

Remington Villas News



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.

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



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Happy Valentine's Day!



*Love is spoken
here!*

One of the best things about living in Remington Villas, is not "things" at all, but the beautiful people who share our little village. In this close-knit community, neighbors greet you with a smile or a wave, and welcome new residents to our Villas "family."

The officers and the communications team (Paula Clyma and Lori Williams) work hard trying to keep everyone informed of upcoming activities or events planned by the Social Committee, and extend all an invitation to join us at monthly luncheons, the annual picnics, and other neighborhood gatherings.

(Photos from the annual Christmas luncheon and "Crazy Santa" gift exchange.)

Message from Dennis Bosch, President

February 15, 2025

Dear Villas Residents:

The HOA Community has experienced a pretty tough winter so far, and based on the weather forecast, this coming week is going to be brutal. The most important thing to remember is to take care of yourself during these harsh times. If any of us fall, it's hard to get back up.

The Community has many new residents who probably are not aware of how the decision is made whether to call out the snow crew so I thought I would provide an explanation of that process. Tree Trimming Plus (TTP) is our snow removal vendor. The person delegated to make the decision to call out the snow crew is made by the then current Board of Directors. At the present time I, as President, make that decision. Generally speaking, the snow crew will be called out if we get 2-3 inches. Factors that I take into consideration are the type of snow and the immediate weather after the snow fall ends. If it is a soft fluffy snow and the weather forecast calls for sunny skies and warming temperatures that will take care of the snow problem, I probably would not call out the crew. On the other hand, if it is wet snow, cloudy and cold temperatures I would. After the snow has ended, I go outside and measure the snow on the sidewalk in front of my house. I take the measurement to determine whether the crew should be called out, but more importantly, the snow crew will also be measuring the snow for billing purposes, and I want to ensure that the billing is correct. Under our contract, the billing is based on the amount of snowfall.

The first tier is 2-3" billed a little over \$1,400.00, with the billing increasing based on higher amounts. I believe there are five billing tiers. The first snow we got a few weeks ago exceeded the top tier but TTP capped the billing at the top tier. If ice is a consideration, the snow crew will be directed to put ice melt on the driveways, ***excluding the driveways on the No Ice Melt list.**** That cost is based on the amount of product used and labor. The snow crew will respond to the area as quickly as possible after the snow has ended.

As I stated in my prior email, I have directed the snow crew to clear driveways with a car parked in the driveway only if they can do so safely. There are a number of valid reasons why a vehicle may be parked in the driveway. I believe that for the most part those driveways have been cleared as best as they can be. It goes without saying that snow accumulation can occur along the parked vehicle during the snow removal process. I urge all residents who park vehicles in the street to move the vehicle into the driveway, after the driveway is cleared, so that the city's snow plow can adequately clear our streets.

I hope that this information is helpful in understanding the process used for the snow removal call out. Looking forward to seeing everyone this coming Thursday, February 20, at the HOA luncheon at Summit Pizza, weather permitting.

Dennis B. Bosch,
President
rvhoapresident@gmail.com

*Note: If you are not currently on the NO ICE MELT list, but would like to be added, please email me at rvhoapresident@gmail.com. The product they use may cause some staining, however, these natural melts are safe for concrete, pets, and the environment.

Message from Claude Clardy, Vice-President



Hello Remington Villa’s Friends!

Can’t wait till Spring! It’s been a long winter... for me anyway. It’s time to golf!

Below is a rough schedule for Remington Villa’s 2024 lawn maintenance. There are many variables to consider before actually performing this maintenance. Weather, rain, ground temperature are all factors. I will do my best to communicate these with you.

When it comes to watering, you will be safe if you wait till the day after a lawn treatment. Also, it is only a suggestion to run your lawn sprinklers 3 days a week on Monday, Thursday and Saturday. DO NOT RUN SPRINKLERS ON WEDNESDAYS. Do not over water your lawn as this can cause ruts in your yard from mowers.

Thank you in advance for doing your part to keep Remington Villa’s looking so beautiful.

Claude Clardy
VP Remington Villa’s HOA

Backflow Test for City of Independence	Middle to Late March
Sprinkler start-up “Run sprinklers, Mon, Thur & Sat”	4th Week of March
Mow, trim & blow “Wednesday”	30 Mowings April-November
Pre-emergent/with fertilizer	March /April
Broadleaf weed control Spring	March-May
Summer Fertilizer/grub control	June/July
Early Fall Fertilizer	August/September
Late Fall Fertilizer	December
Nutsedge control	August
Close & Winterize Sprinklers	October
Fall Clean-up	December

Message from Cory Williams, Treasurer

Message sent to Remington Villas email list on January 1, 2025, from Cory Williams

Year-End HOA Expense Comparison 2023/2024

Happy New Year! I hope your 2025 has gotten off to a great start, and that you're prepared to stay safe and warm as the cold weather approaches our area!

Below you'll see the YTD Expenses of the HOA (as of December 31, 2024) and the expenses during the same time period in 2023. Overall, we remain in a healthy financial position and in-line with our current year budget. As of the end of the calendar year, our cash balance is \$49,469.91. Please note that our expenses in 2024 exceeded our 2023 expenses by \$6,644.00.

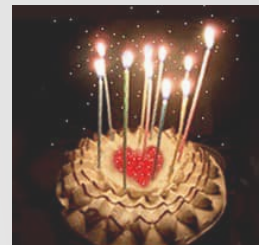
Remington Villas HOA					
Budget 2024					
		2024	Current Year	Prior Year	Amount
		Approved	YTD Expenses	1/1 - 12/31	Change from
Expense		Budget	2024 Actual	2023 Actual	Prior Year
Lawn Mowing		\$55,636	\$56,258	\$55,178	\$1,080
Yard Treatments		\$11,691	\$11,904	\$11,587	\$317
Tree Treatments		\$1,200	\$2,155	\$1,655	\$500
Yard Clean Up		\$4,342	\$4,641	\$4,293	\$348
Irrigation		\$7,436	\$7,376	\$7,436	-\$60
Snow Removal		\$10,000	\$3,393		\$3,393
Pond Maintenance		\$3,420	\$3,420	\$3,345	\$75
Trash & Recycling		\$20,147	\$19,935	\$18,498	\$1,437
Landscaping		\$1,000	\$15	\$222	-\$207
Repairs & Maintenance		\$500	\$888	\$1,357	-\$469
Social Events		\$1,800	\$1,052	\$1,366	-\$314
Postage		\$25			\$ -
Office Supplies/Admin		\$1,300	\$1,185	\$1,139	\$46
Insurance		\$1,841	\$1,924	\$1,784	\$140
Utilities		\$1,100	\$1,373	\$1,015	\$358
Miscellaneous	\$	-			\$ -
Totals		\$121,438	\$115,519	\$108,875	\$6,644

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



Belated Feb 9 Birthday
Wishes to Cory!

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Villas Updates

Some of us continue to tout that Remington Villas is the best kept secret in Independence, and the best things about the Villas are not *things* at all, but the beautiful residents who live here!

Welcome to our newest residents

Sharon Dunham
19213 D 19th Terr Ct S
email: SLD1019@att.net
816-665-6310

Tim and Debra Leakey
19003 E 19th Terr Ct S
email: LeakeyTim@gmail.com
Tel: 816-679-1584

Ray Parker and Joyce Wiley
19007 E 19th St Ct S
email: raybevko@comcast.net
Tel: (Ray) 816-206-4784
Tel: (Joyce) 816-206-4784

Donna Grunewald
19030 E 19th St Ct S
email: mommaadonna6@gmail.com Tel:
660-525-6885

Meet Tim and Debra Leakey



We feel so welcomed and blessed to be living in the Remington Community. This May we will celebrate 30 years of marriage. We have a blended family of five children and nine grandchildren (ages 8 to 21).

I (Tim) grew up in Carrollton, MO. After graduating from the University of Central Missouri, I worked for Honeywell, Intl. and Veregy for a total of 44 years, before finally retiring in 2023. Debbie grew up in Omaha, NE, attended two years of college and worked most of her life in banking and as a financial assistant.

Together we raised and loved 4 teenagers in a large and lovely home in Raytown, MO. In April of last year, we met and prayed with a dear friend and realtor who encouraged us to begin dreaming about “right sizing”. Five months later and loads lighter we moved into our “NEW” maintenance free villa, just the right fit for us!

We are involved with our church, Tim in leadership and Debbie in worship music. Our great joy is visiting and praying with our older members and those in nursing homes. We spend time walking together and working out.

We are excited about this NEW year in our NEW community and NEW opportunities to serve our Lord and Savior, Jesus Christ.



Happy New Year - 2025!

The Williams' enjoyed bringing in the new year on the historic Independence square, and welcomed a new family member to their home!



"Cory and I did something different for New Year's Eve this year. We booked a suite at **Ophelia's Restaurant & Inn** so we could celebrate on **The Independence Square** like tourists! Dinner at **Cafe Verona**, drinks at **Sentinel Room** and music at **3 Trails Brewing**. We had a great evening and enjoyed spending time learning more about where we live! Highly recommend." -- Lori Williams

Welcome, Judy Williams!

We were blessed on January 4th (the first day of the blizzard!) when my mom, Judy Williams, moved in with us! A few of the neighborhood ladies joined us for lunch to welcome her and visit for the afternoon.

She loves the neighborhood and is looking forward to meeting more of our residents when opportunities arise!

We are very lucky to have her with us! She is truly a gem!

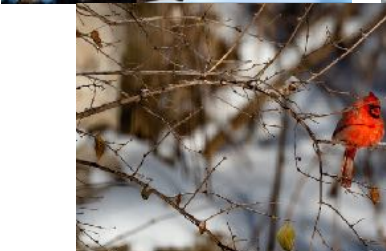
-Cory



Left To Right: Perri Martin, Rita Van Compernelle, Barbara Warnex; Judy Williams

2025 S[❄]NOWPOCALYPSE

Thank you for your photos of this year's 2025 Snowpocalypse! I have also included some favorite bird photos taken by a friend, Terrence Thompson, with his permission. This has been an atypical winter for our area, considering the past few years the golfers in our community simply put on a few extra layers of clothing, grabbed their golf cart portable heaters and cart covers, and played golf throughout the winter season. The last measurable snow prior to this year was in 2016, and before that, 2011. However, this year we were hit with nearly 12" of snow on top of a thick layer of ice and frigid temperatures early in January, with an additional 2" this past week -- with forecasts of more to come! Thompson, former photographer and journalist for *The Kansas City Star*. (photos by Paula Clyma, Loretta Krawczyk, Regina and Gail Rasmussen,



Getting Through the Winter Blues...

Getting through the often extremely cold, long, dreary, gray days of winter can be difficult for many who enjoy getting outside. It is important to keep exercising as much as possible, and not sit longer than one hour at a time, so be sure to set a reminder, or, if you have a smart watch, it will tell you when it's time to stand up! Just as you are getting into that next chapter, working on a new computer program, or watching your favorite TV series!

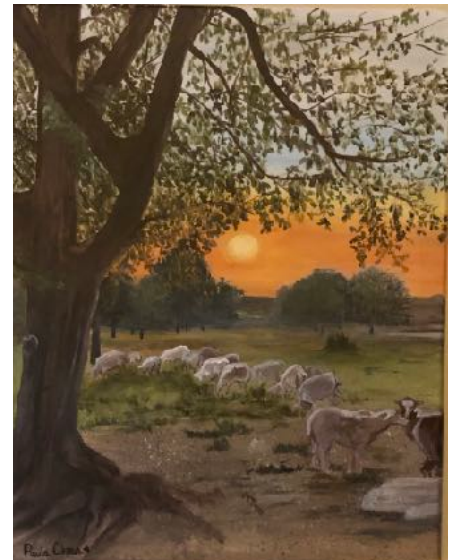
I am sure many of you have some terrific projects you are working on, and I hope you will be willing to share for future editions of our newsletter, but cooking, writing, computers, as well as art and craft projects are some of my favorite hobbies that help keep me out of the bars and casinos (lol! - joke!). I especially enjoy the opportunity to pursue my love of baking and art I started getting into the art of sourdough, and oil/acrylic painting again during the Global Pandemic in 2021, after a lifetime of career, family, and over 20 years of service at the local, state, and National level of the National Society Daughters of the American Revolution (NSDAR). Since then, I have completed over 50 paintings - mainly from photographs from family and friends. Baltimore Bend Winery, in Waverly, Missouri, has allowed me to feature some of my artwork in their tasting room the past few years. I also have a Facebook page, Paula's Art Gallery. and a [web site](#).



"Swiss Village," 11" x 14" acrylic on canvas



"St Croix Boy," 18" x 25" acrylic on canvas



"John 10-27," 16" x 20" acrylic on canvas
"My sheep hear my voice, and I know them, and they follow me."



"Morning Shadows," 16" x 20" acrylic



"Trout Fishing," 16" x 20" acrylic on canvas



"Mahomes"



"Weathering the Storm"



"Quiet Harbor," 16" x 20" acrylic on canvas

Caring and Sharing

Please keep your Remington Villas family along with your personal family and friends in your thoughts and prayers as many continue to battle with rehab and healing from injuries, surgery, influenza, bronchitis, COVID, pneumonia, a variety of viruses and chronic diseases, as well as mourning loss of loved ones. If you would like to be added to our caring and sharing list, please contact me at polliwog1@mac.com. Due to privacy issues, please do not ask to place someone else's name on the list without their permission.

Tom Newhard - recovering from a fall. Home from rehabilitation.

Cindy Comer Bush continues to heal from complications from her recent abdominal surgery.

"I'm still recovering from surgery that I had in December. My Home Health nurse comes twice a week. I had some complications following surgery. I'm making progress but, it's slow. I appreciate your prayers. Thanks to our wonderful neighbors who have provided us with delicious food.

Additionally, many of us mourn the loss of our good friend and long-time Villas neighbor, C. W. Moreland, who passed away this past Sunday, February 9. He fought a long and courageous battle as a throat cancer survivor, which left him with a voice prosthesis but not totally without a voice! He spoke clearly and concisely behind his computer and continued working from home until his retirement — and was heard loudly by friends and family as he cheered in support of his Missouri Tigers and Kansas City Chiefs via Facebook! MIZto you, my friend. You will be missed. --Paula Clyma

Remembering C. W. --

"He would never tell me what CW stood for. I would make up silly names for the initials and we would always laugh about it. He was a delightful man. " -- Cindy Bush

"C. W. had a wonderful wit and sense of humor, and many of us loved bantering with him on Facebook, and I always enjoyed his commentary and often insightful posts. He was an avid MIZZOU and CHIEFS Fan. Behind that fun exterior, however, one quickly realized he was a very intelligent, sensitive man who loved his family deeply, and was a loyal friend. Gene and I were delighted to get to meet one of his youngest sisters, Mary, who owned businesses in the U.S. Virgin Islands, when our son was working and living in St. Croix (hence my painting, "St. Croix Boy!"). C. W. was an integral part of our Villas family, and he will be missed greatly. Please continue to keep Debby and their family in your thoughts and prayers."

--Paula Clyma

Clyde Warren Moreland, Jr.

June 5, 1954 - February 9, 2025



Independence, Missouri - Clyde Warren (C.W.) Moreland, Jr. of Independence, MO, died peacefully on February 9, 2025 at the University of Kansas Medical Center in Kansas City, KS. C.W. was born to Elizabeth Fern (Hartman) and Clyde Warren Moreland, Sr. in Camden County, MO, on June 5, 1954. He married Deborah Lynne Fund on August 21, 1976, to whom he remained happily married until his death, making their home primarily in Lee's Summit and Independence, MO. C.W. was father to two sons, Mark Warren and Jonathan Dale, and grandfather to Hannah Julia.

C.W. grew up on a multi-generational family farm near Camdenton, MO, and enjoyed horse riding, Western films and television, birdwatching, talking with strangers, and making people laugh. He attended Camdenton High School and Central Missouri State University in Warrensburg, MO, where he was a member of the Alpha Phi Omega service fraternity. He graduated from Avila College in Kansas City, MO, in 1987.

He worked passionately as a lumber and building supply salesman until his retirement in 2021, and was respected locally, regionally, and nationally by customers and colleagues alike. After beating throat cancer in 2003, C.W. dedicated himself to giving back to other survivors, and worked with the Heart of America NuVoice Club, supporting other laryngectomees and their caregivers, for which Gilda's Club of Kansas City awarded him the Cancer Survivors Day Community Impact Award in 2021.

C.W. is predeceased by his parents and brother, Bruce Moreland. He is survived by his wife, Debby; sons, Mark and wife, Alison Gurin, of Renton, WA and Jonathan of Hugo, MN; granddaughter, Hannah; siblings, Jane Allen and husband, Larry, of Rolla, MO; Kathleen Moreland of Camdenton, MO; Christina Kilmer and husband, Jerry, of Delhi, NY; Charles Moreland and wife, Gail, of Columbia, MO; Mary Sluss of Palm Coast, FL; and Patrick Moreland and wife, Denise, of Camdenton, MO; and many nieces and nephews.

A memorial will be held on February 28 at 2 p.m. at Speaks Suburban Chapel in Independence. In lieu of flowers, please send donations in C.W.'s memory to the KU Endowment to support palliative education at kuendowment.org/memorials.

To plant trees in memory, please visit the Sympathy Store.

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HIGHLIGHTS FROM THE VILLAS DECEMBER LUNCHEON AND CRAZY SANTA GIFT EXCHANGE





Editorial Comment:

Maybe I am wrong, but I was so disappointed about last night's less than Super Bowl performance from our Kansas City Chiefs. No doubt we were up against a great team.... BUT, SO WERE THEY! I think they went into the game more defensively rather than as the fierce warriors that they have proven to be all year. I think they were more worried about stopping Barkley and dodging their opponents than unleashing the power of their own players. The passion seemed to be missing, somehow. Then, we finally saw a tiny glimmer of their talents at the very end as life was seemingly being drained out of them and you could see it in their eyes. At least they would not be disgraced with a 40-6 loss and managed to make two more TDs before the final score to go down with 40-22.

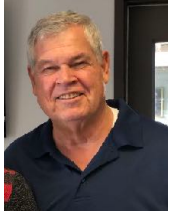


Still, the thrill of going into the Super Bowl for the third year in a row was awesome, and with a total win-loss record of 15-2 they ruled the NFL pretty much all season, and they will always be #1 in my book. Fortunately, they have another year to reflect and regain their crown.

Forever a Chiefs fan,
Paula Clyma



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FEBRUARY LUNCHEON:

All are invited to join us for
lunch on Thursday, February
20, at the Summit Pizza, 3010
Rte 291, Independence, MO
64057

Time: 11:30 A.M.



Sherry Larson, Chair
Social Committee

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