dampier**  
Events  
480-710-3220

**EMAIL US:**  
[info@veronahills.org](mailto:info@veronahills.org)





(Continued...)

We have a low-drama board of neighbors who get along and collaborate nicely. I am very excited we have a continuity of great people to carry on that vibe. We also have the fresh ideas of energy of newer board members including Maggie, who I know will continue to enhance our already awesome neighborhood!

Thank you all for your years of support. See you around the 'hood! Without further ado, here is a word from Maggie!

- Kevin

---

My name is Maggie Thomas, and I will be the new HOA President. I have some awfully big shoes to fill as Kevin steps down, but I absolutely love our neighborhood and look forward to serving you as the board president. My family and I have lived in Verona Hills since September 2016 and have enjoyed many egg hunts, fall festivals, trips to Migliazzo, and getting to know our neighbors over the last 8 years. My greatest hope is that our neighborhood continues to flourish and stays a safe, welcoming and beautiful part of south Kansas City. If you are interested in serving your neighbors by being part of the HOA board, we are always looking to add additional people to help. There are many large and small ways we can utilize the time and talents of our neighbors, so simply reach out!

Please feel free to contact me if you need anything or have ideas about how to make Verona Hills an even better place to live.

- Maggie



## 2024 EVENTS: Save the Date!

### Past Spring and Summer Events:

- March 2: Neighborhood "Meet & Greet" at RC's Back Door Bar
- March 23: Easter Egg Hunt at Migliazzo Park
- June 8: Dumpster Day with large dumpsters on Pennsylvania Street
- June 29: Patriotic Bike Parade at 10 a.m. at Migliazzo Park

### Upcoming Activities for Fall and Winter:

- **September 6 & 7:** Annual Garage Sale
- **October 5:** Fall Festival at Migliazzo Park
- **November/December TBD:** Annual HOA Meeting

For questions, please contact Merylene Dampier at [merylene@aol.com](mailto:merylene@aol.com).

### REAL ESTATE RECAP:

For 2024 as of 7/15/24, Verona Hills had 2 active homes listed, 2 coming soon, 6 homes under contract, and 16 homes sold.

The minimum sold price was \$275,000, and the maximum sold price was \$595,000.

The average sale price was \$439,269. The average number of days on the market was 20.

*This information was provided courtesy of Tina Gaughan.*

### STAYING CONNECTED:

Be sure to check out our website at [veronahills.org](http://veronahills.org). If you have suggestions, requests, or updates to your contact information, email us at [info@veronahills.org](mailto: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 small service fee.)

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

## Enjoying a Night with Neighbors R.C.'s

On March 2<sup>nd</sup>, adult residents of Verona Hills enjoyed a night out at R.C.'s to meet new neighbors and catch up with longtime friends. Attendees enjoyed drink tickets and a buffet dinner. It was wonderful to see so many new and familiar faces. We always look forward to this fun social event, so remember to watch your email inboxes for invitations like this and more throughout the year. Thanks to everyone who joined us!



## Kids Gather for the Annual Easter Egg Hunt at the Park

On March 23<sup>rd</sup>, 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 four groups by age, and approximately 2,000 eggs were found in less than 15 minutes! One lucky child in each group had the chance to discover a Golden Egg, which contained a gift certificate to Andy's Frozen Custard. Special thanks to all those who made this fun event possible!



## Patriotic Bike Parade Celebrates Independence Day

On June 29th, families joined together at Migliazzo Park for a patriotic bike parade to kick off festivities for the upcoming Independence Day. Children decorated their tricycles, bicycles, strollers and wagons in red, white and blue to display their American pride and fun neighborhood spirit! They walked or rolled around the park path a couple of times while classic tunes played in the background. The parade ended with treats from an old-fashioned ice cream truck, which is always a big hit. Thanks to everyone who participated!



## MIGLIAZZO PARK: More Playground Improvement Ideas

Hello Friends and Neighbors. My name is Becca Allen, and I'm delighted to join the Verona Hills HOA Board this year. I look forward to meeting more of you at our beautiful neighborhood park. I have been charged as a neighborhood representative for the parks department, to relay the Verona Hills neighborhood's wants and needs to the Parks Department and combine our efforts to make Migliazzo Park the best it can be for us to enjoy. As such, I had a meeting with the Parks Department earlier this year and would like to share with you how that went.

First, I've had a few people tell me they would like to see a public restroom added to the park. Some parents unfortunately have to cut their park visits short in order to hurry their little ones to the nearest restroom. When I approached this topic with the Parks Department, I was told how the city is finding it a challenge to keep the local homeless population from seeking shelter within the public bathrooms and using the bathrooms for some nefarious purposes. Therefore, as a neighborhood that would like to keep such activity out of our local park, it is unlikely we'll get a public restroom added at this time.

Second, I mentioned to the Parks Department that Migliazzo Park is an excellent place for picnics and kids' birthday parties; however, a shelter would really be nice on days the rain wants to spoil the best-laid plans. A shelter would be a simple and inexpensive addition to the park, and I was told there's a very good chance of getting that project approved. Therefore, I will be submitting a request to the Public Improvement Advisory Committee (PIAC) to see if we can get that added to Migliazzo. I will be sure to keep you updated on that process.

Thirdly, I am sure many of you and our local children have enjoyed the new playground equipment that was added just over a year ago. However, in the summer months, the playground is directly in the sunlight for the majority of the day, making the equipment too hot to touch and uncomfortable for children to use for very long. I inquired about having some sunshade or canopies added over the equipment, protecting the equipment from the harsh rays, and keeping children a few degrees cooler while they play. This suggestion was also met with positive feedback.

Again, I was encouraged to complete a PIAC request. This likely won't be something we can have completed for this summer, but fingers crossed we can have it added for Summer 2025. Again, I will keep you updated on our progress.

In the meantime, feel free to reach out to me with any questions you may have for our Parks Department regarding Migliazzo Park. I am sure that together, we can get a lot accomplished for our beautiful Verona Hills community!

## COMMON AREAS: Sprucing Up Our Outdoor Areas for Summer

SES Landscaping has been busy refreshing our many islands and common areas. We have been very happy with our landscaping vendor thus far. Simply let us know if you see islands or areas that need attention. We welcome your feedback. We also welcome your involvement as a volunteer during future workdays around the neighborhood – or as a future board member! If you have a special interest in keeping our common areas looking clean and beautiful for all residents and guests of Verona Hills, please contact us at [info@veronahills.org](mailto:info@veronahills.org) to learn more about this open position. We'd love to hear from you!

## PUBLIC WORKS: Progress on Sidewalk and Curb Repair

Previously, VHHA applied for the Rebuild KC Neighborhood grant fund and was approved. Some curbs and sidewalks North of Minor Drive on Summit Street were replaced this Spring. These concrete repairs, along with the earlier improvements to afford greater access, add to the beauty of our neighborhood. As always, please report any potholes or road issues to the [KCMO website](#) or by calling 311.

Summer is upon us! Some neighbors will be traveling and enjoying time off. If you are leaving town, notify your neighbors so they can pick up any packages and keep an eye out for anything unusual until you return.

## 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](http://www.veronahills.org).



- August 16, 2024
- September 13, 2024
- October – KCMO City Collection
- November – KCMO City Collection
- December 20, 2024

\* Please have no more than 20 paper bags or 18"x36" tied bundles at the curb by 6:00 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](mailto:office@compostconnection.com).

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

This year, 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](mailto: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!

Congratulations to Pam Moore, our Verona Hills Home of the Month winner for May. Pam's beautiful yard blooms with colorful trees, plants and flowers. Pam was nominated by neighbor Christine Rogge. Our June Home of the Month winner was the Wellington family on Jefferson Street. The Wellingtons were nominated by neighbor Lorraine Wilson who appreciates all the hard work they have put in making their home, yard and landscaping look top notch!



**Wellington Home (June Winner)**



**Moore Home (May Winner)**



**Lenihan Home (Best Lights)**

Last December, we recognized the winners of the Verona Hills Homes Association Holiday Lights Awards. The Best Lights Display was awarded to the Lenihan home at 12125 Jarboe, the Best Musical Display went to the Cornelius home at 12004 Jarboe, and the Best Inflatable Display was awarded to the Gaughan home at 512 Avila Circle – congratulations! We hope to have the same contest again this year, so watch your inbox for instructions closer to the end of the year. Then be ready to decorate and vote for your favorites!

## COMPLIANCE CORNER: Who's Responsible for the Area Between Your Sidewalk and Your Street?

With the storm damage that has occurred this spring and summer, we've received a few inquiries about who is responsible for the area between a home's sidewalk and the street. The short answer is the homeowner. The full answer is a bit more complicated.

The area between the sidewalk and the street is part of a home's "curtilage", which is just a fancy way of describing the space surrounding a home. Interestingly, there's a long history of lawsuits about this type of space, largely arising out of whether the police have the right to search trash bags and receptacles placed in this area outside of a home without a warrant.

In any event, homeowners are ultimately responsible for maintaining the green space between their sidewalk and the street. That includes keeping the grass cut and cleaning up yard debris and damaged limbs following a storm.

But there's one caveat – in many parts of the City, it was actually the City that planted trees in that space between the sidewalk and the street in the first place. So who is responsible for those? Ultimately it's still the homeowner, but if a tree located between the sidewalk and the curb suffers extensive storm damage, it would be wise to call the City's "311" line to request that the City contend with the damaged tree. Sometimes the City says yes, other times the City says no, but the answer is always no if you don't ask.

### *Who's Interested in Becoming the New Director of Compliance?*

To wrap up this column, 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 in the position. 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](mailto:Chris@MidwestEstatePlan.com), and I can provide you with additional information.

## 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](http://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](mailto: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: Statistics & Safety of Our Neighborhood



Since our last newsletter at the end of last year, REPORTED crimes as of 6/19/24 have stayed level. We've had 1 assault, 1 domestic violence, 3 property damage, 1 burglary, 3 stolen autos, and 1 theft from vehicle. Based on feedback from neighbors, it sounds like more crime has been committed, but we only know about the crimes reported.

We continue to stress the importance of reporting crimes no matter how small. The data is what drives additional patrols and attention from the city. 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.

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. By FAR, most reported crimes are ones of opportunity and folks letting their guard down with an open garage or unlocked car.

If you need to request additional patrols in a specific area, you can request that online at [www.kcpd.org](http://www.kcpd.org). Crime stats can be found via [kcpd.org](http://kcpd.org) or [cityprotect.com](http://cityprotect.com). It's a great resource to monitor how we are doing relative to surrounding communities.

If you 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 [www.kcpd.org/get-involved/watchkc](http://www.kcpd.org/get-involved/watchkc).

We are up to 7 neighborhood cameras currently. If you experience any type of crime, please feel free to reach out and we will look through the footage and pass along to South Patrol for their review. We are still looking for more volunteers for camera installation on their homes! This is a ZERO cost opportunity for you. If you have a home near a high traffic location that would be considered an entry or exit point for Verona Hills, your home may be a great location to install a FREE camera. Please email [dave.bman@icloud.com](mailto:dave.bman@icloud.com) if you're interested in participating.

In the last security update, we had recently completed a traffic survey to see what can be done to improve safety for kids crossing Minor Drive at Pennsylvania (heading to Migliazzo Park). We have started the process to hopefully fund this project through local Public Improvement Advisory Committee funds (PIAC funds). Overall, we believe that Verona Hills is a safe place to live with the help of caring and alert neighbors, Titan Security, and KCPD.



## NEW NEIGHBORS: Welcome Home



Please join us in extending a warm welcome to Verona Hills’ newest additions who have moved to Verona Hills from January through June in 2024!

If you moved to the neighborhood in the first half of 2024 and do not see your name below, please send your contact information to [info@veronahills.org](mailto:info@veronahills.org). We’re glad you’re here!

Joseph Super	12001 Madison Avenue
Chris Miller and Jessica Ahrens	11513 Baltimore
Andy & Morgan Jennings	11714 Jefferson
Ithar Hassaballa	1100 West 121st Street
Bradford & Barbara Ottwel and Lindsay Lewis	806 West 112th Street
Kevin & Libby Stone	619 West 115th Street
Michael D'Orazio and Barbara Saak	101 West 116th Street
Vince Vitale	508 West 116th Street
Mary Ritchey	324 Avila Circle
Nicholas & Kiley Deatherage	11719 Summit
Ryan & Ryland Steele	733 West 121st Street
Jacob Schepart and Sadie McCue	11635 Glen Arbor Terrace
Gary & Rita Hense	12012 Madison Avenue
Scwartz Family Trust	11318 Jefferson

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

**KEVIN FALLON**  
 COMMERCIAL FUNDING CONSULTANT

816.500.9558  
 kevin@1stfs.com  
 1stfs.com

**Katie Scurlock**  
 Realtor

M - 913.244.7117  
 O - 913.800.1812  
 Katie@MalferKC.com  
 MalferKC.com

Steve Phelps  
 Owner

sphelps@zerorezkc.com  
 www.zerorezkc.com

(913) 568-6281  
 (816) 425-3655  
 520 W 103rd #198  
 Kansas City, MO 64414

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!

**MEDICARE**  
 LET ME HELP YOU!  
 30 YEARS EXPERIENCE

**MARY OWENS BOESEN**  
 816-942-0666 mboesen@kc.rr.com

**RE/MAX STATE LINE**  
 Each RE/MAX office is independently owned and operated.

**Tina R. Gaughan SRES**  
 Realtor  
 Remax Hall of Fame  
 11251 Nall Avenue  
 Leawood  
 C: 816.835.3230 O: 913.649.3100  
 TinaGaughan@gmail.com  
 TinaGaughan.com

Outstanding Agents  
 Outstanding Results

Would you or your business like to advertise in the Verona Hills newsletter that is mailed to 750 households bi-annually?

Contact [info@veronahills.org](mailto:info@veronahills.org) to reserve your ad space today!

## ADVERTISING: Featuring Your Business in Our Next Issue

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 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](mailto:info@veronahills.org) at any point to inquire about available advertising space. We would love to feature your business or organization!

## Supporting 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!

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. For information about the cemetery or to make a personal contribution toward its upkeep, contact Leroy Eddy at 12220 Belleview Ave., Kansas City, Missouri 64145. You can also email [leroyeddy@kc.rr.com](mailto:leroyeddy@kc.rr.com) or [leroyeddy06@gmail.com](mailto:leroyeddy06@gmail.com).

## FEEDBACK: Staying in Touch and Getting Involved

We always like to hear from our neighbors! Send us your feedback, suggestions and questions anytime at [info@veronahills.org](mailto: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](http://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!



**Verona Hills Homes Association**

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

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

Website: [www.veronahills.org](http://www.veronahills.org)

## Spring/Summer 2024 Newsletter