



Remington Villas News

Remington Villas Homeowners Association

Editor: Paula Clyma, Communications Director / email: polliwog1@icloud.com / Tel: (816) 868-0965

October 2026

2nd Edition Vol. 01

The Remington Villas HOA is happy to be relaunching its publication of the *Remington Villas News* quarterly newsletter with the reappointment of Paula Clyma as Communications Director.

The newsletter will continue to serve as a source of information of interest to all residents, including regular reports from all officers and committee chairs, together with any special announcements of upcoming activities and events. “Caring and Sharing” gives us an opportunity to bring an awareness of those friends/neighbors who may be in need of our support so that others may be able to reach out to them. Be sure to check on your older neighbors, especially who live alone. You may want to call

them if you notice anything unusual or inactivity for several days.

In order to create a more fun and personal publication, and another way of becoming better acquainted, we invite all of our members to offer support by providing photos and stories, and a little information about themselves, pets, hobbies, interests, day trips or vacation photos to share with our neighbors. We hope you will also consider sending me your favorite recipes, books, etc., as well as any home referrals for maintenance services, landscaping, dog-walkers, handymen, etc. Your comments are always welcome.

Greetings From the Officers. . . .



David McLean, President

Dear Residents and Neighbors,

As you know, we have Paula back as our Communications Director. I am very grateful for her willingness to step in for this very important role. I always liked to view the pictures in the newsletter of the residents on vacation and their stories. It was a great way to start off a conversation with someone.

The board appreciates the work that Debbie Leahey has contributed as our social chairperson throughout this past year. There are opportunities for other volunteers that would want to contribute to our community of the other various committees. Please reach out to any of the board members if you are willing to serve your community on any of the committees: Aesthetics, By-Law, Beautification, Neighborhood Watch, and Audit/Accounting.

Our Annual business meeting will be held on November 2, 2026. The meeting will start at 6:15 PM at Bingham Middle School. (I'm told that the Chiefs do not play that night.)

There will be several items up for the community's consideration. The first item will be approval of the budget. There will be more information sent to the residents by our treasurer. The second item will be the reading and voting of changes in our covenants that the board is presenting. A copy of these changes has been emailed or given to each resident for their review and consideration. Finally, I will need to know at the meeting if you want to be on the "no ice melt" list. For the new residents, Tree Trimming Plus will apply ice melt to driveways and sidewalks for our residents. We will need to know who does not want ice melt for the entire winter season of 2026 – 2027.

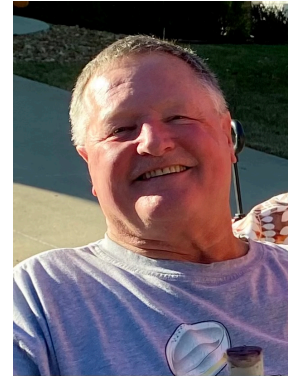
Proxy voting will also be available to anyone not able to attend the meeting.

Thank you for your continued support.

Sincerely, David McLean

From the Officers...(cont'd)

I am happy that fall is quickly approaching. which brings cooler weather and for me more outdoor time. Not at all happy with the hot weather we are having now. After going back through my notes, as of 09-16-26 we have had 26 mowings. With that we have 4 left, that will put us to mid October. We will still have the winter clean up, I think early to mid December. On another note, I have not talked to Wes about the winter shut down for sprinklers. As soon as I have a date I will email everyone. Looking at my last calendar dates from past years, late Oct. was when his crew came around. I have other things to discuss at the meeting, I will try to keep it short. We do have some very important things to talk about at our HOA meeting, if at all possible, please try to make the meeting on Nov. 2. That is all for now except, GO CHIEFS!!!!



David Storey, Vice-President



Loretta Krawczyk, Secretary

Happy Fall to all of our Villas neighbors!

So glad the weather has finally changed. Enjoy the cooler air it brings as well as the beauty of the season with its colorful leaf changing and crisp autumn days.

[Loretta does a great job working behind the scenes to maintain the permanent records of the HOA, records minutes from board meetings, prepares hand outs for the Annual and Semi-Annual meetings, and is valuable asset to the board. She always comes prepared,, brings a smile and is willing to serve wherever needed.]



Tim Leakey, Treasurer

Hello Villas Residents,

The below budget comparison (YTD: August 2025-August-2026) and the balance sheet (next page) were previously emailed to all members on September 12.

If you have any questions with any of the information, please let me know.

Expense	2026 Approved Budget	Current Year 1/1 - 8/31 2026 Actual	Prior Year 1/1 - 8/31 2025 Actual	Amount Change from Prior Year
Lawn Mowing	\$ 60,750	\$ 42,288	\$ 36,774	\$ 5,514
Yard Treatments	\$ 14,785	\$ 9,411	\$ 8,334	\$ 1,077
Tree Treatments	\$ 1,200	\$ 6,320		\$ 6,320
Yard Clean Up	\$ 4,641			\$ -
Irrigation	\$ 9,254	\$ 6,278	\$ 5,187	\$ 1,091
Snow Removal	\$ 10,000	\$ 2,703	\$ 11,272	\$ (8,569)
Pond Maintenance	\$ 2,291	\$ 980	\$ 980	\$ -
Trash & Recycling	\$ 23,278	\$ 15,292	\$ 14,392	\$ 900
Landscaping	\$ 2,500		\$ 4,815	\$ (4,815)
Repairs & Maintenance	\$ 1,000			\$ -
Social Events	\$ 2,000	\$ 444	\$ 79	\$ 365
Postage	\$ 25			\$ -
Office Supplies/Admin	\$ 1,500	\$ 996	\$ 947	\$ 49
Insurance	\$ 2,266	\$ 1,818	\$ 2,238	\$ (420)
Utilities	\$ 1,300	\$ 781	\$ 924	\$ (143)
Miscellaneous	\$ -	\$ 8	\$ (712)	\$ 720
Totals	\$ 136,790	\$ 87,318	\$ 85,229	\$ 2,089

Remington Villas of Independence HOA Inc

Balance Sheet
As of Aug 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1001 Checking - UMB	63,982.81
1002 Checking - Central Bank	10,000.00
Total for Bank Accounts	\$73,982.81
Accounts Receivable	
1200 Accounts Receivable	-3,787.00
Total for Accounts Receivable	-\$3,787.00
Other Current Assets	
12000 Undeposited Funds	0.00
1300 Prepaid Expenses	\$0.00
1310 Prepaid Insurance	0.00
1320 Prepaid Pine Tree Care	0.00
Total for 1300 Prepaid Expenses	\$0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$70,195.81
Total for Assets	\$70,195.81
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2700 Accounts Payable	4,060.86
Total for Accounts Payable	\$4,060.86
Total for Current Liabilities	\$4,060.86
Total for Liabilities	\$4,060.86
Equity	
3000 Opening Balance Equity	0.00
3200 Retained Earnings	50,929.52
Net Income	15,205.43
Total for Equity	\$66,134.95
Total for Liabilities and Equity	\$70,195.81

Accrual Basis Friday, September 11, 2026 03:49 PM GMT-05:00

Around the 'hood

The first attraction to our community is no doubt the beautiful single-story homes, and maintenance-provided amenities that provide a sense of security and freedom to travel or pursue interests and hobbies without worrying about lawn care during the hot summer months, or shoveling snow during the winter. The excellent location in eastern Jackson County offers easy access to area shopping, restaurants, grocery stores, multiple services, and near main highways and Interstates that bring us closer to adjacent cities, downtown Kansas City with its sports arenas, music, arts and cultural activities.

As you get to know the people and the community, however, you will soon realize why it has often been referred to as "The best kept secret in Independence."

MERLOT CIRCLE is the nickname of the common area in the circle at the west end of E 19th Terr. Ct. S, where many impromptu gatherings have been called and residents are invited to bring lawn chairs, snacks, and their favorite regular or adult beverages - just for fun! Earlier this year a second annual hot dog cookout was sponsored by the board with your favorite officers heating up the grills!



Love is spoken
here



Where in the World?

Many of our Villas neighbors and/or their close family members may be seen anywhere in the world--throughout the United States or abroad. Others are quite content to stay close to home and enjoy Stay-cations, but we all enjoy the photos and stories from their travels, near or far!

From the Williams' daughter who is in the far east pursuing her ministerial calling; the thinks' granddaughter who is in her fourth year of teaching 1st & 2nd grade students at the Exupery International School in Riga, Latvia, where traditionally, the children bring flowers to their teachers the first day of school.

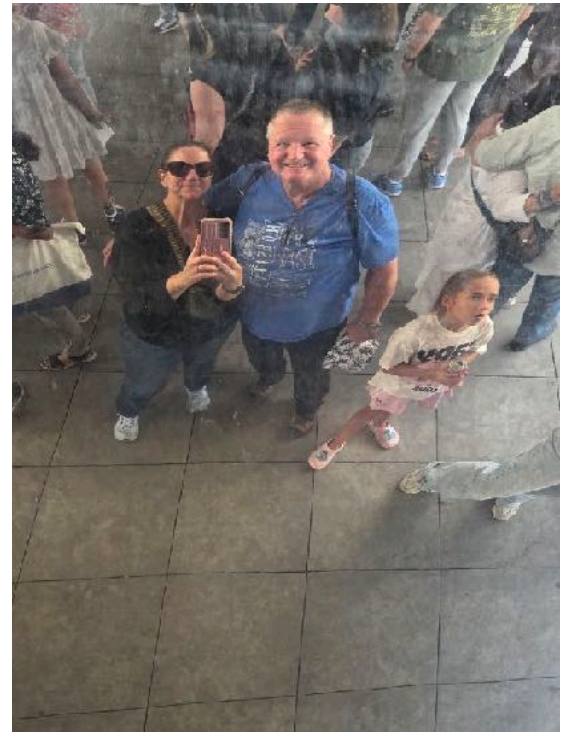


Then there are the Freelands who literally may show up anywhere and I am not totally convinced they may even be time-travelers, as pictured in a recently discovered photo from back in the 1920s! (left).

Not to mention the Storeys who also are on the move quite frequently and were recently spotted in

Chicago at the new Presidential Museum, and the Cloud Gate sculpture ("The Bean!"). We will all look forward to seeing more adventures from these and all who would like to share with us! We love seeing where you or your family go and traveling vicariously with you!

THANK YOU!



Meet the new neighbors:



Carol and Larry Grohn

Hello Remington Villa Neighbors! We have been asked to provide a new neighbor bio for our newsletter. Even a year ago, we never had a notion that we were leaving Tennessee to move to Missouri at our age! We have enjoyed meeting many of our new neighbors in both the Villas and the Estates-some of you with long histories here - others newer. In many cases walking our dogs

has started many conversations. The history of our neighborhood's split development was interesting to learn.

We came here at the invitation of my nephew Troy and his wife Monica who are both realtors and they began their move to Blue Springs from the Denver area a couple years ago. Now several other family members are arriving as our Missouri family grows.

My core family moved from Michigan to Colorado Springs when I was 8 and lived in Denver metro since my retirement as an Army Nurse in 1990 following deployment to the First Gulf War (our field hospital beat field artillery out of Ft. Sill!). While in the military I earned my masters degree in nursing administration.

Following my military retirement I tried civilian nursing, became a real estate broker with my own brokerage. We took to the hills to ski. We played a lot of bridge and now we can say we have played hundreds of Scrabble games. In 2006 we moved to TN and later we moved to TX for 3 years (during covid), took family with us, survived Hurricane Katrina on our 23 acres) then returned to TN. No grass has grown tall under our feet. We were/are active in church, civic, political, and military organizations. Most recently I was President of Military Officers Association of America, Chattanooga Chapter, and celebrated one of our own, Larry Taylor, receiving a Medal of Honor in Washington DC in the White House East Room, and I was privileged to preside over the large TN celebratory party.

I thank you for welcoming us here to the villas. We love our neighborhood and all of you. But have to say, I still can't grasp which way is north without the telltale mountains. Carol Grohn (in Delores' house).

Caring and Sharing. . .

We were sorry to learn of the passing of our neighbor, Sandra Kasey on August 13. A private service was held on Monday, August 24, 2026, Cards and condolences may be sent to her husband Charles at their home 19217 E 19th Terr Ct S.

The following obituary was published online by Newcomers Noland Road Chapel.

OBITUARY

Sandra Jean Kasey

OCTOBER 7, 1942 – AUGUST 13, 2026

IN THE CARE OF

Newcomer's Noland Road Chapel

Sandra Kasey, a beloved wife, mother, grandmother, sister, aunt, and friend, passed away peacefully at her home on August 13, 2026, after a lengthy and courageous battle with cancer. Born on October 7, 1942, in Kansas City, KS, Sandra was a beacon of warmth and kindness to all who knew her.

Daughter to the late George Henry and Josephine Marie (nee Slezak) Hobson, Jr., Sandra was also predeceased by her cherished siblings, George Mark and Susan Kay Rogers (nee Hobson). She will be profoundly missed by her devoted husband of 41 years, Charles Frederick Kasey, and her loving daughter, Shelly Fox, along with her treasured grandson, Nicholas Fox.

Sandra's surviving family includes her brother, Richard Dale Herdman, Jr., and his wife, Rhonda, as well as her nephews and niece, Clint and Chad, Mark and Eric Hobson, Christy Pietrosino (Rogers). Her sisters Connie, Dianne. She shared a special bond with her husband's children, Gabrielle and her spouse, Michael, and Denise. Her close cousin, Mary Garcia (nee Piekarski), with her husband Joe, their children, John Joseph, Stephen, Kimberly, and their respective families, also held a deeply cherished place in her heart.

Sandra attended Piper High School and went on to become a secretary extraordinaire, working with dedication and precision for New York Life and Cordis Corp. She was a proud and active member of St. Mary's Catholic Church, where her faith and community involvement were pillars of her life.

Her hobbies were as varied as her talents. Sandra had a passion for flowers and small dogs, enjoyed cooking and home decor, and was a gifted quilter and seamstress. Her meticulous nature was renowned, often described as having a "filing cabinet in her head," knowing every birthday and significant detail about her loved ones. Her fondness for sending cards was so widespread that it might even affect Hallmark's sales.

Sandra's life will be celebrated at a service on August 24, 2026, at 1:00 PM at DW Newcomers, located on Noland Road. In lieu of flowers, the family kindly requests that donations be made to a charity of your choice in Sandra's memory, as she held many causes close to her heart. Sandra touched so many lives with her generosity and love. Her memory will live on in the hearts of her family, friends, and all those blessed to have known her.

Caring and Sharing (continued)

*“Therefore encourage one another and build each other up, just as in fact you are doing.”
1 Thessalonians 5:11*

Although our community is not restricted to any age group, the majority of original residents were retirees attracted to a new maintenance-provided community with quality-constructed single-story homes--a unique concept that was marketed toward empty-nesters. As time waits for no man, many of those empty nesters have since endured their share of life's challenges. Lifestyles have become just a little slower, a little quieter, a little less complicated. However, they still enjoy living independently in their own homes without worry of lawn and snow maintenance, and share a sense of family with their many long-time neighbors and friends. In recent years we have welcomed many new neighbors who bring new energy and willingly volunteered to share in the HOA responsibilities with various leadership positions to ensure the same level of services and maintain our rural “hometown” feeling.

As a new development, Remington Villas grew lot by lot, house by house, with frequent get-togethers hosted by the builder/developer, which contributed to helping bring residents together and define a small community where people know you, welcome you, and look out for one another. As we learn of someone who is dealing with personal challenges, health or other issues, we hope you will consider reaching out to them as deemed appropriate, just to let them know they they are not alone and are being thought about. If you or a neighbor may need encouragement, facing surgery, health or other issues, and would like to be included on our Sharing & Caring list, please let me know, (As always, do not share anyone's name without their permission.)

Cindy Bush hip replacement - (Sept. 22)

Tom Newhard is doing well with daily in-home care for age-related health and mobility issues.

Shandra Newcom continues to recover from a concussion she sustained last fall. Her friends and family provide her loving support and her medical team is excellent. As Shandra's brain heals, she is lucky enough to take time to rest and continue her wellness journey. She is grateful to everyone in the Remington Villas community who supports her in so many ways.



Fall has arrived!



Happy Fall, y'all!

September 21, 2026.

During the next several weeks, the trees, shrubs and fall foliage will be putting on a spectacle of beauty throughout our area!

Fall is a great time for day trips - there are nearby orchards and wineries, historical markers, and quaint little towns, mills, and state parks, that will delight your senses as the trees burst into magnificent color! To the south are the Ozarks and Boston Mountains, the Springfield Plateau (also known as the "Queen City of the Ozarks" among others.) Of course, Branson is always a favorite place, and the grandkids will love the go karts, and Ripley's Believe it or Not, as well as Silver Dollar City! If you have never been to Eureka Springs, or Mountain Home, two cities just north of the Arkansas-Missouri border, they are charming tourist destinations, along with Bentonville, Fayette, and Springdale, Arkansas. There is nothing quite like experiencing fall in this area!

And around our own little community, decorations have been popping up throughout the Villas as football season is underway and the first day of Fall has finally arrived! And it did not disappoint weather-wise! Like magic, the temperature dropped drastically from the high 90s to low 70s -- just like clockwork!

It never ceases to amaze me. How did it know!? From sizzling

summer to Fabulous Fall - overnight, just as the calendar promised! People were seen outside talking, walking around the neighborhood, and welcoming the new season!



Remington Villas Fall Clean Up and Yard Sweep

Fall Clean Up - by Waste Management - TBD

Email will be sent as soon as date is scheduled.

Annual Lawn Sweep - extra service provided by

Tree Trimming Plus - to clean up all leaves -

Estimated first or second week in December.

Let's Get Social!

Debbie Leakey, Social Chair



Debbie and Tim Leakey have brought a new energy and expertise to the Villas as they quickly stepped up to fill the vacated positions of Treasurer and Social Chair. These two are the dynamic Duo!! Thank you both for all you do.

Below photos from past luncheons -

Olive Gardens - July



Corner Cafe - August



Fun House - September

UPCOMING ACTIVITIES & EVENTS

- Saturday, October 3 - Annual Picnic
- November - Thanksgiving
- December - Annual Christmas party & Luncheon



Remington Villas Potluck Picnic

- October 3, 2026 @ 4:00 PM locate on S Davis Avenue
- HOA to provide fried chicken, sliced ham, buns, water, condiments, plates, cups, ice, plasticware, napkins
- Residents to provide side dish and / or dessert and lawn chair

Setup for the event -volunteers needed as follows

- ♦ Provide tables and canopies
- ♦ Setup to start around 3:00 PM
- ♦ Contact Dave Storey at 816-456-3557 if you have questions regarding setup and cleanup
- ♦ Contact Tim Leakey at 816-679-1584 if you have other questions

Remington Villas Christmas Luncheon

December 5, 2026 @ 11:30 AM

Adams Pointe Golf Club

1601 NE R D Mize Rd
Blue Springs, MO 64014



❄️ MENU ❄️

Brisket * Chicken Cordon Bleu
Tossed Green Salad
Baked Potato Casserole
Steamed Mixed Vegetables
Assorted Cheesecakes

Residents - \$17.50 per resident

Guests - \$37.50 per guest

Your check is your reservation. Verbal reservations appreciated by November 5th

Paid reservations are due no later than November 20th

NO reservations accepted after November 20th

Crazy Santa Gift Exchange

Optional: Join the fun! Please bring a wrapped gift (\$10 minimum) to participate in the Crazy Santa gift exchange immediately following the luncheon. Should be for either man or woman, and may be traded up to 3 times. Rules will be on the tables.



Contact Debbie Leakey @ 816-679-0660 for reservations and questions. Paid reservations may be dropped in the mailbox located on the porch at the Leakey residence at 19003 E 19th Terrace Ct S.

Paid reservations may be dropped in the mailbox located on the porch at the Leakey residence at 19003 E 19th Terrace Ct S.

Are there any CHIEFS football fans out there?

It's football time again, and our favorite quarterback is back -- and they hit the ground running! Hoping they will have a GREAT season!!

2026 NFL SCHEDULE

KANSAS CITY CHIEFS

DATE	OPPONENT	TIME	TV
01 Mon, Sep 14	vs Denver Broncos	W 31-10	ESPN
02 Sun, Sep 20	vs Indianapolis Colts	W 33-30	NBC
03 Sun, Sep 27	at Miami Dolphins	12 PM	CBS
04 Sun, Oct 4	at Las Vegas Raiders	3:25 PM	CBS
05 Sun, Oct 18	vs Los Angeles Chargers	3:25 PM	CBS
06 Sun, Oct 25	at Seattle Seahawks	7:20 PM	NBC
07 Sun, Nov 1	at Denver Broncos	3:25 PM	CBS
08 Sun, Nov 8	vs New York Jets	12 PM	CBS
09 Sun, Nov 15	at Atlanta Falcons	12 PM	CBS
10 Sun, Nov 22	vs Arizona Cardinals	12 PM	CBS
11 Thu, Nov 26	at Buffalo Bills	7:20 PM	NBC
12 Thu, Dec 3	at Los Angeles Rams	7:15 PM	Prime Video
13 Sun, Dec 13	at Cincinnati Bengals	3:25 PM	FOX
14 Mon, Dec 21	vs New England Patriots	7:15 PM	ESPN
15 Sun, Dec 27	vs San Francisco 49ers	3:25 PM	CBS
16 Sun, Jan 3	at Los Angeles Chargers	TBD	—
17 Sun, Jan 10	vs Las Vegas Raiders	TBD	—

All times Central and subject to change.

BETTOREDGE.COM



LIGHT UP YOUR HOLIDAY!*

Dear Friends and Neighbors:

Fall has finally arrived, and we welcome the new season with its crisp, cool mornings, it also is time to prepare for the months ahead... 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: \$300.00-\$350.00, 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

**Not endorsed by the HOA. Referred by various members.*



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Past President: (2024-2025;
2020-2021; 2018-2019)
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Remington Villas & Estates
Remington Villas HOA

Please contact your board members if you have any questions or concerns.

If you would like to submit any photos or information to share on the HOA web site or newsletter, please email to me at polliwogi@iCloud.com. (Please obtain permission before submitting any caring and sharing requests.)

Thank you,
Paula Clyma
Communications Director
(Ex-Officio - Appointed)
1909 S. Davis Ave.
(816) 796-7084 (H)
(816) 868-0965*
*Call or text



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 Bylaws, Declarations of Covenants, directory, and map of the Villas, which may be downloaded to your computer via Adobe Reader (installed on most computers).