

News and Views

JANUARY/FEBRUARY 2017

PUBLICATION 434

Community Highlights

Are you a new homeowner in the neighborhood? Please contact the association office to receive a new homeowner packet containing information about our community.

2017 Assessment Increase – (just a reminder) ... Association Dues for 2017 increased to \$600 (\$50 per month) for Full Members and \$480 (\$40 per month) for Basic Members. Please keep this in mind as you pay your dues. Basic Members may upgrade their membership and take advantage of all amenities including clubhouse & pool – please contact the Association Office for information on this opportunity!

Thank you to Bernice Mots and Carol Arnold for their service to our community as Board Members. Bernice and Carol have been very active in organizing activities enjoyed by members and their families such as children's parties, pool celebrations, and holiday events. In addition, Bernice and Carol helped with the general operation of our clubhouse. Although their contributions as Board Members will be missed, we hope they will continue to take an active role in helping our community!

Please welcome our new Board Members, Siobhann Williams and Scott Eiken, and our returning Board Member, Joe Blount, to the Board of Directors. We look forward to working with Siobhann, Scott, and Joe on upcoming Board and Community activities.

Email Alerts on items of importance to our Walnut Creek Community are available to those who have asked to be included on our Alert System. To add your contact information to our alert list, go to www.wcscha.org and click 'Get Alerts' on the home page ... or Send your name, street address, and email address to the Association Office at office@wcscha.org. Initially email is our communication method with a later addition of text notifications.

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.

Not all properties in Walnut Creek are subject to restrictive covenants. Please check with the Association Office if you are unsure about your property.

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! If you are unable to attend, a summary of each monthly meeting is available at: www.wcscha.org.

Continued page 2

BOARD OF DIRECTORS

PRESIDENT

Ken Emerson 587-5495
Clubhouse, Pool,

VICE PRESIDENT

Alex Hodges 741-3816
Administration, Grounds

SECRETARY

Mike Howell 200-1088
Grounds, Administration

TREASURER

Joe Blount 529-5107
Finance, Pool

Joe Bichler 505-3359
Pool, Com. Relations

Scott Eiken 746-1891
Clubhouse, Grounds

Ken Finke 587-2504
Pool, Administration

Phillip Latessa 636-293-2058
Com. Relations, Clubhouse

Siobhann Williams 506-5506
Finance, Com. Relations



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Community Highlights continued

Results of 2016 Lighting Contest

- 1st Place 5503 NW Clubhouse Cove
- 2nd Place 5715 NW Heritage Hill Road
- 3rd Place 10604 NW 57th Terrace

Honorable Mentions:

- 5903 NW Harris Drive - 5913 NW Walnut Creek Circle - 10306 NW 57th Terrace
- 5503 NW Indian Hill Drive - 5804 NW Buttonwood Drive - 10303 NW 57th Street

Judges' Notes:

There were many great lighting displays to consider: some very basic, some simple & elegant, and some more extravagant. Everyone should be commended for their efforts to share the holiday spirit with all of us around them!



FRIENDLY
REMINDER
PLATTE
COUNTY
ENFORCES
A LEASH LAW.

PLEASE BE
CONSIDERATE TO
YOUR NEIGHBORS
AND KEEP YOUR
PET ON A LEASH
AND PICK UP THE
REMAINS!

Our Deepest Sympathy to Steve Ptacek on the passing of his wife Karen Rhodes Ptacek. Karen was a longtime resident of Walnut Creek and will surely be missed by her family and friends.

Platte County Senior Fund provides various services for free, flat rate or income based if you are a Platte County Resident and 60 years of age or better. For more information visit platteseniors.org or call 816-270-2800.

Social Committee Help is Needed !!

In the early years of the Homes Association, a group known as the 'Social Committee' helped plan and organize social events that were relevant to our community. Over time, this group was disbanded and taken over by the Board Community Relations Committee. In an effort to get more community input on ideas for events and activities which would interest and benefit our evolving

community, the Board of Directors wants to create a new Walnut Creek Social Committee.

This new 'Social Committee' will gather (socially) periodically to talk about ideas and plans for social offerings that would benefit our kids, seniors, adults, singles, special interest groups and others. We have really good facilities and amenities that provide great platforms for new com-

munity and/or service offerings. We need people who are interested in helping create and improve these offerings for our neighborhood.

If you and/or your spouse and/or your neighbor have an interest in helping with creating and building social opportunities, please contact the Association Office: (816) 587-8289 or [ww.wcsha.org](http://www.wcsha.org). Please help!

Association November Meeting Highlights

The November meeting of the Walnut Creek South Homes Association Board of Directors was convened at 7:00 pm by Ken Emerson, Board President. Board Members in attendance were

Carol Arnold, Joe Bichler, Joe Blount, Ken Emerson, Ken Finke, Alex Hodges, Mike Howell, Phil Latessa and Bernice Mots. Ken Emerson welcomed all guests and encouraged every-

one to make sure they had signed in and received information for the Annual Meeting to follow the Board Meeting. The October, 2016, minutes were unanimously approved

Association November Meeting Highlights continued

by the Board.

Restriction Violations: A request by the Administration Committee for continuation of privilege suspensions for restriction violators was approved unanimously by the Board.

Additional Parking Lot Light and LED Conversion of Parking Lot, Pool and Tennis Court Lighting are being considered. Two bids for the project have been obtained and the Association is looking at additional vendors.

Pond Maintenance: MAC Water is scheduled for an onsite visit on Friday to review the progress of treatments and discuss plans for developing a more systemic approach to maintaining the ponds.

The Little Library to be located on NW 58th Terrace is under construction with those involved in its creation and care working on the project.

The proposed Operation Budget for 2017 was approved unanimously by the Board of Directors. Based on the 2017 operation budget and plan for replenishment of the Home Association reserves, Special Project requests for 2017 will be considered by the 2017 Board after January 1, 2017.

Ken Emerson reported on discussion with the Platte County Special Road District regarding some storm water improvements along 57th Terrace, 58th Terrace, and

their intersection at Raintree Drive. Stormwater collection inlets at the Raintree Drive intersection have been enlarged to increase capacity for handling drainage during significant rain events. An approach to capturing 'underground spring' drainage along the lower north side of NW 57th Terrace is being considered. Discussions have also included water run-off and erosion at the bottom on Michael's Cove and improvements will be made (hopefully) in the spring of 2017.

Joe Bichler expressed concern about storm water drainage in yards bounded by Raintree Court, Raintree Drive, and Verlin Drive. Based on the topography of the area and the lack of a system to handle storm water, Joe asked if this issue might be considered by the Association for potential solutions. Ken Emerson commented on the option of a Storm Water Grant from Platte County which, if approved, would require affected homeowners to share the costs of 20% of the project to solve the drainage problem. Ken went on to say that this project was considered by the Board previously and not all affected homeowners were willing to share in the costs of the solution. Joe Bichler volunteered to work with the property owners to determine their current interest and willing-

ness to financially participate in the project.

The Administration Committee reported they will be working on the policy for conforming with Nonprofit Corporation State Statutes regarding information availability to members and working towards an office systems conversion for 2017 for handling of member information and association accounting. The Community Relations Committee reported they are planning for the 2016 Christmas Party.

The November Board Meeting was adjourned at 7:35 pm.

Annual Member Meeting:

The 2016 Annual Member Meeting was convened at 8:00 pm by Ken Emerson, President, of the Walnut Creek Homes Association Board of Directors. Ken welcomed all community members and provided a preview of the meeting agenda and activities.

Joe Blount provided a review of the 2016 Community Improvements and Activities. Ken Emerson provided a review of the 2016 Financials including each of the main operational budget categories and sub-categories to which expenses are assigned, as well as a review of the 2016 Special Projects.

Mike Howell provided information on the Board organization and how Board Mem-

SIGN UP FOR EMAIL
ALERTS



VISIT OUR

WEBSITE AT

WWW.WCSHA.ORG

Association November Meeting Highlights Continued

bers are expected to contribute to the community. Nominations for Board Members with terms to begin in January, 2017, were requested. Several community members were nominated and accepted nomination for the Board. Each nominee was then asked to introduce themselves, provide a statement of their interest, and respond to questions from members in attendance. Members in attendance were then asked to use the provided election ballot to vote for their choice of three (3) Board Members to serve in terms beginning in 2017 in accordance with the guidelines and rules established in

Association Documents. Completed ballots were collected and moved to the Association Office for counting by member volunteers and the Office Manager. During the initial ballot count it was discovered that more ballots had been submitted than should have been submitted based on the member count. Ken Emerson, Board President, voided the first ballot and called for a second ballot. New ballot forms were distributed based on the attendance list, completed by members, and re-submitted. Ken Finke announced the results of the ballot count. Two of the three New Board Members

were elected during this balloting with the third Board Member position resulting in a tie. Members were then asked to use their 'tie breaker' ballot to select the third Board Member. Joe Blount, Scott Eiken, and Siobhann Williams were elected to fill the Board Member positions with three (3) year terms beginning in January, 2017. Ken Emerson welcomed the newly elected Board Members and thanked the attending community members who participated in the 2016 Annual Member meeting. The 2016 Annual Meeting was adjourned by unanimous consent.

BOARD MEETING
ARE HELD THE
SECOND THURSDAY
OF EACH MONTH.
AT 7:00 PM
AT THE
CLUBHOUSE.
SEE YOU THERE!

Association December Meeting Highlights Continued

The December Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, December 8, 2016 at the Walnut Creek Clubhouse.

Board Members in attendance were Joe Blount, Ken Emerson, Ken Finke, Mike Howell, and Bernice Mots. Board Members-elect Scott Eiken and Siobhann Williams were also in attendance.

Ken Emerson welcomed all guests and expressed appreciation to Carol Arnold and Bernice Mots for their ser-

vice on the Board and contributions to our community.

Joe Smith provided information to the Board on TextCaster as a method of providing text alerts to our community, the upcoming school district bond issue, and 38 acres zoned multi-family for sale at South Crooked Road and NW Raintree Drive.

Old Business:

The Administration Committee updated the Board on Restrictions violation activity and the Board unanimously approved suspension of privileges for those with out-

standing unresolved violations.

Mike Howell reported that bids are still being solicited for an additional parking lot light and upgrade of existing parking lot lighting, pool lighting, and tennis court lighting to LED.

The Grounds Committee reported that MAC Water will be conducting some testing of pond water and sediment over the winter as part of developing a long term strategy for reducing algae and plant growth in the ponds.

Though unable to attend the

meeting, Alex Hodges provided information on the Little Library progress. The structure has been built and will be painted. He is waiting for the early spring to install the Little Library at the NW 58th Terrace location.

The Administration Committee provided an update on state nonprofit reporting requirements which affect Walnut Creek Board activities. The Association is meeting the requirements in the reporting of financial information and retaining records of activities such as Board Meeting Minutes. The Board will need to start maintaining records of activities and actions of Board Committees. A sample committee meeting report prepared by Joe Blount for the last Administration Committee meeting was provided as a sample.

The Committee will work on a more detailed policy on Board and Committee reporting.

In response to requests from community members, The

Administration Committee is recommending changes to the financial summaries included in Association Newsletters. These changes will take effect in the 2017 newsletters.

The Administration Committee provided a liability waiver form to be added to the clubhouse, pool, shelter house, and ball field usage agreements.

New Business:

Mike Howell reported that bids are being gathered for replacement of one of the clubhouse front windows that was damaged during mowing. The mowing company is taking responsibility for a cost of replacement.

The Administration Committee presented a Special Project Request in the amount of up to \$1500.00 to fund the costs of upgrading our TOPS HOA Management software. In 2017, the office will begin using TOPS for our homes association member management and QuickBooks for corporate accounting. The Special Pro-

ject Request was approved unanimously.

Ken Emerson presented a proposal for Board Committee organization for 2017. The Committee proposal was approved unanimously by the Board. 2017 Board Committees were encouraged to include in their committee activities community members who have expressed interest in specific committees.

The Board discussed officer positions for 2017. The Board approved the following slate of officers for 2017: Ken Emerson (President), Alex Hodges (Vice President), Joe Blount (Treasurer), and Michael Howell (Secretary).

Mike Howell volunteered to work on building an Association Social Committee to work with Community Relations in 2017.

Committee Reports were provided.

The Community Meeting was adjourned by unanimous consent.

FRIENDLY
REMINDER!
PLEASE BRING IN
YOUR TRASH
RECEPTACLES
AFTER THEY
ARE EMPTIED.

Vacationers!

Platte County Sheriff's Department offers residence checks for your home while you are away. To use this service please call the dispatcher's office at **816-858-3521**

Have information ready such as name, address, dates of trips, vehicles in the driveway etc...

Or go online at **www.plattesherriff.org**.

Financial Summary as of December 31, 2016

Income		
Dues	284,608.37	
Interest, Other	<u>18,327.84</u>	
Total Income	302,936.21	
Expense		
Administration	18,023.50	
Clubhouse	25,707.53	
Community Relations	4,954.74	
Grounds	47,416.96	
Office	12,075.48	
Trash Collection	91,768.41	
Personnel Office/Pool	69,606.68	
Pool	19,287.92	
Special Project Expense		
Website Creation	5,193.00	
Rush Creek Stormwater	1,500.00	
Tops Software	1,470.00	
Ball Field Backstop	7,274.76	
Landscaping Entrance/CH	<u>10,077.41</u>	
Total Expense	314,356.39	
Net Income / Expense	(11,420.18)	

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 proceeding 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 or (816)587-8289. You may also submit your questions to the Committee in writing.

IF YOU ARE A
NEW HOMEOWNER
AND HAVE NOT
RECEIVED A
HOMEOWNER
INFORMATION
PACKET,
PLEASE CONTACT
THE OFFICE.

?? Winter Landscaping Care ??

Absolutely !! Normally at this time of the year we would be thinking about winter watering, but this year has seen perfect amounts of precipitation. So instead, let's talk about the various ways to get ready for Spring.

In the coming months we will inevitably have a week when the temps are in the 40's to 50's -- this is a great time to prepare! These few days of respite are perfect to get a little gardening in.

Take this opportunity to cut back roses, established liri-
ope, grasses, and any peren-

nials left for winter interest. It is time for hard pruning on shrubs that need to rejuvenate, like barberry or spirea; shape them like a ball for the best look. "Thirthing", where you remove one third of the eldest branches from a woody shrub, like viburnum or dogwood, is better performed while the plant is dormant. Remember though, don't trim any spring bloomers, unless you have to.

It is also time to feed your evergreens. An application of mir-acid, or holly-tone will

brighten your greens, help ward off bugs, and strengthen you plants come Spring.

Now that I have filled up your to-do list, please don't hesitate to contact me with any of your gardening questions. (Email) Laurie@PhillyLily.com or (Call/Text) 816- 868-5149.

Philly Lily, LLC - landscaping design, maintenance, and installation by talented, educated, and socially conscious gardeners.

Laurie Troppito-Brewer
"I dig design"

Help Wanted for 2017 Pool Season

The Walnut Creek South Homes Assn is looking for a Manager, Asst Mgr, and Lifeguards for the 2017 Pool Season.

Candidates for the manager and assistant positions:

- Must be at least age 21 by May 15th, 2017
- Must have scheduling experience
- Must be able to enforce all pool rules as stated by the WCSHA board and WCSHA By-laws
- Prior pool or recreation facility experience preferred but not mandatory

Candidates for lifeguard positions

- Must be at least age 15 by May 15th, 2017
- 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.

All applications will be available to be picked up at the Walnut Creek Clubhouse, 5502 Clubhouse Cove, Parkville, Mo during regular office hours. All applications must be returned completed to the Walnut Creek Clubhouse no later than March 30th to be considered for the positions. Applications for Manager positions must include a resume of previous experience. Lifeguards wishing to return must complete a new application.



TO VIEW UP TO DATE FACILITY CALENDAR INFORMATION PLEASE VISIT OUR WEBSITE AT WWW.WCSHA.ORG

2017 Event Calendar

April 9th	Easter Egg Hunt	2:00 - 4:00 PM
April 22rd	Garage Sale	8:00 AM
April 29th	Cleanup Day	8:30 AM-12:30 PM
May 28th	Memorial Cookout	Noon - ?
July 4th	Fourth Cookout	Noon - ?
July 22nd	Luau	7:00 PM-10:00 PM
Sept. 3rd	Labor Day Cookout	Noon - ?
Sept. 16th	Garage Sale	8:00 AM
Sept. 23rd	Cleanup Day	8:30 AM-12:30 PM
Oct. 22rd		
Kids Halloween Pty	2:00 - 4:00 PM	
Dec. 10th	Kids Christmas Pty	2:00 - 4:00 PM

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Wood rot repair, fascia and soffit replacement.

Licensed and insured

News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK RESIDENTS

OFFICE HOURS:

TUESDAY -SATURDAY
9:30 AM - 12:30 PM

OFFICE PHONE:

(816) 587-8289

FAX:

(816) 587-0595

E-MAIL:

OFFICE@WCSHA.ORG

WEBSITE:

WWW.WCSHA.ORG

ADMINISTRATOR:

SHERRI SMITH



WALNUT CREEK

SOUTH HOMES ASSOCIATION

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