

Remington Villas News

Photo by Loretta Krawczyk

Remington Villas Homeowners' Association

Editor: Paula Clyma, Communications Director Email: polliwog1@mac.com

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-Officio)

Lori Williams, HOA Directory
Editor & Facebook Admin.

Webmasters:

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

Join our private Facebook
Group-members only



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Reflections from the editor...

The years from our early sixties to eighties have flown by much too quickly since Gene's and my decision to build our retirement home in Remington Villas during the summer of 2005. From the day we decided on our lot, we were greeted with beautiful, friendly neighbors -- from the initial ground-breaking through the final construction, and by February, as we got settled in, we enjoyed waking up to the sound of someone shoveling the snow off our driveway, sidewalks, and front porch! Since then, we have never had the slightest regret that we moved here and are both still so thankful to be surrounded by some of the nicest folks anyone could ever ask for, living in this beautiful, peaceful, loving community.

Through the years we have shared many memories -- joys and sorrows. We have had to say goodbye to wonderful friends/neighbors, and welcomed new residents. We have watched our children and grandchildren grow up seemingly right before our eyes! Our social activities, luncheons, picnics, impromptu gatherings at "Merlot Circle," and the earlier "Men's Breakfast" (Barb Warnex), "Ladies of Remington" cookie exchange and Bunko parties, or just getting out walking around the neighborhood and meeting our four-legged neighbors have contributed greatly to the closeness of this little community which has been such an integral part of our lives, and thus the reason for my belief that Remington Villas is truly "one of the best kept secrets of Independence." This type of community does not just "happen." It is only because of **each of you** who have put forth an extra effort to help keep it going through your involvement in the HOA, participating in the "Neighborhood Watch" or other committees, attending various activities or just by sharing with and looking out for your neighbors.

I hope that the newsletters have been informational and fun, and I have enjoyed creating them over the years. As this year comes to a close, I will be turning it back over to the board to appoint a new editor effective January 1, 2026, along with a new Communications Director. Thank you all for your continued support. Brad Bryant and I will continue to maintain the members web site.

Treasured Memories



Love is spoken here.

Message from Dennis Bosch, President

October 15, 2025

The Annual Business Meeting is on Monday, November 3, 2025, at Bingham Middle School, beginning at 6:00 p.m. Doors will open at 5:45 p.m. and will lock at 6:15 p.m. There are two very important items on the agenda, the election of the new Board of Directors for the 2026-2027 term and the Approval of Budget and Assessment to support the budget for 2026.

The Nominating Committee recruited outstanding members of the Community who are willing to give of their time and talents to ensure that the HOA continues to be one of the best HOAs in Independence. Other nominations for the Board of Directors may also be taken from the floor at the meeting.

The proposed Budget and Assessment to support the Budget was sent out by Cory Williams, Treasurer, on October 11. A considerable amount of information was provided by Cory as to the process the Board went through in formulating the proposed budget. It is impossible to put in an email the total process and considerations the Board contemplated for each particular line item. In other words, how was a particular dollar amount determined for a particular service the HOA provides to the Community. That is a very important question. If Members don't understand why a certain amount of money is needed for a particular expense, Members naturally may wonder if the assessment they pay is being put to the best possible use. Members have the right to know whether an increase in assessment is justified and warrant approval. The Board's responsibility is to present a proposed budget and the assessment needed to support it. It is the Members responsibility to determine whether the services provided, and expenses associated with those services, are desired, justified and warrant approval. At the meeting an explanation will be provided for each line item on the budget so that Members can make an informed decision on whether the budget and assessment should be approved.

I urge everyone to attend the meeting on November 3rd, if possible, to hear about the services provided and how each dollar amount for that service was determined directly from the Board. As some of you may recall, last year's November meeting was the same night as a Chiefs Monday Night Football game. That isn't the case this year. If unable to attend, please sign a Proxy to insure that a quorum is met to conduct business.

See you on November 3rd.
Dennis Bosch, President
Remington Villas Homeowners' Association

Message from Claude Clardy, Vice-President

October 15, 2025

Hello Friends,

I hope this finds everyone doing well. Fall is here and winter is on its way. My second term on the HOA board is coming to an end, and I just want to say thanks to everyone for helping me keep Remington Villas looking so beautiful the past four years. That's why we moved here January 4, 2019.

We still have two mowings left this year based on our contract. I will do my best to try to get the most benefit from using them wisely. I will let you know if we plan to skip a week.

Wes Peery (AAA) has scheduled the weekend of October 24-25 to shut down and winterize the sprinkler systems. Please ensure he has access to your sprinkler system control box. Also, Tree Trimming Plus (TTP) will complete their final annual "sweep" of yards and common areas after most of the leaves have fallen - probably the first week of December.

**Claude Clardy
Vice President
Remington Villas Homeowners' Association**

The Road Less Taken

**Two roads diverged in a yellow wood,
And sorry I could not travel both
And be one traveler, long I stood
And looked down one as far as I
could
To where it bent in the undergrowth;
Then took the other, as just as fair,
And having perhaps the better claim,
Because it was grassy and wanted
wear;
Though as for that the passing there
Had worn them really about the
same,**

**And both that morning equally lay
In leaves no step had trodden black.
Oh, I kept the first for another day!
Yet knowing how way leads on to
way,
I doubted if I should ever come back.
I shall be telling this with a sigh
Somewhere ages and ages hence:
Two roads diverged in a wood, and
I--
I took the one less traveled by,
And that has made all the difference.**

--Robert Frost (1864-1963)

Message from Cory Williams, Treasurer

Good morning, Friends!

Below you'll see the YTD expenses of the HOA (as of September 30, 2025) and the expenses during the same time period in 2024. As of the end of the month, our cash balance is \$58,585.68.

Please recall that the Remington Villas HOA Annual Business Meeting is scheduled for November 3, 2025. As Dennis Bosch has reminded us, it will be at this meeting that the HOA Members will discuss and vote on the annual HOA budget for 2026 in addition to other business. As in prior years, I will distribute a PROPOSED 2026 Budget via email for review prior to the Annual Business Meeting. Hopefully Members will take this opportunity to review the budget proposal prior to the meeting. I'm happy to answer any questions you may have prior to or during the meeting. Please notify any Board Member as soon as possible if you have any projects or concerns that should be considered for next year as we work to prepare the 2026 budget proposal.

<u>Remington Villas HOA</u>					
Budget 2025					
	2025	Current Year	Prior Year	Amount	
	Approved	YTD Expenses	1/1 - 9/30	Change from	
Expense	Budget	2025 Actual	2024 Actual	Prior Year	
Lawn Mowing	\$58,556	\$47,929	\$47,146	\$783	
Yard Treatments	\$11,620	\$8,334	\$7,463	\$871	
Tree Treatments	\$1,200	\$ -	\$2,155	-\$2,155	
Yard Clean Up	\$4,490	\$ -	\$200	-\$200	
Irrigation	\$7,859	\$5,187	\$4,973	\$214	
Snow Removal	\$10,000	\$11,272	\$1,948	\$9,324	
Pond Maintenance	\$2,291	\$980	\$2,565	-\$1,585	
Trash & Recycling	\$22,416	\$16,222	\$14,976	\$1,246	
Landscaping	\$6,500	\$4,815	\$ -	\$4,815	
Repairs & Maintenance	\$1,000	\$ -	\$795	-\$795	
Social Events	\$2,000	\$79	\$34	\$45	
Postage	\$25	\$ -	\$ -	\$ -	
Office Supplies/Admin	\$1,400	\$982	\$888	\$94	
Insurance	\$2,007	\$2,238	\$1,924	\$314	
Utilities	\$1,300	\$1,175	\$1,062	\$113	
Miscellaneous	\$ -	\$80	\$ -	\$80	
Totals	\$132,664	\$99,293	\$86,129	\$13,164	

Below you will see the invoices we received during the current month (September) that were paid by the HOA. Please let me know if this is information you would find useful each month, or if you would be interested in new/different reports. Thank you in advance for any input!

Message from Cory Williams, Treasurer (continued...)

Remington Villas of Independence HOA Inc			
Bills and Applied Payments			
September 2025			
	Date	Num	Amount
City of Independence Utilities			
Irrigation B	08/15/2025	86874090	64.51
Irrigation A	08/15/2025	86872219	155.92
Electricity	08/15/2025	86870432	20.79
Intuit QuickBooks			
	08/30/2025	10001422868499	115.00
Tree Trimming Plus Lawn			
	09/03/2025	20357	3,668.50
	09/16/2025	20471	3,818.50
Waste Management			
	09/02/2025	8706247-4858-4	1,830.00

It is important that all members understand our financial position and feel comfortable and confident with our plan going forward. 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 HOA

Villas Announcements

We appreciate all of your beautiful landscaping and yard decorations, and look forward to seeing new beautification projects each season! While we have never had a decorating contest, no doubt the Bush's would score as a top contender for their elaborate displays that are one of the delights we all enjoy in our community.



November Luncheon - No luncheon scheduled - Enjoy your Thanksgiving Holiday!

Mark your Calendars

CHRISTMAS LUNCHEON

Date: Saturday, December 6, 2025

Hospitality:

Luncheon (Buffet Style)

Menu:

To be announced

"Crazy Santa Christmas Party-Gift Exchange"

(Please bring one wrapped gift per person)

Fall Potluck Picnic

As a requirement of the IPD "Neighborhood Watch" program, we are committed to getting together frequently as a way of becoming better acquainted, which better enables us to watch out for each other, and easily recognize any unusual activities.

Villas residents love to get together and share good food, fellowship, and fun, and look forward to the various social events, luncheons, annual Christmas party and impromptu get-togethers. The fall picnic typically brings everyone together as we say goodbye to the long, hot "Dog Days" of summer, and enjoy cooler temperatures, and lots of home baked goodies and side dishes to complement the barbecue and fried chicken, provided by the HOA.

This year was no exception, as 50+ neighbors and friends gathered on Davis to welcome Fall!



Picnic Goodies!

As you can see from the photos above , we had a wonderful turnout at our picnic-potluck this year - featuring smoked Brisket from Porky's, and fried chicken, from Hy-Vee. Thank you, again, to the HOA for furnishing the meat and all their support in setting up and taking down the canopies and tables! As always it did not disappoint!

A few people asked for recipes from some of the side dishes or desserts brought to the potluck! (There were so many wonderful dishes to choose from) - I only got to sample a few of the items available, but below are two of the picnic goodies that have been shared. Please submit any other recipes to me, and I will make sure they get shared with our neighbors via our web site!

Chocolate-Filled Oatmeal Bars (by Paula Clyma)



Ingredients:

- 1 cup (8-ounces) unsalted butter, softened
- 2 cups packed light brown sugar
- 2 large eggs
- 2 teaspoons pure vanilla extract
- 2 1/2 cups all-purpose flour
- 1 teaspoon baking soda
- 1 teaspoon salt
- 3 cups quick-cooking rolled oats

For the Chocolate Filling:

- 1 (14-ounce) can sweetened condensed milk
- 1 (12-ounce) package semisweet chocolate chips
- 2 tablespoons unsalted butter
- 1/2 teaspoon salt
- 2 teaspoons pure vanilla extract
- 1 cup coarsely chopped pecans, or walnuts (optional)

Steps to Make It

Heat the oven to 350 F (180 C/Gas 4). Lightly butter a 10 x 15 x 1-inch sheet pan

In a large bowl, cream together 1 cup butter and brown sugar. Beat in eggs and 2 teaspoons vanilla extract.

In another bowl combine the flour, baking soda, and 1 teaspoon salt; stir in oats. Stir dry ingredients into the creamed mixture until well blended; set aside.

Pat about three-quarters of the oat mixture into the bottom of the prepared sheet pan. Set aside the remaining oat mixture.

In a heavy saucepan over low heat combine the sweetened condensed milk, chocolate chips, 2 tablespoons butter, and 1/2 teaspoon salt. Stir until the chocolate chips have melted and the mixture is smooth. Stir in 2 teaspoons vanilla and pecans or walnuts.

Spread the filling mixture over bottom crust in the baking pan, and then crumble the remaining oat mixture evenly over the top.

Bake the bars in the preheated oven for 20 to 25 minutes. Cool before cutting into squares.

"Delicious" Pumpkin Bars (by Debra Leakey)

Pumkin Bars

INGREDIENTS

- 2 c. all Purpose Flour
- 1.5 c. packed brown sugar
- 2 tsp. baking powder
- 1 tsp. baking soda
- 2 tsp. pumpkin pie spice
- 1/4 tsp. salt
- 1/2 c. vegetable oil
- 1/2 c. apple juice
- 1 can (15 oz) pumpkin (not pumpkin pie mix)
- 2 eggs

Frosting: 1 container (16 oz) cream cheese creamy ready-to-spread frosting.

DIRECTIONS

1. Preheat oven 350 degrees. Grease 15x10x1-inch pan. Lightly flour. In large bowl w/electric mixer, beat bar ingredients on low speed until moistened. Beat 2 minutes on medium speed. Spread batter in pan.
2. Bake 20-30 min. or until toothpick inserted comes out clean. Cool completely (about 1 hour).
3. Spread frosting over cooled bars. Refrigerate until set, about 30 min. Cut into 8 rows by 6 rows. Store in refrigerator. Enjoy!

Please send any of your favorite recipes to me via email: polliwog1@mac.com to share with our Villas community... fall is baking time!!

Thank you all for your wonderful contributions to the success of our annual picnic and other get-togethers!

From the Villas "Family" Photo Album

More Treasured Memories. . . .



Love is spoken here.

Remington Villas Homeowners' Association

Notice of Annual Meeting

Monday, November 3, 2025

Bingham Middle School

1716 Speck Road, Independence, MO

6:00 P.M. (*Doors open at 5:45*)

Presenting the 2026-2027 slate of officers submitted for election as proposed by the Nominating Committee, Vice President Claude Clardy, Chair.



President:
David McLean



Vice President:
Dave Storey



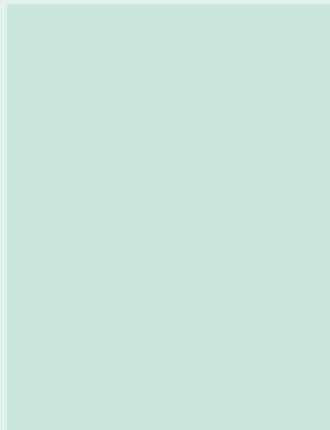
Treasurer:
Tim Leahey



Secretary:
Loretta Krawczyk



Past President:
Dennis Bosch



Communications
Director (ex-officio)

ARTICLE VI NOMINATION OF OFFICERS

Section 1. Nomination. Nomination for election of an officer shall be made by a Nominating Committee. Nominations may also be made from the floor at the November Annual Meeting. The Nominating Committee shall consist of the Vice President and two (2) or more Members of the Association selected by the Board. The Nominating Committee shall serve until the close of the November meeting.

Section 2. Election. Election of officers shall be by written ballot. At such election the Members may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted. Any member not present may vote by proxy as defined in these Bylaws.

Section 3. **Special Appointments.** The Board may recommend for appointment Ex Officio officers as the affairs of the Association may require, each of whom hold office for such period, have authority, and perform such duties as the Board may from time to time determine.

(a) **Communications Director.** The Communications Director shall be an Ex Officio officer of the Board. He/she shall be the liaison for general communication between the Board and the Members and maintain an up-to-date listing of names, addresses, telephone numbers, and e-mail addresses. This listing shall be used for Association purposes only. He/she shall provide an updated residential directory to be distributed to all Members, publish newsletters, and send out announcements as requested by the Board and/or committee chairmen. The Communications Director may also coordinate information to be posted on the Homeowners Association web site, if applicable.



2025-26 KANSAS CITY CHIEFS SCHEDULE

REGULAR SEASON SCHEDULE

WK	DATE	OPPONENT	TIME (CT)	TV	RESULT	
1	Fri, Sep 5	vs LA Chargers *	7:00 PM	YouTube	_____	
2	Sun, Sep 14	vs Philadelphia	3:25 PM	FOX	_____	
3	Sun, Sep 21	at NY Giants	7:20 PM	NBC	_____	
4	Sun, Sep 28	vs Baltimore	3:25 PM	CBS	_____	
5	Mon, Oct 6	at Jacksonville	7:15 PM	ABC/ESPN	_____	
6	Sun, Oct 12	vs Detroit	7:20 PM	NBC	_____	
7	Sun, Oct 19	vs Las Vegas	12:00 PM	CBS	_____	
8	Mon, Oct 27	vs Washington	7:15 PM	ABC/ESPN	_____	
9	Sun, Nov 2	at Buffalo	3:25 PM	CBS	_____	
10	BYE WEEK					_____
11	Sun, Nov 16	at Denver	3:25 PM	CBS	_____	
12	Sun, Nov 23	vs Indianapolis	12:00 PM	CBS	_____	
13	Thu, Nov 27	at Dallas	3:30 PM	CBS/Paramount+	_____	
14	Sun, Dec 7	vs Houston	7:20 PM	NBC	_____	
15	Sun, Dec 14	vs LA Chargers	12:00 PM	CBS	_____	
16	Sun, Dec 21	at Tennessee	12:00 PM	CBS	_____	
17	Thu, Dec 25	vs Denver	7:15 PM	Prime Video	_____	
18	Flex Game - TBD	at Las Vegas	TBD		_____	

* Game Played at Neutral Location

templatetrove.com



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 the Villas residents have been helping to light up the Villas the past few years, and it looks great! If you have been considering lighting up your house or yard this year, and letting someone else do the work...

Light Up Your Holiday, (Gene Ormsby) offers a special rate to Remington Villas 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.*

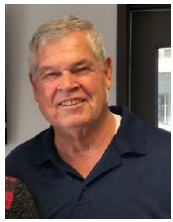
They will build the lights to fit your house, install them, maintain them through the season, take them down, put them in a storage tub, and you store them until next year when they will come back and install again. You pay for lights and installation the first year and then, going forward only pay for installation! WHAT A DEAL!!! You don't have to worry about asking one of your kids or grandkids to do it or better yet.....worry 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

Remington Villas Homeowners Association

2024-2025 Officers



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Tel: (816) 796-7084; (816) 868-0965
polliwog1@mac.com



Sherry Larson, Chair
Social Committee
(816) 824-1765
email: sherrylarson51@gmail.com

Visit [Remington Villas members' web site](#)
for the following information:

Homeowners Directory:
Password: Villas#

Committee Listings

Homeowners Documents:
BYLAWS
DECLARATION of COVENANTS
RV-Map *Password: rvmap

Referrals (provided by residents):
General Maintenance
Miscellaneous

*Please contact Paula Clyma,
Communications Director, for questions
or comments regarding this newsletter or
general communications.*