

Remington Villas News

Remington Villas Homeowners Association

Editor: Paula Clyma, Communications Director . email: polliwogr@mac.com . Tel: (816) 868-0965 *Cell

October 2024

Photo from "Paula's Bakery" by Paula Clyma

2024-2025 Officers

Dennis Bosch, President
Claude Clardy, Vice President
Leslie Hayden, Secretary
Cory Williams, Treasurer
Craig Warner, Past President
Paula Clyma, Communications Director (Ex-Offico)

Lori Williams, HOA Directory Editor & Facebook Admin.

Paula Clyma; Brad Bryant
Members' Only Web Site:
www.remingtonvillas-hoa.com

Welcome, Fall!

Nothing says fall better than the special aromas of freshly baked goodies, homemade soups, chili, stews and other delectable delights coming from the "Magic Room" (aka, our kitchens), as cooler weather and longer evenings bring us inside to seek the warmth and comfort of our lovely Villas! Fall is definitely one of my favorite times of the year - from the beautiful fall colors and crisp, cool mornings, to the wonderful smells coming from our neighbors' grills and smokers.

SHARING RECIPES: I thought it might be fun to share some favorite recipes with our friends and neighbors on the Villas website, newsletter, or Facebook page, beginning this fall -- or, you could email them to me and together we can put together a recipe book (ebook) from "The Ladies of Remington!" or, not limiting it just to the ladies, "From the Villas Kitchens."

Just an idea, but if you are interested, please email me at polliwogr@mac.com.

Taco Casserole

Brown meat in olive oil, breaking up the meat with spatula; add onions, and cook 3-4 minutes until onion is translucent; stir in taco seasoning and tomatoes. Simmer for 3-4 minutes.

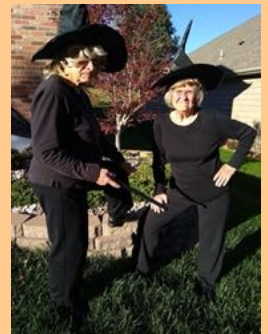
Place layer of tortilla chips in the bottom of prepared pan. Spread a layer of refried beans over the top.

Pour beef mixture over the beans and top with the cheese.

Bake for 15-20 minutes or until cheese is melted.

Add toppings if desired; serve.

Note: Pairs well with Witches' Brew!



- 2 teaspoons olive oil
- 1 pound ground beef I use 90% lean
- 1/2 cup onion finely diced
- 1 packet taco seasoning
- 14.5 ounce can diced tomatoes do not drain
- 1 1/4 cups tortilla chips crushed
- 16 ounce can refried beans
- 1 1/4 cups cheddar cheese shredded
- Toppings such as shredded lettuce, diced tomato and sliced olives
- cooking spray

Preheat oven to 350; prepare 2-qt. baking dish with cooking spray.

Dear Villas Homeowners:

The Semi-Annual HOA meeting is on Monday, November 4, 2024, at Bingham Middle School. The meeting starts at 7:00 p.m. The doors open at 6:30 p.m., but it is requested that residents don't show up until 6:45 p.m. to allow setup for the meeting.

This meeting is considered the “annual business meeting” because the upcoming yearly budget, along with the assessment of each household, to support the proposed budget, is voted on. Additionally, information is provided on goals the Board would like to accomplish in the next year. Please make plans to attend. If you are unable to attend, please request to sign a Proxy to ensure that the requirements for a quorum are met. (Proxies are available from the Secretary, and must be signed prior to the meeting.)



The **Annual Waste Management Yard Waste pickup** is scheduled for Friday, November 22, 2024. Each household is allowed up to 10 bags/bundles of yard waste. For those who choose to do so, it is the responsibility of the household to do the trimming and bagging and place the yard debris at the curb along with their trash container. In the past there has been some confusion regarding the Waste Management (WM) pickup and what is called the Final Yard Cleanup that is done by Tree Trimming Plus (TTP).

The **WM** cleanup is an opportunity for each household to trim their trees/bushes and not worry about how to dispose of the trimmings. The Tree-Trimming Plus (TTP) Fall Yard Cleanup is generally around the first or second week of December to allow as many leaves to fall as possible. TTP comes through and does a final mowing, along with picking up the leaves in the yards, and around the houses. The area looks very nice once it is done.

Looking forward to seeing everyone at the Annual Meeting.

Dennis B. Bosch, President
Remington Villas Homeowners' Association

Hello Folks,

I hope everyone is healthy and happy and excited for winter. I am! My job is almost over for the year and I won't have to do anything till next spring!

This year's lawn maintenance is coming to an end with only a couple mowings left. We will be skipping our regular mowing a week or two in order to stretch it out as long as possible. Our last mowing last year was November 1st.

Sprinkler Systems will need to be winterized the weekend of October 24-25. AAA (Wes Peery) will need access to your back-flow preventer and your lawn sprinkler control box. This normally takes a couple days to complete.

Tree Trimming Plus® will be working on the annual Fall Clean-up sometime in early December after most of the leaves have fallen. This is not to be confused with the Waste-Management debris pick up. (*See comments below.) It typically takes two days to complete, as they remove all of the fallen leaves from individual lawns and around the homes, as well as common areas. They are literally **swept clean!** This is a tough one to schedule, as the leaves do not always fall at the same time every year, but, we try to do our best. (It would be appreciated if you do not plan to put out any yard decorations until they have completed this service.)

Claude Clardy Vice President
Remington Villas Homeowners' Association

Know Your Service Providers:

Tree Trimming Plus was approved as our new lawn care provider beginning in the spring of 2017. Terry Heath and his crew are committed to achieving 100% satisfaction for all of their clients. His company was recommended by a special committee appointed to review several vendors in this area, and TTP was chosen from a list of over ten companies. *They were initially hired to do a one-time late fall clean up, where he and his crew removed all of the leaves in the yards and all around each of the houses — This is a special service not offered by any of the previous companies — with outstanding results! This was unanimously approved by our residents, and we have welcomed this extra service every year since then. Check out their web site to learn more about Terry and his company, and see the other services they provide.

www.ttplawnandlandscape.com

- AAA Irrigation: Wes Peery, Owner
- 29302 E. Old 50 Highway
- Lee's Summit, MO 64086
- Wes Peery will be out to winterize our individual sprinkler systems within the next few weeks. We will notify you the dates as soon as possible so that you may ensure access to your control box, if needed.



Last mowing by Nov 1*
**pending no unexpected delays*



Early December*



Snow Removal -
Minimum 2 inches

Message from Cory Williams, HOA Treasurer

Good morning, friends & neighbors!

Cooler weather has arrived, and we enjoyed the recent rain--but would still welcome more! I hope all of you are able to get outside and enjoy this beautiful time of the year!

Below you'll see the YTD Expenses of the HOA (as of August 31, 2024) and the expenses during the same time period in 2023. Overall, we remain in a relatively healthy financial position and in-line with last year. As of the end of last month, our cash balance is \$62,604.70. Below the table, I have some comments to help everyone better understand the \$13,075 difference from 2023 to 2024.

Remington Villas HOA					
Budget 2024					
		2024	Current Year	Prior Year	Amount
		Approved	YTD Expenses	1/1 - 8/31	Change from
Expense		Budget	2024 Actual	2023 Actual	Prior Year
Lawn Mowing		\$55,636	\$43,256	\$34,952	\$8,304
Yard Treatments		\$11,691	\$7,463	\$6,038	\$1,425
Tree Treatments		\$1,200	\$2,155	\$1,655	\$500
Yard Clean Up		\$4,342	\$200		\$200
Irrigation		\$7,436	\$4,973	\$5,060	-\$87
Snow Removal		\$10,000	\$1,948		\$1,948
Pond Maintenance		\$3,420	\$2,280	\$2,205	\$75
Trash & Recycling		\$20,147	\$13,278	\$12,248	\$1,030
Landscaping		\$1,000			\$ -
Repairs & Maintenance		\$500	\$795	\$1,357	-\$562
Social Events		\$1,800	\$34	\$37	-\$3
Postage		\$25			\$ -
Office Supplies/Admin		\$1,300	\$790	\$618	\$172
Insurance		\$1,841	\$1,658	\$1,784	-\$126
Utilities		\$1,100	\$872	\$673	\$199
Miscellaneous		\$ -			\$ -
Totals		\$121,438	\$79,702	\$66,627	\$13,075

Here are some important notes to better explain the difference between last year and our current YTD expenses. I'll keep them brief, but please call or email me directly if you would like to discuss further or need additional information:

Message from Cory Williams, HOA Treasurer, Continued/...

1. The expenses from 2023 were primarily based on 87 HOA members/households. As our membership has increased to 90 in 2024, our expenses have also increased on a relative basis for certain vendors/services. (Logically, our income has increased due to the additional members, which offsets the increase of expenses.)
2. The HOA had zero snow/ice events in 2023. but has paid almost \$2,000.00 for the one event we had early in 2024.
3. For the safety of our residents, and the beautification of our neighborhood, some additional tree trimmings were necessary in 2024.
4. In 2023, our lawn service vendor provided their August 2023 invoice on September 1st, which makes their 2023 totals seem relatively low in comparison. Other than the 3 additional lot increase, their 2023 totals are essentially in-line with 2024.

As always, please email me (rvhoatreasurer@gmail.com) if you have any questions. It is important that all members remain aware of the HOA financial position so that *together* we can make the best use of our resources. ***This becomes increasingly important as we approach the 4th Quarter and begin to assess expenses as we work toward our 2025 budget! Your input is always appreciated!*** If any additional information would be useful to you, please let me know so I can continue to make these reports as informative as possible for you!

Remember, our members are our strength to help maintain this beautiful, safe, and friendly neighborhood!

I hope you and your families are comfortable, healthy, and blessed!

Cory Williams, Treasurer
Remington Villas Homeowners' Association



Treasurer's Mascot



In Loving Memory

Remington Villas is affectionately referred to by many residents as “the best kept secret in Independence.” In large part, this is due to the friendliness and warm relationships we embrace ... not only neighbors, but *friends*. Living side by side, year after year, we have shared many experiences, and are growing old together. There is a kind of bond that unites us, and truly “Love is spoken here.” We consider ourselves as a Villas “Family,” and when we lose any of our neighbors, in a way, we feel as though we have lost one of our own.

Marcia Smith



We were heartbroken recently when we learned that Marcia Smith, beloved wife and soul mate of Scott Smith, our Villas friend and neighbor passed away unexpectedly on October 1, at the hospital.

Scott posted this on Facebook:

“I said goodbye to my soul mate and best friend today.
It's hard.”



An obituary will be emailed to our Villas family as soon as its available.

Meanwhile, you may send your condolences to Scott at:

Scott Smith
% Remington Villas
1907 Remington Ct.
Independence, MO 64057

Lonnie Twyman

Ann Bosch posted this announcement on the Remington Villas Facebook page:

“It is with great sadness that we have found that Lonnie Twyman has passed. She was our next door neighbor along with her husband Jerry & their dog Cassie. Jerry & Lonnie recently sold their house & we’re building a home on their son’s land in Grain Valley to be close to him & their two granddaughters.

A celebration of life will be held next month.

Life is short! Be good & gracious & thankful for Gods love.”



Dolores Aileen Brents

JUNE 3, 1931 – SEPTEMBER 30, 2024



A woman of loyalty and honesty, Dolores Brents, was born on June 3, 1931, in Kansas City, MO. She loved visiting her grandmother in Southern Missouri and at a young age, thought she wanted to be a farmer's wife. However, after experiencing some of the tasks and smells of farm life, as she grew older, she decided life on the farm wasn't for her.

After graduating from Northeast High School, she applied for a job at Commerce Bank. She started working at Commerce immediately and remained in their employment for the rest of her life. With a great work ethic, she moved from a beginner job at the bank, sorting checks, to become one of the first female Vice-Presidents at Commerce, serving until she retired after fifty years of service.

Dolores enjoyed athletic adventures throughout her life. She played sports as a young woman, and then went on to enjoy bowling, water-skiing, as well as crossword puzzles. She enjoyed traveling with her Commerce Bank friends, as well as visiting many different states. In her career as Director of Operations, she managed the installation of Commerce bank systems throughout the Midwest. We have it on good authority, Dolores could waterski, holding on to the handle of the rope with one toe!

Dolores passed away on September 30, 2024, after living a year at the Villages of Jackson Creek. She lived out her motto: "Keep Moving" throughout her ninety-three years. She was faithful to her mother and father in caring for them as they grew older. She appreciated the loving kindness of her family and friends until the very end!

Dolores was preceded in death by her parents, Thelma and James Brents; and her sister and brother-in-law, Norma Jean and Joe Button.

Many thanks to special neighbor Lynne Baker for helping finalize arrangements and for writing the obituary.



20TH ANNUAL POTLUCK PICNIC

ALL ARE INVITED!*

The annual Remington Villas neighborhood potluck picnic, sponsored by the HOA and Social Committee is coming up on **Saturday, October 5 -- 4:00 PM**

Volunteer set-up on Davis Ave: **3:00 PM**

(Canopies, food tables, card tables and chairs)

Food set-up: **3:45 PM**

Blessing on the food: **4:00 PM**

Menu:

Fried Chicken (HyVee) and Smokehouse Burnt Ends

(Note: Meat, paper plates, napkins, utensils, & bottled water furnished by HOA)

*All are invited to come and bring your favorite side dishes and desserts

Last minute reservations accepted.

If you initially were unable to attend but your situation has changed, or you are bringing a guest, **please let Sherry know (816-824-1765).**

There will be plenty of food! Meals will be delivered to shut-ins.

Sherry Larson, Chair; Regina Rasmussen, Social Committee



Photos from 2023-Picnic

Welcome New Residents

Tim and Debra Leakey

19003 E 19th Terr Ct S

(816) 679-1584

email: *leakeytim@gmail.com*

Annual Business Meeting

Monday, November 4, 2024

Bingham Middle School

1716 Speck Rd

Independence, MO

Doors open at 6:30 p.m.*

Meeting 7:00 p.m.

*Please do not plan to arrive prior to 6:45 p.m. to allow time for set up.

Agenda items:

Approve 2025 Budget

Please plan to attend if possible. If you are unable to be there, please request a proxy from one of the officers and submit to Secretary Leslie Hayden prior to the meeting.

Please note, as outlined in the Remington Villas Bylaws, officers may serve no more than two consecutive terms. A new slate of officers will be presented to the membership at next year's annual meeting to serve on the 2026-2027 executive board.

The Vice President also serves as the Chair of the Nomination Committee. I am sure Claude would appreciate if you would contact him at your earliest convenience to discuss the various opportunities to serve your community. The Communications Director is an appointed position.

Committee Chairs are also appointed by the President, and have no specific terms. You may contact any of the committee chairs to determine if you could help on their committee or learn their duties and responsibilities. (They are listed on the web site.)

Where in the *World* do our Villas people go?



Vice President Claude & Charlene Clardy traveled to Budapest Hungary on September 13 for a riverboat cruise down the Danube River with Charlene's brother and his wife. However, plans were changed because the river flooded due to a stubborn low sitting over that portion of Europe. Flooding was compared to 1501 flooding in Austria. Instead of the riverboat cruise they took a bus tour to see some of the planned sights. The pictures are of the Hungarian Parliament Building at night in Budapest, a horse drawn carriage ride in Vienna and the last picture is St Stephen's church in Vienna est 1137, completed 1578.



Interestingly, they were on the same continent, and "only" about 15,000 kilometers from **Riga, Latvia**, where **Bridget Clyma**, granddaughter of Gene and Paula Clyma, lives! Bridget completed her student abroad program in Dublin, Ireland, and graduated from

Indiana University in 2023, following which she took a sabbatical and toured over 25 countries during the summer before beginning her first full-time teaching position as a home room 1st grade teacher at the Exupery International School, where children speak English, Latvian, and Russian. She is currently working on the second year of her two-year contract, and loves it! Of course, she has two very proud grandparents, but we only wish she weren't so far away!



LIGHT UP YOUR HOLIDAYS!

LIGHT UP YOUR HOLIDAY!

Dear Friends and Neighbors:

As we look forward to Thanksgiving and the holiday season, I think we all love to see the twinkling lights and holiday decorations around our community! It adds to the festivity and brightens spirits, especially during some of the cold, dark, dreary winter evenings. Many of our Villas residents have been helping "light up the Villas" the past few years, and it looks great!

If you have been considering lighting up your house, trees or yard this year -- and letting someone else do the work --

Light Up Your Holiday, (Gene Ormsby) offers a special rate to Remington Villas residents for basic lighting along the front of the roof (depending upon square footage):

First Year: \$250.00-\$300.00, plus \$125-\$150 for materials.*

Every year after the first year you pay labor only.

*Materials priced for C9 LED bulbs (your choice of colors, pattern. They will build the lights to fit your house, install them, maintain them throughout the season,

take them down, put them in a storage tub, and you store them until next year when they will schedule a time to come back and install again. You pay for lights and installation the first year and then, going forward only pay for installation! WHAT A DEAL!!! You don't have to worry about asking one of your kids or grandkids to do it or better yet..... no worries about the old man falling off the

roof!!Santa....that is! 🧑🏻‍🎅

Call their office today!

(816) 222-4180

Light Up Your Holidays Team: Gene and Jake Ormsby

(816) 520-4870 (cell);

M.K. Ronda, Office (816) 222-4180;

P.O. Box 215, Liberty, MO 64068

+1 (816) 846-3078

Let's get Social!

The Villas luncheons are a great way to get out of the house and meet your neighbors every month! One of our youngest resident homeowners surprised us at our spring luncheon in April at the **Salty Iguana** -- since most of us are in the "senior" age column, some of us thought he was in the wrong group, but he assured us he was one of us -- and he loves living in the Villas! We thoroughly enjoyed getting acquainted and visiting with **Addison Payden**, and we look forward to having him join us in future activities and events!



The **Salty Iguana** is a favorite Tex-Mex restaurant for the Villas crowd, attracting both our newer neighbors, **Ed and Loretta Krawczyk**, and **Jerry and Noni Trocosso**, as well as some of the "Villas originals" -- **Judy Votipka**, **Tom Newhard** and **Tom and Cheryl Peterman**. Below, **Dennis Bosch** visits with **Gene and Paula Clyma**.



The Smokehouse BBQ Restaurant is another Favorite eatery for the Villas - and also loves the Kansas City Chiefs - SUPER BOWL CHAMPIONS! Villas peeps know good food! And they love to socialize with Villas friends and neighbors. On behalf of the Social Committee, thank all of you for your ongoing support and commitment to your community. Your presence at meetings and social activities is vital to the strength and safety of our neighborhood!



February 2024 luncheon - The Smokehouse BBQ





2024-25 KANSAS CITY CHIEFS SCHEDULE

REGULAR SEASON SCHEDULE

WK	DATE	OPPONENT	TIME (PT)	TV	RESULT
1	Thu, Sep 5	vs Baltimore	5:20 PM	NBC	_____
2	Sun, Sep 15	vs Cincinnati	1:25 PM	CBS	_____
3	Sun, Sep 22	at Atlanta	5:20 PM	NBC	_____
4	Sun, Sep 29	at LA Chargers	1:25 PM	CBS	_____
5	Mon, Oct 7	vs New Orleans	5:15 PM	ESPN	_____
6	BYE WEEK				
7	Sun, Oct 20	at San Francisco	1:25 PM	FOX	_____
8	Sun, Oct 27	at Las Vegas	1:25 PM	CBS	_____
9	Mon, Nov 4	vs Tampa Bay	5:15 PM	ESPN	_____
10	Sun, Nov 10	vs Denver	10:00 AM	CBS	_____
11	Sun, Nov 17	at Buffalo	1:25 PM	CBS	_____
12	Sun, Nov 24	at Carolina	10:00 AM	CBS	_____
13	Fri, Nov 29	vs Las Vegas	12:00 PM	PRIME VIDEO	_____
14	Sun, Dec 8	vs LA Chargers	5:20 PM	NBC	_____
15	Sun, Dec 15	at Cleveland	10:00 AM	CBS	_____
16	Sat, Dec 21	vs Houston	10:00 AM	NBC	_____
17	Wed, Dec 25	at Pittsburgh	10:00 AM	Netflix	_____
18	Sun, Jan 5	at Denver	TBD		_____

templatetrove.com



Villas residents are
 USA and
 Kansas City
 Proud!



Join us on Facebook! Remington Villas is a closed group on Facebook for members only where we can post photos and share announcements and comments about neighborhood activities and upcoming events.

Contact Paula Clyma or Lori Williams, co-administrators of the Facebook HOA Group page.

NEIGHBORHOOD WATCH COMMITTEE

TOM PETERMAN, CHAIR



NEIGHBORHOOD WATCH CAPTAINS:

Tom Peterman (Chair)	1905 S Aztec Ave
Dewayne Burkett	1908 S Remington Ct
Tom Bush	19104 E 19th St Ct S
Gene Clyma	1909 S Davis Ave
Diana Corum	19201 E 19th Terrace Ct S
Sherry McClaran	19104 E 19th Terrace Ct S
Marty Ohap	19113 E 19th Terrace Ct S
Tom Newhard	19000 E 19th Terrace Ct S
Bill Theobald	1925 S Aztec Ave

The committee members were selected by the HOA, primarily based on location. The idea was to make sure everyone had someone they knew or who lives nearby on the committee.

The committee met initially and discussed the role and responsibilities of the Committee, and it was agreed that the role of the committee and members of the committee was primarily to serve as "good neighbors" – eyes and ears to what is happening in the neighborhood. Each could be "helpers," "referrers," and "sharers of information."

Each would be on the lookout for unusual activities in the neighborhood, keeping an eye out for garage doors left open, etc. and any unusual activities. They agreed that they are NOT to be "Villas Police" or referees in disputes. They could serve as resources to help find solutions should issues arise. Note: if you see any unusual activity, please consider checking with resident first, then call 9-1-1.

They all agreed that, as schedules permit, they would represent the neighborhood at the Independence Police Department Neighborhood Watch Group, should it reconvene at some point in the future.

The group also agreed that regular meetings of the committee were probably unnecessary, unless or until a need arose.

The group was unanimous in feeling that Remington Villas is a great place to live and we are all committed to keeping it that way.

From The Editor

When October rolls around, it always brings to mind one of my favorite poems that I have recited to many children over the years, especially around Halloween time. The poem, written by James Whitcomb Riley (1849-1916) was based on a young girl from the Orphan Train who lived with the author's family.

LITTLE Orphant Annie's come to our house to stay,
An' wash the cups an' saucers up, an' brush the crumbs away,
An' shoo the chickens off the porch, an' dust the hearth, an' sweep,
An' make the fire, an' bake the bread, an' earn her board-an'-keep;
An' all us other childern, when the supper-things is done,
We set around the kitchen fire an' has the mostest fun
A-list'nin' to the witch-tales 'at Annie tells about,
An' the Gobble-uns 'at gits you
Ef you
Don't
Watch
Out!

Wunst they wuz a little boy wouldn't say his prayers,--
An' when he went to bed at night, away up-stairs,
His Mammy heerd him holler, an' his Daddy heerd him bawl,
An' when they turn't the kivvers down, he wuzn't there at all!
An' they seeked him in the rafter-room, an' cubby-hole, an' press,
An' seeked him up the chimbley-flue, an' ever'-wheres, I guess;
But all they ever found wuz thist his pants an' roundabout:--
An' the Gobble-uns 'll git you
Ef you
Don't
Watch
Out!

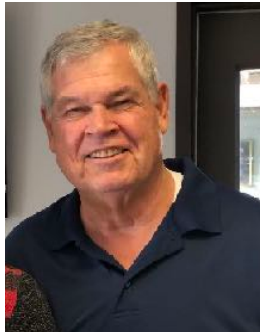
An' one time a little girl 'ud allus laugh an' grin,
An' make fun of ever' one, an' all her blood-an'-kin;
An' wunst, when they was "company," an' ole folks wuz there,
She mocked 'em an' shocked 'em, an' said she didn't care!
An' thist as she kicked her heels, an' turn't to run an' hide,
They wuz two great big Black Things a-standin' by her side,
An' they snatched her through the ceilin' 'fore she knowed what she's about!
An' the Gobble-uns 'll git you
Ef you
Don't
Watch
Out!

An' little Orphant Annie says, when the blaze is blue, and the lampwick sputters, and the wind goes woo-oo!
An' you hear the crickets quit, an' the moon is gray, An' the lightnin'-bugs in dew is all squenched away,--
You better mind yer parents, and' yer teachurs fond an' dear, An he'p the poor an' needy ones 'at clusters all about,
Er the Gobble-uns 'll git you
Ef you
Don't
Watch
Out!



Remington Villas Homeowners' Association

2024-2025 Officers



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rvhoapresident2022.com



Editorial Comments:

Please contact [Paula Clyma](#) if you have any information you would like to have included in the next newsletter or posted to the members web site. You are welcome to post photos and comments to the members Facebook page that would be of interest to Villas residents, and help keep us up to date on events and activities in the neighborhood.

The [HOA web site](#) is another way to keep in touch with neighborhood news and up-to-date information. You will also find PDF copies of the HOA Bylaws, Declarations of Covenants, directory, and map of the Villas, which may be downloaded to your computer via Adobe Reader (installed on most computers).



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