

# News and Views

## Community Highlights

**New Homeowner or Resident in our Neighborhood?** Please contact the Association Office to receive a packet containing information about our community and homes association.

**Spring is Here!** The grass is growing, the flowers will be blooming, and the trees will be budding. What a fantastic time to clean up our yards and property.

**Spring Rains / Potential Spring Flooding:** Based on the past 3 years or so, we have experienced our fair share of high volume rains within a short duration of time resulting in flooding issues around our creek areas. If you observe flooding, please contact the Platte County Sheriff’s Office immediately. Flood water is potentially dangerous – strong currents, contaminants, and other dangers are often present. If you see children playing in or around flood water, please instruct them to stay away from the water.

**2020 Creekers Swim Team:** The Swim Team will be conducting sign ups for the upcoming season. If you have children who might be interested in joining in on the fun, please check this newsletter for additional information.

**Reminder on Restrictions:** If you are thinking about adding an unattached structure or outbuilding (shed, etc.) or putting up a new fence, please contact the association office to make sure your plans are not in violation of restrictive covenants in your area.

Permanent or regular parking of campers including travel trailers and RV’s, boats and/or boat trailers, non operable vehicles, commercial vehicles or trailers, and any other equipment that detracts from the neighborhood is a restriction violation.

Check the Restrictions and County Ordinance summaries in this newsletter. Not all properties in Walnut Creek are subject to restrictive covenants. Please check with the Association Office if you are unsure about your property.

**Friendly Reminder on Pets:** Please be considerate to your neighbors and keep your pet on a leash and pick up the remains!

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## BOARD OF DIRECTORS

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**PRESIDENT**  
Ken Emerson 587-5495  
*Pool, Grounds*

**VICE PRESIDENT**  
Gary Droege 807-1490  
*Clubhouse, Pool*

**SECRETARY**  
Jacqueline Maiserouille 665-4023  
*Administration, Finance*

**TREASURER**  
Halley Freeman 516-7974  
*Finance, Administration*

Carol Arnold 321-1525  
*Clubhouse, Community Rel.*

Carol Franklin 741-3155  
*Clubhouse, Community Rel.*

Jay McMinn 286-0939  
*Grounds, Administration*

Howard Matteson 587-5993  
*Pools, Grounds*

Tyler Unsell 863-0377  
*Community Rel., Finance*

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## Community Highlights *continued*

**COVID 19 Impact** has temporarily changed our daily routines. Please see the article in this newsletter that addresses the changes in association operations.

**Monthly Community Meetings** are scheduled to occur at 7:00 pm on the 2nd Thursday of each month at our clubhouse. All members are welcome to attend!

**Looking for Association Information?**— Go to our webpage at [www.wcsha.org](http://www.wcsha.org) and find Current News, Clubhouse Calendar, Membership information, Forms and more.

You can also find fun event information on our only official facebook page at [www.facebook.com/wcsha/](http://www.facebook.com/wcsha/)

**Signup for Email Alerts & Reminders** on important information and activities in our community. To add your contact information to our alert list, go to [www.wcsha.org](http://www.wcsha.org) and click 'Get Alerts' on the home page ... or ... email your name, street address, and email address to the Association Office at [office@wcsha.org](mailto:office@wcsha.org).

## COVID 19 Pandemic Battle

As the COVID 19 shelter in place and social distancing has changed many of our daily routines it has also affected how the Association operates. The following will be into effect until the governing restrictions are lifted.

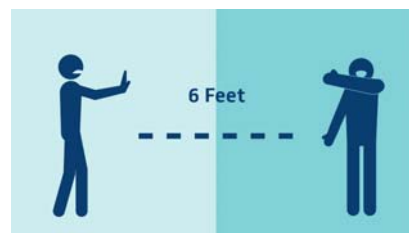
The office doors are closed. However, during regular office hours the phones are answered. All business will be maintained as usual, the drop box/mail collected, and emails / calls returned.

All activities at the clubhouse and shelter house have been canceled. This includes the Easter Egg Hunt and the Neighborhood Garage Sale. There is a chance that this may affect other activities scheduled at later dates.

The park, playgrounds and multiuse courts have been closed. Enter at your own risk signs have been posted on all of the outdoor facilities. The Association does not have a way to disinfect equipment after each use nor to police social distancing. Please use good judgment as your family is going out to enjoy the nice spring weather.

The Association Office will post any updates on the webpage in the current news tab and send out email alerts.

You may see how to signup for email alerts in the article above.



### 2020 EVENT CALENDAR

Saturday, May 2nd	Cleanup Day	8:30 AM - 12:30 PM
Sunday, May 24th	Memorial Cookout	Noon - 3:00 PM
Saturday, July 4th	Fourth Cookout	Noon - 3:00 PM
Sunday, Sept. 6st	Labor Day Cookout	Noon - 3:00 PM
Saturday, Oct. 3rd	Cleanup Day	8:30 AM-12:30 PM
Sunday, Oct. 25th	Kids Halloween Party	2:00 - 4:00 PM
Sunday, Dec. 13th	Kids Christmas Party	2:00 - 4:00 PM
Sunday, Dec. 13th	Lighting Contest	6:00 - 8:00 PM

## Summary of Restrictions

The following is a summary of the restrictions for all of the lots in Walnut Creek Acres Numbers 4, 5, 6, 6 First Addition, 6 Second Addition, and 6 Third Addition: Please make sure you know what restrictions apply to your property.

The Board of Directors reviewed the restrictions and the Italicized print is the Board's interpretation of meaning.

No structure shall be erected on any residential lot other than a single family dwelling having a finished first floor area of at least 1,200 square feet and not exceeding two stories in height. No basement house, shack, unattached garage or other out-building shall be allowed. (children's swing/play sets are not included)

Regular (seven consecutive days with a maximum of 21 days per calendar year) or permanent parking or storing of boats, boat trailers, commercial vehicles, inoperative automobiles or storage of any equipment that may detract from the general appearance of the subdivision shall

not be permitted on any lot and no campers (including travel trailers, RVs, motor homes), and no trucks larger than one-half ton pickups shall be parked in the sub-division unless the same is parked inside a garage.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that .... In Walnut Creek Acres No. 4 only 2 dogs, 2 cats or 2 of any household pet may be kept, provided they are not kept, bred, or maintained for any commercial purposes. In Walnut Creek Acres Nos. 5, 6, 6 First Addition, 6 Second Addition and 6 Third Addition, only 1 dog, 1 cat, or 1 of any household pet may be kept, provided they are not kept, bred, or maintained for any commercial purposes.

Unless written approval is obtained from the Architectural Committee no real estate sales office, construction office, or business of any type (home being used primarily for business rather than residence) may be conducted on any lot; no fence

(unless approved) of any type may be constructed ; and no unpainted or unstained exterior of any house is allowed.

In addition to our Restrictions, Platte County Planning & Zoning Codes provide Ordinances regarding overgrown weeds, debris, inoperative vehicles, and a number of other unsightly conditions that could occur in neighborhoods such as ours.

The Homes Association is actively working with Platte County to inform Walnut Creek residents of County Ordinances which apply to our community.

The Board is committed to taking actions to protect the appearance of our community and your property values. Penalties for failing to comply with restrictive covenants include suspension of member privileges until the violation is corrected. If you have any questions or concerns about your area or restrictions, please feel free to contact the office.

## Spring Clean-up

Spring Clean-up Day is tentatively scheduled for Saturday, May 2th from 8:30 am to 12:30 pm at the clubhouse parking lot. Past Clean-up Days have proved successful as residents remain patient, lining up and waiting their turn. **Please bring along a teenager or neighbor to help you unload.** This keeps the line moving to your and everyone's benefit. Board members and volunteers will be available to direct traffic, organize materials, check dues status and proof of residence in Walnut Creek. Please expect to be asked to see your drivers license for proof of residence.

Dumpsters ... will be available in the clubhouse parking lot, right side.

They will be supervised.

Members are encouraged to use the dumpsters with the following guidelines:

- No toxic chemicals such as solvents, gas, or oil will be accepted.
- No tires or batteries.
- Large items (swing sets, picnic tables, etc.) must be "broken down".
- For any wood or lumber, please remove all nails that might wound our volunteers.

- Use of the dumpsters is "first come, first served". Once the dumpsters are filled, and the event has closed, no one will be allowed to dispose of additional materials overflowing the dumpsters or in the surrounding area.
- Chipper...will be available in the clubhouse parking lot accepting loose tree debris and branches less than 6" in diameter.
- No construction lumber.
- No bagged material of any kind.

## January Meeting Highlights

The January Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on January 9, 2020, at the Walnut Creek Clubhouse. Board Members in attendance were Gary Droege, Ken Emerson, Jacqui Maiserouille, Tyler Unsell, Howard Matteson, Carol Franklin and Carol Arnold. Halley Freeman was unable to attend.

Ken Emerson welcomed all guests and the Board approved minutes for the December monthly Board Meeting.

### Old Business:

Board Members approved a request from the Administration Committee for continuation of privilege suspensions for those violating restrictive covenants.

Board Members approved the continuation of the subsidy for new swim team members who reside in Walnut Creek.

Tyler Unsell provided detailed information regarding a new vendor to make the HOA website more user friendly for mobile devices while also reducing transaction costs. He proposed that the HOA move forward with the new vendor with an initial cost of \$4,277 for the first year and an annual fee of \$440 beginning in the second year inclusive of 24-hour maintenance. The Board Members approved unanimously.

### New Business:

Ken Emerson will look into the 2020 Storm Water Grant and see how it can be put to its best use for the benefit of Walnut Creek.

The 2020 Clubhouse Walk Through Calendar was provide to all Board Members and Gary Droege provided an overview for the new members as to what the walkthrough entails.

A document summarizing the different committee responsibilities will be provided to all Board Members via email.

### Committee Reports

**Administration:** The new Director/ Officer Insurance Policy is due for renewal with no change to the premium from last year. The bank has come under new ownership and has had numerous operational difficulties as a result. This change has created quite a bit of difficulty and frustration with the financial management of the HOA in addition to \$80/month in new services fees that were not previously foreseen. It's anticipated that the Board will be shopping banks within the next few months.

**Clubhouse:** The vendor has taken measurements for the replacement windows and sliding glass doors. Installation is expected within the next couple months with the replacement of the gutter guards expected around the same time. The dance floor will be refinished once the windows and doors have been installed and the urinals in the pool side men's room will be replaced prior to pool season.

**Community Relations:** The 2020 event calendar will be provided and approved at the next board meeting. There was increased participation in the Christmas Lighting Contest this

year, well done Walnut Creek!!! Despite the weather Santa made it to the Christmas Party and was able to visit with some of the neighborhood children. Thank you to all who trekked out into the snow to make that happen.

**Finance:** \$80K was moved into Certificates of Deposit so as to take advantage of rising interest rates. Account balances increased approximately \$20K over last month with \$176K at the end of December.

**Grounds:** Rock will be added in front of the club house. This spring there will be drought tolerant shrubs planted on the north side of the pool in an effort to keep the cut grass from blowing into the water throughout the season. At mid-summer the trees behind the ball-fields along the creek will be trimmed back and replacement of the fence along the creek will be considered. There will also be an effort made to once and for all stop the tree roots from pushing up through the tennis court and address the drainage issues.

**Pools:** The filter sand was changed. In recent weeks, a portion of the fence was vandalized at the pool and will need to be repaired/replaced. The contractor is scheduled to move and replace the electrical system beginning and ending in April so as not to interfere with the timely opening of the pool.

The meeting was adjourned without objection.

## February Meeting Highlights

The February Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on February 13, 2020, at the Walnut Creek Clubhouse. Board Members in attendance were Gary Droege, Ken Emerson, Jacqui Maiseroulle, Halley Freeman, Carol Franklin and Jay McMinn. Tyler Unsell, Howard Matteson and Carol Arnold were unable to attend.

Ken Emerson welcomed all guests and the Board approved minutes for the January monthly Board Meeting.

### Old Business:

Board Members approved a request from the Administration Committee for the suspension of privileges of those violating restrictive covenants.

Board Members discussed the need for the swim team to fill out required paperwork prior to the new swim

season. Jacqui Maiseroulle was tasked with following up with the Swim Team Board as liaison.

The Board decided to put a hold on moving forward with the new HOA website pending additional concerns needing to be addressed.

### Committee Reports

**Administration:** The new Director/ Officer Insurance Policy has been paid. The spring activities dates need to be confirmed and the swim team needs to be contacted in reference to inclusion of information in the upcoming newsletter.

**Clubhouse:** Walk throughs after Sunday events was discussed. The AED pads were replaced on the upstairs defibrillator and the new gutter covers were installed. The window replacement is pending.

**Community Relations:** The 2020 event calendar was provided.

**Finance:** We are continuing with our current accountant and a decision for next year will be made based on our experience in 2020. Bank shopping is going well and we expect to have a recommendation at the next board meeting. Account balances increased to approximately \$190K at the end of January.

**Grounds:** A new net is need at the tennis court.

**Pools:** Replacement of the electrical system is scheduled to begin April 1<sup>st</sup> and completed so as not to interfere with the timely opening of the pool. Rotted wood on the deck will be replaced.

The meeting was adjourned without objection.

## FINANCIAL SUMMARY AS OF FEBRUARY, 2020

<b>Income</b>	
Dues	83,236.02
Interest, Reimbursement, Other	1,352.60
<b>Total Income</b>	<u>84,588.62</u>
<b>Expense</b>	
Administration	3,210.75
Clubhouse	1,974.69
Community Relations	0.00
Grounds	2,163.08
Office	3,970.57
Trash Collection	16,475.20
Personnel Office/Pool	4,141.71
Pool	0.00
<b>Capital Expense</b>	4,643.53
<b>Total Expense</b>	<u>36,579.53</u>
<b>Net Income/Expense</b>	48,009.09

The Financial Summary includes actual WCSHA income received and expenses paid for the year to the date provided.

Year to Month End Balance Sheets and Profit / Loss Statements are available to Members for the preceding month on request after the 10th day of the following month.

Questions regarding the Financial Summary may be directed to the Board Finance Committee at [office@wcscha.org](mailto:office@wcscha.org) or (816)587-8289. You may also submit your questions to the Committee in writing.

## Help Wanted for 2020 Pool Season

The Walnut Creek South Homes Assn is looking for Lifeguards for the 2020 Pool Season.

- Candidates for lifeguard positions Must be at least age 15 by May 15th, 2020
- Must be able to swim 500 yards non-stop
- Must be able to pass lifeguarding and CPR courses
- Must be able to follow and enforce all pool rules while on duty
- Prior lifeguard experience preferred but not mandatory

Training for all positions will be provided at no cost to the applicant.

Applications will be available to be picked up outside the Walnut Creek Clubhouse, 5502 Clubhouse Cove, Parkville, Mo with advance notice or may be emailed upon request. All applications must be returned completed to the Walnut Creek Clubhouse to be considered for the positions. Lifeguards wishing to return must complete a new application.

Office Phone 816 587-8289

Email [office@wcscha.org](mailto:office@wcscha.org)

## Sitter and Lawn Care

The Association no longer prints a teen sitter or lawn care contact list in the News & Views due to privacy reasons. However, the office does keep a list of teens interested in providing child care, pet sitting or lawn care.

Please contact the office if you are looking for help and would like to support the young entrepreneurs in our neighborhood.

To all the teens out there who are interested in providing child care, pet sitting or lawn care this year please contact the office.

TO VIEW UP TO DATE FACILITY CALENDAR INFORMATION

PLEASE VISIT OUR WEBSITE AT [WWW.WCSHA.ORG](http://WWW.WCSHA.ORG)

**TOP DOLLAR  
FOR YOUR  
HOUSE!!**

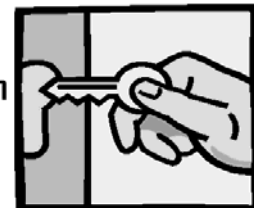
- Exclusive in the Northland
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**Tel : 816-517-9360**

## WHY LET A STRANGER SELL YOUR HOUSE?

Hello, my name is Melissa Fry and I am the Broker-Owner of my Company living right here in your subdivision. Who to trust more than a neighbor to market and sell your home?



**Call, email or  
text ANYTIME**

P.O Box 29057  
Parkville MO 64152  
[MFRY57@GMAIL.COM](mailto:MFRY57@GMAIL.COM)

  
**Kansas City Regional  
Association of Realtors**



## Attention Walnut Creek Families!!

Walnut Creek Swim Team wants **YOU!**

*Learn to swim...stay active...have fun...hang with friends...  
compete...spend hot summer days in the water*

- Open to children ages 5-18, residents and non-residents
- All skill levels are welcome  
(You must be able to swim the width of the pool)
- WCSHA offers subsidies for first time resident swimmers and a discount to swimmers who joined in 2019 and are returning in 2020
- Season runs late May – mid July.
- Morning and evening practices available
- Veteran coaches
- 6 regular season meets – compete when you can and are ready!

Register online at [www.wcstcreekers.com](http://www.wcstcreekers.com) beginning April 4<sup>th</sup>

Questions?? Email [wcswimteam@gmail.com](mailto:wcswimteam@gmail.com)

**INVITE YOUR FRIENDS!!**



JOIN THE CREEKERS

## **IMPORTANT POOL NOTES ... IMPORTANT POOL NOTES**

### **Pool Rules & Regulations**

A complete copy of the Pool Rules and Regulations will be provided in the May / June Newsletter.

### **Who is Entitled to a Pool Pass?**

Full Member Property Occupants with dues paid through August of 2020 or on the Association's automatic withdrawal program are eligible for pool passes. Occupants include anyone living on a regular or permanent basis within the home. Questions on eligibility may be directed to the office at (816) 587-8289.

### **How to Obtain a Pool Pass**

Return a completed 2020 Pool Pass Request to the Association Office by mail, clubhouse drop box, or email. If the request form is returned prior to May 5th with all requirements met, you will receive your passes in the mail the week of May 18th.

If you return your completed 2020 Pool Pass Request on May 5th or after, you may pick up your passes at the Association Office during regular business hours on or after May 19th.

For Pool Pass Requests submitted on or after May 16st, you must allow two business days for processing and preparation of the pool passes.

Pool Pass Requests with questions about eligibility or number of occupants of the home will be directed to the Board Pool Committee and may be delayed.

**To be assured you have your passes  
before the Pool opens  
on Memorial Day Weekend,  
complete and submit your request form  
to the office early !!!**





# News and Views

Office Hours:

Tuesday - Saturday  
9:30 am - 12:30 pm

Office Phone:

(816) 587-8289

E-Mail:

office@wcscha.org

Website:

www.wcscha.org.

Facebook

www.facebook.com/wcscha/

Administrator:

Sherri Smith



PRESORTED STANDARD  
U.S. POSTAGE PAID  
KANSAS CITY, MO  
PERMIT NO. 1336

RETURN SERVICE REQUESTED  
DATED MATERIAL

Walnut Creek South Homes Assoc.  
P.O. Box 12252 - 5502 NW Clubhouse Cove  
Parkville, MO 64152