

# News and Views

## Lighting Contest Winners

Congratulations to the 2017 Lighting Contest Winners!

1 <sup>st</sup> Place	The DeFelice Family	5534 NW Raintree Drive
2 <sup>nd</sup> Place	Anonymous	5519 NW Seminole Drive
3 <sup>rd</sup> Place	The Henderson Family	11102 NW 58 <sup>th</sup> Street

Honorable Mention Addresses:

- 5725 NW Heritage Hill Drive
- 5520 NW Seminole Drive
- 5819 NW Creekview
- 5536 NW Raintree
- 10604 NW 57<sup>th</sup> Terrace
- 5804 NW Buttonwood

Thanks to everyone who participated in lighting up Walnut Creek!

## Being a Good Neighbor Part 4

At the start of this series, I referred to questions we frequently hear from property owners: "Why do you let my neighbor or the person down the street do this ...?"

The "do this" refers to all kinds of things:

- letting their property run down
- not taking care of their leaves or tree debris
- making too much noise
- letting their dogs run free
- putting too many vehicles in their driveway
- storing their unwanted stuff outside either beside the house or in the yard
- violating restrictions covenants
- not taking care of their yard
- and so forth

### Can the Homes Association help? Sometimes!

We actively enforce Association restrictive covenants and work with Platte County on ordinance violations.

## Board of Directors

### PRESIDENT

Ken Emerson 587-5495  
*Pool, Grounds*

### VICE PRESIDENT

Alex Hodges 741-3816  
*Administration, Community Rel*

### SECRETARY

Mike Howell 200-1088  
*Grounds, Administration*

### TREASURER

Joe Blount 529-5107  
*Clubhouse, Pool*

Gary Droege 807-1490  
*Clubhouse, Finance*

Scott Eiken 746-1891  
*Grounds, Finance*

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

Tyler Unsell 863-0377  
*Community Rel, Pool*

Siobhann Williams 506-5506  
*Finance, Administration*

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## ***Being a Good Neighbor Part 4 continued***

Although we encourage all Members to do their best to keep up properties and be good neighbors, the Homes Association does not have enforcement power over regular home maintenance issues or maintenance of property appearance.

We do refer Members to appropriate County enforcement organizations on noise and pet issues, serious conflict problems, and the Board of Directors will listen to and consider options for helping Members with neighbor issues.

### **Neighborly Courteousness is the best solution to most neighbor problems ....**

- Be a Good Example
- Get to know your Neighbors

- Be willing to be a Friend
- Offer Help
- Communicate in Positive Ways
- If you need additional help, come to a community meeting

If you have ideas, comments, or suggestions, email office@wcscha.org and put Attention: Mike Howell in the subject line ... or ... put your thoughts on paper and place them in the Association drop box to the right of the clubhouse door.

## ***Community Emergency Response Team***

One of our community members, Lisa Eiken, attended the December Community Meeting and shared information about a Community Emergency Response Team (CERT) program for Platte and Clay Counties.

The CERT program was created through the US Department of Homeland Security to educate people about disaster preparedness for hazards that may impact their area and train them in basic disaster response skills, such as fire safety, light search and rescue, team organization and disaster medical operations.

Using the training learned in the classroom and during exercises, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help. CERT members also are encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in their community.

CERT training promotes a partnership between emergency services and the people that they serve. The goal is for emergency personnel to train members of neighborhoods, commu-

nity organizations and businesses in basic response skills. CERT members are then integrated into the emergency response capability for their area.

CERT members maintain and refine their skills by participating in exercises and activities. They can attend supplemental training opportunities offered by the sponsoring agency and others that further their skills base. Finally, CERT members can volunteer for projects that improve community emergency preparedness.

CERT training takes about 20 hours to complete, and includes topics such as disaster preparedness, fire safety, triage and treatment of life-threatening injuries, light search and rescue, team organization, disaster psychology and terrorism.

Lisa Eiken recently completed the training and suggested it would be a good idea to encourage others in the community to get involved. Anyone interested in learning more about CERT, please contact Lisa at (816)785-3196 or email Deputy Michael O'Neal with Platte County Office of Emergency Management at Michael.ONeal@PlatteSheriff.org.

## ***Upcoming Activities***

### **Christmas Tree Disposal**

January 6 & 7, 2018

Southwest corner of the Clubhouse parking lot

Please: No ornaments, tinsel, plastic, tree bags, or trash.

### **Community Meetings**

January 11th, 2018 Starting at 7:00 pm

February 8th, 2018 Starting at 7:00 pm  
at the Walnut Creek Clubhouse

## Community Highlights

### **New Homeowner or Resident in our Neighborhood?**

Pease contact the Association Office to receive a packet containing information about our community and homes association.

**Member Annual Meeting and Election of Board Members:** On November 9, community members met at the clubhouse for the 2017 Annual Member Meeting.

Information on 2017 activities and finances was provided to members in attendance. Three Board Member positions were up for election. Nominees included Heather Harris, Tyler Unsell, Ken Emerson, Phil Latessa, Gary Droege and Rebecca Way. Based on election results, Ken Emerson, Phil Latessa and Gary Droege were elected to the three year terms.

**Kid's Christmas Party:** A number of community children enjoyed Christmas activities and a visit from Santa Claus at the clubhouse on December 9. Thank you to all who attended and helped with the event!

**New Board Committees:** New Board Committees have been formed for 2018. Please check the front page of this newsletter for Board Member committee assignments.

**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.wcscha.org](http://www.wcscha.org) and click 'Get Alerts' on the home page ... or .... email your name, street address, and email address to the Association Office at [office@wcscha.org](mailto:office@wcscha.org). Initially, email is our communication method with a planned later addition of text notifications.

**Speeding in Walnut Creek:** If you observe someone speeding through the neighborhood, please contact the Platte County Sheriff's Department with any information you have – make of vehicle, license number, description of occupants, etc. Your calls will encourage stronger enforcement throughout our community!

**Thank You Ken Finke:** Ken Finke tendered his resignation as a Board Member in the December Community Meeting effective the end of 2017 based on health reasons. Ken has been a Board Member for several years working with Community Relations, Pools, Clubhouse and a number of other projects. Thank you Ken for your contributions to our neighborhood as a Community and Board Member!

**New Board Member:** The Board has appointed Tyler Unsell to complete the remainder of Ken Finke's term. Members who attended the Annual Meeting had the opportunity to hear some of Tyler's ideas and interests in improving our community. The Board welcomes Tyler and looks forward to working

with him!

**Christmas Lighting Contest:** There were lots of really nice Christmas lighting displays in Walnut Creek in 2017. Certainly the lighting contest winner decision had to be difficult! The results are i this newsletter.

**Pay Membership Dues Online** through our new addition to the WCSHA website ([www.wcscha.org](http://www.wcscha.org)). You are now able to use a credit or debit card to pay association membership dues online through the website. A convenience fee (5%) will be charged to help defray the transaction costs. Credit or debit cards may not be used at the Association Office for payment – this capability is only offered online.

### **Platte County Community Emergency Response**

**Teams (CERT):** One of our community members has completed certification as a volunteer emergency responder and would like to encourage others to consider participating in this valuable program. Please see the article in this newsletter on how to receive information on being an emergency responder!

**Lock Your Cars !!!** Along with other neighborhoods, we have been experiencing some 'break ins' to cars – usually left unlocked in the driveway or street side. Easily accessed valuables are taken and the cars tend to be ransacked – Definitely not the way you want to start your day! Huge deterrent - Lock your cars!

**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 2<sup>nd</sup> 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](http://www.wcscha.org).

## ***Social Committee for 2018***

In 2017 we initiated a Social Committee to help with the planning and execution of events and activities for community. Heather Harris, Jamie Fender, Christina Jacobs, Laurie Troppito, and Karen Powell have actively worked with Phil Latessa and the Community Relations Committee on organizing and putting on social events for Walnut Creek. Rumor has it they are looking at some new ideas for 2018.

The Social Committee gathers 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 community and/or service offerings. We need more people who are interested in helping create and improve these offerings for our neighborhood.

Over the years we have had individuals organize activities such as a monthly Senior Group and a monthly Pre-School Kids Play Day. 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 [www.wcsha.org](http://www.wcsha.org). Please help!

## ***Association November Meeting Highlights***

The November Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, November 9, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Scott Eiken, Ken Emerson, Ken Finke, Mike Howell, Phil Latessa and Siobhann Williams. Board Member Alex Hodges was unable to attend.

Ken Emerson welcomed all guests. Guests were reminded to make sure they signed in and received Annual Meeting ballots if applicable.

The Board approved minutes for the October Monthly Board Meeting.

### **Old Business:**

The Finance Committee presented the 2018 Operational Budget from the Board work session on Thursday, October 26. After discussion and some clarifications, the Board approved the 2018 Operational Budget.

Mike Howell reported that Tom Jacobs, community member and storm water engineer, will be meeting with interested Board Members and affected neighboring residents on November 16 at the clubhouse. Tom will be providing comments and feedback based on his consideration of the drainage issues. Board Members were invited to attend.

### **New Business:**

Gary Droege has researched options for repair / protection of cracks in the surface of the multipurpose court and has ordered material for filling of the cracks. Gary and Ken Emerson are planning to work on applying the product to the multipurpose court when the weather conditions allow. This is anticipated to be a temporary fix to reduce additional damage over the winter months.

### **Committee Reports:**

Administration – The office has received notification of the annual workers comp audit earlier than in past years. The audit paperwork will need to be completed in November rather than after the first of the upcoming year.

Clubhouse –

Community Relations – Plans are underway for the annual Kids Christmas Party at the clubhouse in early December.

Finance –

Grounds – Winterization of the irrigation systems has been completed. Mowing and leaf control are still underway.

Pools – The Pool is closed for the season.

The meeting was adjourned without objection

## ***Association Annual Meeting Highlights***

The November Annual Community Meeting was called to order by Ken Emerson, Board President, at 8:00 pm on Thursday, November 9, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary

Droege, Scott Eiken, Ken Emerson, Ken Finke, Mike Howell, Phil Latessa and Siobhann Williams. Board Member Alex Hodges was unable to attend.

Ken Emerson welcomed all guests. Guests were reminded to

## ***Association Annual Meeting Highlights continued***

make sure they signed in and received Annual Meeting ballots if applicable.

### **Committee Reports:**

Members in attendance were provided with reports from each of the Board Committees regarding their activities and projects for 2017.

The Finance Committee provided the final report which included a look at the financial trends and condition of the Homes Association.

### **Board Member Election:**

The terms of Ken Emerson, Phil Latessa and Gary Droege were scheduled to complete at end of year 2017.

The floor was opened for nominations to fulfill the expiring terms. The nominees included Heather Harris, Tyler Unsell, Ken Emerson, Phil Latessa, Gary Droege and Rebecca Way.

Each nominee then provided a brief introduction of themselves to members and comments on their interest in serving on the Board of Directors. Once completed, the community members were encouraged to ask nominees questions regarding their interests and experience.

Ballots were filled out, collected, and taken into the office for counting by the Office Manager, 2 community members and a community member observer. When tallied, the three nominees with the highest vote count would fulfill the expiring terms.

Gary Droege, Ken Emerson and Phil Latessa received the highest number of votes and will fill three year Board Member terms beginning January 1, 2018.

Appreciation was expressed to everyone who participated in this important Homes Association Annual Meeting process!

The meeting was adjourned without objection

## ***Association December Meeting Highlights***

The December Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, December 14, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Scott Eiken, Ken Emerson, Ken Finke, Mike Howell and Siobhann Williams. Board Members Gary Droege, Alex Hodges and Phil Latessa were unable to attend.

Ken Emerson welcomed all guests.

Community Member Lisa Eiken suggested the Board encourage community members to get involved with Community Emergency Response Teams (CERT) for Platte / Clay Counties. Lisa recently completed the CERT training which provided education on emergency response to various types of issues – flooding, tornados, fire, etc. The program is designed to empower those who complete the training to assist with various aspects of emergency response. Lisa suggested our community would benefit from having a number of CERT trained residents in our neighborhood and volunteered to provide information on the training to any interested individuals. The Board expressed support to Lisa's suggestion and offer to assist.

The Board approved minutes for the November Monthly Board Meeting and November Annual Meeting.

### **Old Business:**

Tom Ball, Solutions Manager with MAC Water Technologies provided information to the Board on approach, treatments and effect of 2018 chemical treatments to control algae and vegetation growth in the ponds near Seminole and Indian Hills Drive. MAC Water has been treating these ponds since August of 2016. In 2016 the vegetation buildup on the ponds was tremendous and their treatments were designed to 'kill' the vegetation growth.

In 2017, the treatments changed to impact the pond water environment to reduce the buildup of vegetation. Vegetation growth conditions are enhanced by decaying plant matter within the pond, excess nitrogen (often from runoff from adjacent yards or land), circulation / oxygenation and the amount of 'sludge' (not necessarily silt) on the floor of the pond. 2017 treatments have targeted a biological approach to changing the pond water chemistry without affecting the wildlife within the aquatic environment.

Tom provided information to the Board on the pond maintenance approaches. MAC Water Technologies' recommendation for 2018 is to continue utilizing a bio-chemical approach to bring the ponds back to an attractive, healthy condition.

*continued on page 6*



## ***Association December Meeting Highlights continued***

Board Member Ken Finke provided his Board resignation effective the end of 2017 based on health reasons. The Board expressed their appreciation to Ken for his efforts and contributions to our community.

The Administration Committee introduced Tyler Unsell as a potential Board Member replacement to complete the remainder of Ken Finke's term. Board Members and Tyler were offered the opportunity to ask questions and discuss issues relating to Tyler's possible appointment. A motion to appoint Tyler Unsell was presented to the Board and approved. Tyler will begin his Board activities effective January 1, 2018.

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

Ken Emerson reported the work on repairing / protecting the multipurpose court has been completed. A long term solution to the cracks and surface damage will need to be evaluated in the Spring.

### **New Business:**

The Board reviewed the Swim Team subsidy program that has been in effect for the past two years. After discussion, the subsidy program for 2018 has been revised to subsidize first year swimmers with \$100 and second year swimmers with \$50 towards swim team membership costs.

Mike Howell reported that a couple of projects are being considered for the 2018 Platte County Storm Water Grant Program. These projects will be brought to the Board for approval prior to Grant Application submittal.

The Board reviewed the proposed Community Relations Activity schedule for 2018 from the Community Relations and Social Committees. After discussion, the schedule was ap-

proved as presented.

A recommendation for 2018 Board Committees was presented to the Board. After discussion, the Committee structure recommendation was approved by the Board.

The Board discussed Board Officers for 2018. After discussion, a motion was made to re-appoint the Board Officers for 2017 to the same officer positions for 2018. The motion was approved. 2018 Board Officers will be Ken Emerson (President), Alex Hodges (Vice President), Joe Blount (Treasurer) and Mike Howell (Secretary).

### **Committee Reports:**

Administration – The Worker's Comp Audit has been completed and resulting additional charges have been paid and charged to 2017. The Administration Committee recommends that the Clubhouse Committee review the Clubhouse usage rules to limit events from starting during office hours.

Clubhouse –

Community Relations –

Finance – Finance is planning on looking at budgeting efficiencies and controls with the goal of better financial planning.

Grounds – Real Christmas trees can be deposited in the clubhouse parking lot prior to January 7. All decorations must be removed. The trees will be picked up and disposed.

Pools – The Pool is closed for the season.

Ken Emerson asked all Board Members to identify needs for improvements / upgrades / projects by the Homes Association so that an overall list of projects can be developed and prioritized.

The meeting was adjourned without objection

## ***Waste Management Observed Holidays***

Holidays may affect regular pickup schedules. If your service day falls on or after a Waste Management observed holiday, your service will run on Saturday.

Observed Holidays are New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

## Financial Summary as of November 2017

### Income

Dues	323,827.36
Interest, Reimbursement, Other	7,676.17
<b>Total Income</b>	<b>331,503.53</b>

### Expense

Administration	19,809.34
Clubhouse	24,481.13
Community Relations	6,281.92
Grounds	48,293.73
Office	11,779.29
Trash Collection	86,419.51
Personnel Office/Pool	71,852.35
Pool	17,789.05
<b>Special Project Expense</b>	
Entertainment System	3,923.61
Security Cameras	3,201.74
Website Upgrade	1,255.00
Lighting Project	20,354.00
Clubhouse Windows	2,166.84
HVAC	12,350.00
<b>Total Expense</b>	<b>329,957.51</b>

**Net Income/Expense** 1,546.02

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](mailto:office@wcscha.org) or (816)587-8289. You may also submit your questions to the Committee in writing.



TO VIEW THE FACILITY CALENDAR,  
SIGN UP FOR EMAIL ALERTS AND MUCH MORE  
PLEASE VISIT OUR WEBSITE AT [WWW.WCSHA.ORG](http://WWW.WCSHA.ORG)



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- Scrap Metal





**Ethan Sickman**  
**816-935-2128**

March 24th	Easter Egg Hunt	2:00 - 4:00 PM
April 21st	Garage Sale	8:00 AM
April 28th	Cleanup Day	8:30 AM-12:30 PM
May 27th	Memorial Cookout	Noon - ?
July 4th	Fourth Cookout	Noon - ?
Sept. 8th	Garage Sale	8:00 AM
Sept. 15th	Cleanup Day	8:30 AM-12:30 PM
Sept. 22nd	Fall Festival	
Oct. 21rd	Kids Halloween Pty	2:00 - 4:00 PM
Dec. 16th	Kids Christmas Pty	2:00 - 4:00 PM
Dec. 16th	Lighting Contest	6:00 - 8:00 PM

# News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK

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

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Sherri Smith



WALNUT CREEK

SOUTH HOMES ASSOCIATION

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