

Verona Views



FALL 2025 • VERONA HILLS HOMES ASSOCIATION

A Letter from the President...

Hello neighbors and happy fall!

It's a beautiful time of year to live in Verona Hills! I know I am looking forward to the cooler temperatures and changing leaves around the neighborhood. I'm sure you are, too.

Thank you to everyone who attended the Fall Festival. A big thank you also goes to Merylene Dampier, our Events Director, for coordinating an afternoon full of fun and neighborhood fellowship. The BBQ and cotton candy were delicious, the bounce houses were a hit, and we had perfect weather! I always enjoy meeting new neighbors at this event and connecting with those who I see on a regular basis. These events are what make Verona Hills a thriving community, so thank you to all who attended and took the time to introduce themselves to a new neighbor or two.

Please mark your calendars for January 21st, 2026, for our Annual Meeting.

This is a great time to get together with neighbors and hear from the board on the state of the neighborhood. More details will be sent via email and postcard.

At our Annual Meeting, we will be voting on a small increase in annual dues beginning June 2026. The HOA dues have been \$150 annually for as long as anyone on the board can remember (probably 20+ years). The board recommends increasing our annual dues by \$25 to \$175 annually.

I think we can all agree this is long overdue. The cost of living has increased over the past 20 years, since 2020 especially. We want to continue to provide the events and services that make Verona Hills a safe, welcoming, and overall exceptional place to live, but the cost of doing business has reached a place where annual dues are not covering our expenses.

For reference, your annual dues cover ten lawn and leaf collections each year, daily security patrols by Titan security, neighborhood events such as the Neighbor Night Out, Easter Egg Hunt, Dumpster day, July 4th Bike Parade, and Fall Festival, as well as maintenance of almost 40 common spaces by SES Lawn Care. We also allocate money annually to maintain monuments around the neighborhood, upgrade existing landscaping, and provide supplemental snow plowing. (continued...)

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Maggie Thomas President 816-668-9474	Jess Tolan Vice President 479-381-7532
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Laurie Minx Communication 816-721-3934	Jenny McKenzie Public Works 816-804-8491
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Becca Allen Migliazzo Park 816-729-0447	Courtney Fitzgerald Common Areas 816-500-9558
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Patrick Martin Compliance patrickjamesmartin@icloud.com	David Bednarczyk Security dave.bman@icloud.com
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Merylene Dampier
Events
480-710-3220

EMAIL US:
info@veronahills.org



(continued from cover page...)

Over the last few years security has increased in price, Compost Connection will have a 3% increase next year, food and beverages for events have increased, etc. Monuments throughout the neighborhood with intricate stonework are expensive to repair but necessary to maintain the beauty of our neighborhood. These are just a few examples of why we are recommending this increase. Please know that we as a board have thoughtfully considered this, and the safety, beauty, and community spirit we all love were at the forefront of our decision. If you have thoughts you would like to share, please email me at mcshanemm@gmail.com and plan to attend the annual meeting in January. Hope to see you around the neighborhood soon,
- Maggie Thomas

Neighborhood Awards: Home-of-the Month



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!

- **May:** 11801 Glen Arbor Terrace - Andrew Schwarzenberger and Julia Mount
- **June:** 1101 W. 122nd Street - John and Polly Blomquist
- **July:** 901 W. 120th Street - Joe and Sue Fahey
- **August:** 11312 Jefferson - Kent Monter and Jill Hathaway
- **September:** 11200 Summit - Greg and Janet Baker

SCRAPBOOK: Fourth of July Bike Parade

On June 28, 2025, neighbors gathered for some early Fourth of July fun! Kids decorated their bikes and scooters in red, white and blue before parading around the park path. Then everyone enjoyed free ice cream treats!



REAL ESTATE RECAP:

For 2025 as of 10/28/25, Verona Hills had 4 active homes listed, 0 coming soon, 2 homes under contract and pending.

There have been 31 homes sold so far since 01/01/2025.

The minimum sold price was \$370,000, and the maximum sold price was \$686,809.

The average sale price was \$482,041. The average number of days on the market was 20.

Our homes continue to hold or increase in value.

This information was provided courtesy of Tina Gaughan.

STAYING CONNECTED:

Be sure to check out our website at veronahills.org.

We welcome your feedback and involvement! Simply email us at info@veronahills.org with your questions, suggestions, and updated contact information to ensure you receive emails about upcoming brush pick-ups and more. Volunteer board members make every effort to respond in a timely way.

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

Fall Fest Features Food, Family Fun and Face Painting

On September 27th, 2025, we hosted another Fall Fest at Migliazzo Park featuring lots of outdoor activities that were fun for the whole family. Approximately 300 residents enjoyed a barbecue meal and music while the kids stayed busy with bounce houses, face painters, and more. Thanks to all who participated!

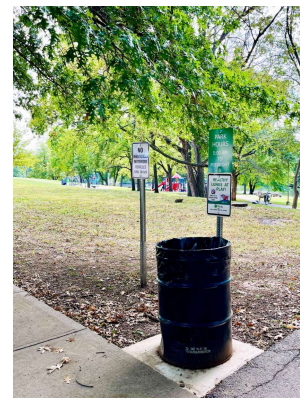


MIGLIAZZO PARK: New Signs and Trash Cans to Keep Area Clean

Hello Neighbors! As many of you may remember, last fall/winter we discovered that broken beer bottles were regularly being discarded on the trail in Migliazzo Park. Some very kind neighbors let us know about this and graciously cleaned up the messes. We increased security patrols in that area and reached out to the Parks department to see if we could get some additional trash cans and no littering signs added.

Fortunately, we were able to complete that request earlier this year. We have a new trash can at the Pennsylvania and Glen Arbor entrance to the park, as well as the Pennsylvania and Avila entrance to the park. These new trash cans will also be very useful when we hold our neighborhood Fall Festivals, Easter Egg Hunts, 4th of July Bike Parades and so on.

It's also worth mentioning that a Dog Waste Station has been added to the park, where you can pick up dog waste bags. Please feel free to use these to clean up after your dogs while they are out on their walks and keep our trails as clean as we can. We appreciate everyone's help in keeping the neighborhood park clean and a welcome space for everyone to use!



COMMON AREAS: Repairing Statues and Other Structures

As autumn settles in, the trees and landscapes around Verona Hills are putting on a beautiful show of color. Our community spaces are looking refreshed and vibrant thanks to the hard work of SES Landscaping, who have been busy maintaining and improving our many islands and common areas. From fresh plantings to neatly trimmed greenery, their attention to detail has helped keep our neighborhood welcoming and well cared for.



We're very pleased with the quality of their work and their commitment to maintaining the high standards our residents appreciate. If you notice any islands or shared areas that may need extra attention, please don't hesitate to let us know. Your observations help us keep Verona Hills in top shape for everyone to enjoy.

This season also brings progress on the wishing well ornamental statues, which are in the process of being carefully repaired and restored. These detailed features have long added charm and character to our community, and the current touch-ups will ensure they continue to do so for years to come. Once the work is complete, residents can look forward to seeing the wishing well area looking better than ever, just in time for the holiday season. With crisp days and colorful scenery all around, fall is a wonderful time to enjoy everything Verona Hills has to offer.

PUBLIC WORKS: Reporting Concerns and Prepping for Winter

As we head into the colder months, we want to update you on our snow removal efforts and clarify the role of the Homes Association in this area. Snow removal is the responsibility of the City, but our Homes Association maintains a budget to help enhance accessibility during the snow season. This budget is intended to assist City efforts with additional support.

During last winter's storms, we used \$4,550 of our budget to aid snow clearing efforts. We appreciate your understanding that these funds are limited. In addition, our contractor has other neighborhoods to service during bad weather.

As a reminder, please use the [KCMO website](#) or call 311 if you see any trees that need immediate attention or anything similar that poses a safety concern. It is a simple process to submit a short form or provide a few details requesting assistance from the City. You can submit a 311 request anonymously if you choose or get electronic updates on the status of your report. It seems like the squeaky wheel is getting the grease lately in Verona Hills!

COMPOST CONNECTION: Upcoming Leaf and Brush Pick-Ups



As the leaves fall, remember to utilize our monthly Compost Connection pickup right from your driveway. The monthly schedule is found on our website www.veronahills.org. Below are the remaining dates for 2025, including the city collection.

- November 19 – KCMO City Collection
- December 19 – Compost Connection via HOA

* Please have no more than 20 paper bags or 18"x36" 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 ask about discounted rates for your own weekly service, contact Compost Connection at 816-761-8300 or office@compostconnection.com.

COMPLIANCE CORNER: Reviewing Bylaws and Restrictions

As a board, we feel it is our duty to uphold and operate according to our By-Laws and Declaration of Restrictions. You are able to review those documents online at <http://www.veronahills.org/homes-association>.

Your review of our restrictions will lead you to realize that document has a fairly limited scope, much of it pertaining to new construction in a neighborhood that has been fully developed for many years. We feel strongly that it is not our responsibility to overstep our authority or our charge, interjecting ourselves into the middle of neighborly disputes or the personal preferences of ourselves or our neighbors. That being said, we take pride in our beautiful neighborhood and the properties within, as we know the vast majority of our neighbors do as well. We also enjoy the fact that our neighborhood is overwhelmingly comprised of residents who are well intentioned and care for each other.

According to its website, the city of Kansas City's Code of Ordinances "guide the development of the city and ensure public safety". The Code of Ordinances can be found online at <https://www.kcmo.gov/city-hall/departments/city-planning-development/codes-and-ordinances>. In situations and circumstances on which our governing documents are silent, we rely upon and defer these ordinances.

In addition to your review of the document itself, we have found that reaching out to 311 city services is a good resource. You can view their website at <https://www.kcmo.gov/city-hall/311>. It includes details on how to download their app for the reporting of potholes, illegal dumping, missed trash pickups and more.

It is natural and unavoidable that neighborly disputes arise from time to time. However well-intentioned they likely are, our homeowners may not always abide by the standards put in place by our neighborhood and by the city. If you feel your neighbor is doing something that is against our restrictions or city ordinances, we suggest you start by doing your research. Feel free to contact the board and/or city services for guidance.

If there is indeed an issue, we suggest starting with the neighborly approach. Reach out to your neighbor, talk through it with them, letting them know what you feel the issue is, and request they take whatever action you feel is required of them. If you do not feel comfortable with this approach, do not feel this approach would be productive for whatever reason, or do not get a favorable response in your attempt to be neighborly, we suggest you contact 311 at (816) 513-1313, or file a complaint through their website. Finally, we are sure it goes without saying, but if you feel your neighbor is engaging in criminal behavior, please do not hesitate to contact the police department. Thank you for everything you do for the betterment of our beautiful neighborhood!

TREASURER'S REPORT: Annual Dues and Liens Collected



Our fiscal year runs from June 1 through May 31, with annual assessments 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.

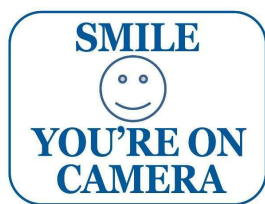
Did you know you can pay your dues online? Go to our website, www.veronahills.org, and our online payment portal is front and center! You will be able to make a one-time payment or set it up on auto debit going forward. You will only need your account number which can be found on your dues statement, 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 good financial standing, with 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

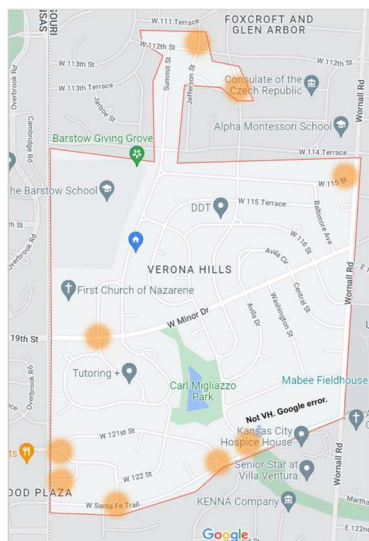


Since our spring 2025 newsletter, REPORTED crimes have been up yet static overall. Relative to our neighbors, we have less crime. While we've had several personal calls and concerns about suspicious folks in the area, we please ask that if you feel in danger, call 911 immediately. If you just want to 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.

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.

We've pulled together crime stats that have been reported so far in 2025. Since the 1st of the year, crime has been slow, but there seems to have been an uptick over the summer. Reported crimes from 1/1/25 to 10/25/25 are as follows: 2 identity theft, 1 residential burglary, 1 fraud, 2 thefts from auto, 3 stolen autos, 9 reports of property damage, 3 reports of stealing (other), and 2 reports of domestic violence. These statistics were pulled from www.cityprotect.com. We highly recommend you visit this site, where you can gather more intel on specific crimes. The largest increase was with property damage. We've fielded many calls from neighbors regarding teens likely committing property damage.

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 any along to South Patrol for their review.



We have 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 homes! This is a ZERO cost opportunity. If you have a home in any of the highlighted areas shown 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 816-234-5550. If you are aware of an ongoing issue, please contact the Board at info@veronahills.org, and we will strive to seek a remedy.

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.



ADVERTISING: Feature Your Business

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 at any point to inquire about available advertising space. We would love to feature your business or organization!

NEW NEIGHBORS: Welcome Home

Please join us in extending a warm welcome to Verona Hills' newest additions who have moved to Verona Hills since our last newsletter! If you moved to the neighborhood between the end of March through October and do not see your name below, please send your contact information to info@veronahills.org. We're glad you're here!



Jess Tolan joined our Board earlier this year. In her role as Vice President, she distributes "welcome gifts" to new neighbors. She is excited to get to know you!

Taylor & Gina Canesco	1109 West 122nd Street
Ellen J Eisen Living Trust	1012 West 121st Street
Daniel & Alexandra O'Malley	11801 Avila Drive
Stephen Stone	504 West 116th Street
Margaret McKinney and David Eike	316 West 115th Street
Ryan & Michelle Leon	12004 Jarboe Street
John & Jacqueline Olson	11711 Jefferson
Brandon & Hannah Mitchell	11712 Glen Arbor Terrace
Christopher & Lauren Moeller	112 West 119th Street
Brett & Liliana Nin	11504 Summit
Derek Rios and Emily Stapleton	906 West 121st Terrace
Daniel & Monica Spencer	11809 Glen Arbor Terrace
Amy McCloud and Shannon Blankenship	11324 Jefferson
Brenden Steffens and Dina Calcara	12121 Jarboe Street
Patrick and Megan Neenan	11804 Summit
31 Concepts LLC	11627 Glen Arbor Terrace
Timothy Ervin and Adriana Garza-DeLeon	314 West 119th Terrace
Alexandra Golik and Alfredo Garcia	11643 Glen Arbor Terrace
Joshua Langlois	11512 Summit
Joseph & Sandra Shindoll	101 West 116th Street
Marvin Kim	12009 Summit
Josh Walker	11605 Glen Arbor Terrace
Wanda Mehrhoff	11946 Pennsylvania Avenue
Ryan Thurlow	209 West 115th Terrace
Benjamin Karczewski and Mikayla Callahan	732 West 121st Street
Michael & Hillary Flanagin	11801 Avila Drive
Kevin & Kelsey Berg	11600 Summit
Ryan Thurlow	209 West 115th Terrace
Michael Rauscher	706 West 115th Street
Barbara Saak and Michael D'Orazio	126 West 116th Street
Anna Jones and Kevin Marts	11905 Madison Avenue

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Fall 2025 Newsletter