

News and Views

JULY / AUGUST 2016

PUBLICATION 431

Let's Talk Money !!!

Other than looking at the snapshot of Association accounting in the newsletter, what do you know about the finances of our Homes Association? How is our money managed? How do we manage high dollar maintenance expenses when they occur? Is financial stability for the Homes Association important?

Walnut Creek South Homes Association is like a small cooperative in which each member property unit is a shareholder. The shareholders provide most of the revenue and in return, share in the use of Association facilities and benefits. Some use facilities and benefits more than others ... but ... these are available for use by all members in good standing in the Homes Association.

In Walnut Creek we are very fortunate to have a large number of properties (over 600) which help fund the financial needs of the Home Association. This has allowed our community to have a number of facilities and benefits not available in smaller Homes Associations. Often when I have described WCSHA facilities (clubhouse, fully staffed pool, playgrounds, park areas, etc.) and benefits (including trash & recycling) to others, they are amazed at how this is accomplished at our membership dues level.

As a 'shareholder' in the Homes Association, the Board of Directors believes it is important for you to have information on our financial management, considerations, and fiscal health! In this newsletter you will have the opportunity to learn about the basic components of our finances. Let's get started!!

Association Revenue:

The primary source of revenue comes from member dues. These account for at least 95% of our income annually. In a perfect world, the Association would collect 100% of dues owed from members each year. But this is not the case – members run into financial difficulties and sometimes are unable to pay their dues in a timely manner. Fortunately, this happens with a low percentage of our members! Our delinquency rate has been relatively low for a number of years.

Another source of revenue is fees – primarily usage fees for facilities and service fees on delinquent member accounts. Members who reserve the clubhouse or pool for personal events pay a nominal usage fee. These fees are allocated for maintenance costs associated with the particular facility being used. (Example: If the microwave in the clubhouse needs to be replaced or if something in one of the bathrooms needs to be repaired, the cost may be covered by clubhouse event usage fees.) Delinquent member account service fees help defray some of our administrative costs. *Continued page 6*

BOARD OF DIRECTORS

PRESIDENT

Ken Emerson 587-5495
Finance, Grounds

VICE PRESIDENT

Joe Blount 529-5107
Administration, Pool

SECRETARY

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Com. Relations, Clubhouse

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Pool, Clubhouse

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Clubhouse, Pool

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Administration Finance

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Grounds, Administration

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

Bernice Mots 741-7616
Clubhouse, Com. Relations

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Rush Creek Clean-up Phase 1 Complete

Rush Creek is our neighborhood's western boundary along the park area and ball diamonds. Rush Creek joins Walnut Creek just below the old spillway, traverses south and then east along FF Highway into Parkville's English Landing Park. To visit the new dog park or ball diamonds in English Landing, you cross a bridge over our Rush Creek / Walnut Creek.

Over the years, the creek bed of Rush Creek has been blocked by fallen trees and tree debris that has restricted

the flow of water during rain events creating additional debris collection and erosion of the creek bank.

The Homes Association was awarded a grant from the Platte County's Storm Water Grant Program to (1) remove the tree debris in the creek bed and trees along the creek that are likely future candidates for falling into the creek, and (2) to construct a stabilization wall to protect portions of the creek bank weakened by water flows due to the tree debris obstructions.

Phase One of the project has

been completed. Urban Tree Specialists removed dead and dying trees along the Walnut Creek side of the creek and the fallen trees / tree debris currently within the creek. This was a major operation and performed with minimal impact to the surrounding area.

The Association is pursuing execution of Phase Two of the project which will hopefully be completed by the fall of 2016.

Thank you to Platte County's Storm Water Grant Program for providing the financial assistance to complete this project! Our tax dollars are definitely at work!!

TRASH PICKUP
REGULARLY
SCHEDULED FOR
FRIDAY,
SEPTEMBER 9TH
WILL BE
RESCHEDULED TO
SATURDAY,
SEPTEMBER 10TH
DUE TO THE LABOR
DAY HOLIDAY.



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

Thank You!

A big thank you goes out to neighborhood residents that donate their time to improving Walnut Creek.

Brad Harris and Jimmy Hunt built a beautiful pergola at the pool to

shade the lifeguards.

Carl Nixon does a wonderful job maintaining the flowerbed at the 57th Terrace Entrance Sign.

Dennis Breckenridge and Jana Hackney periodically

organizes and picks up the area along side Crooked Road to keep our entryway into the neighborhood looking nice.

If there is anyone unmentioned please know that your time and effort is appreciated!

Neighborhood Garage Sale

GET READY We will be placing ads in the area newspapers and on the internet to bring in traffic for a successful garage sale! The neighborhood garage sale is set for

**Saturday, September 17th
8:00 a.m. til ?**

Preview for the neighbors will be

Friday, September 16th
from 6:00 p.m. till 8:00 p.m.



Pool Information

Please remember for pool access it is required to have your pool pass with you each time.

POOL PHONE
741-9903

POOL MANAGERS
Manager
Allison Franklin
Manager
Janette Hale
Assistant Manager
Erin Keil

POOL COMMITTEE
Joe Bichler, Joe Blount
and Ken Finke



REGULAR HOURS
Sunday - Thursday
Noon-8:00 P.M.

Friday and Saturday
Noon - 9:00 P.M.

Adult Only Swim
Saturday and Sunday
11:00 A.M. - Noon

HOURS WHEN SCHOOL RESUMES
Starting August 11th

Sunday
Noon - 8:00 P.M.
Monday - Thurs.
*4:00 P.M. - 8:00 P.M.

Friday
4:00 P.M.—9:00 P.M.

Saturday
Noon—9:00 P.M.

Adult Only Swim
Saturday and Sunday
11:00 A.M. - Noon

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

You may only access the pool during open hours or in a booked private party.
The pool will be open Labor Day from Noon to 8:00 P.M.

* Hours are subject to change.



**LUAU
AT THE POOL**

**July 23rd
6:00 - 9:00**

Potluck

*Pool will close 5:00 - 6:00
for event setup



**LABOR DAY
COOK OUT**

**SUNDAY, SEPTEMBER 4TH
NOON TILL ?
AT THE POOL**

*Rainout date Monday, September 5th

Association May Meeting Highlights

The May meeting of the Walnut Creek Homes Association was convened at the clubhouse at 7:00 pm on May 12, 2016 by Ken Emerson, Board President. Board members in attendance were Carol Arnold, Joe Bichler, Joe Blount, Ken Emerson, Ken Finke, Mike Howell and Bernice Mots. Not in attendance were Phil Latesa and Alex Hodges.

Minutes from the April 2016 Board Meeting were approved.

Old Business items included updates on:

Communications Plan – the website is functioning well and has had a lot of traffic. In June, work will start on the email alert / announcement system that should be operating before the end of July.

Storm Water Grant Results – The Raintree and Rush Creek Cleanup storm water grants were approved by the county and work may commence on both projects.

Restrictions / County Ordinance Violations – Around thirty (30) restriction violations were identified within the neighborhood during an early May tour. Letters have been sent requesting correction of the restriction violation within 30 days. A re-check is planned for early June. Ordinance enforcement activities will start in June.

Large Ball Field Backstop Special Project – The new backstop has been installed.

Emergency Access Gate – The Board was provided with a report from the meeting with the Road District, Platte County Public

Works and the Southern Platte County Protection District regarding options for emergency access during an event that might block access across the bridge into the lower area of Walnut Creek.

New Business items included:

The June Board Meeting was re-scheduled to Wednesday, June 15, due to a scheduling conflict with a Swim Meet.

A special Board work session was scheduled for May 26 to discuss homes association finances and expenses trends.

Committee Reports were presented.

The Community Meeting was adjourned by motion, second, and unanimous approval.

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

Association June Meeting Highlights

The June meeting of the Walnut Creek South Homes Association was convened at the clubhouse at 7:00 pm on June 15, 2016, by Ken Emerson, Board President. Board members in attendance were Carol Arnold, Joe Bichler, Joe Blount, Ken Emerson, Ken Finke, Mike Howell and Bernice

Motts. Not in attendance were Phil Latesa and Alex Hodges.

Minutes from the May 2016 Board Meeting were approved.

Traffic statistics for the updated website were presented including 481 new user visits to the new site since

its launch and over 2100 page views. The office is learning how to make additions and updates to the website.

Towards the end of June, Firefly Marketing will be working with our office on installation and use of Constant Contact for our email alerts and announcements.

Association June Meeting Highlights continued

The email list is being built from those who have requested newsletter via email and pool pass request email addresses. Anyone who receives a Walnut Creek email alert or announcement will have the ability to 'opt out' to discontinue the email notifications.

Both Storm Water Projects are waiting on contractor scheduling with expected starts by the end of June or early July. The Raintree project is a pri-

vate homeowner project sponsored by the Homes Association. Impacted homeowners have provided escrow funds for their participation. The Rush Creek cleanup and erosion control project is on Homes Association land and will be completed in two phases with the first being removal of dead trees and tree debris that block the creek flow along our ball field recreational area.

The community has been

receptive to resolving restriction violations. Many have already corrected violations or have requested additional time to comply. As of the June Board Meeting conclusion, only seven homes have either failed to respond or refused to correct violations on their property. The Board approved a motion to suspend membership privileges for members failing to comply.

County ordinance violation checks will start in the next couple of weeks. This effort will involve working with Platte County on ordinance violation identification.

Letters received from homeowners were reviewed and discussed. Topics included the need for dues payment through August or ACH participation to receive pool passes; restriction violation issue concerning the inclusion of a motor home as a form of camper; and establishing a 'Little Free Library' near the clubhouse.

Committee Reports were presented and discussed.

The Community Meeting was adjourned by motion, second, and unanimous approval.

BE A
CONSIDERATE
NEIGHBOR BY NOT
LEAVING CARS
PARKED ON THE
STREET FOR LONG
PERIODS OF TIME.

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<i>Financials</i>		
Income		Jan-Jun 16
	Dues	141,741.79
	Interest, Reimbursement, Other	1,589.56
Total Income		143,331.35
Expense		
	Administration	2,561.81
	Clubhouse	9,226.12
	Community Relations	1,173.98
	Grounds	15,952.38
	Office	5,584.43
	Trash Collection	45,622.75
	Personnel Office/Pool	25,026.25
	Pool	13,498.78
Total Operating Expense		118,646.50
Net Operating Income/Expense		24,684.85
Other Expense		
	Special Projects	14,233.54

Let's Talk Money !!! continued from page 1

Earned Interest is also revenue that comes from bank interest on money market and other interest bearing accounts the Homes Association uses. In today's economy these rates are very low but the Board still looks at competitive options for higher rates on a regular basis. These options do not include 'risk / investment' opportunities that might involve the possibility of financial loss.

Association Expenses:

Expenses include all of the monies spent by the Association on an annual basis. These expenses generally fall within the areas of our Board Committee governance: Administration, Clubhouse, Community Relations, Finances, Grounds, and Pools.

A number of years ago, the Board recognized the need to distinguish between the expenses associated with maintaining the Association and its assets on an annual basis (operational expenses) and periodic expenses that involve major maintenance, repair, and/or improvement of Association assets (special projects).

Let's use the Association Clubhouse as an example !!

Annual operational expenses for the clubhouse include normal maintenance costs such as utilities; cleaning; security; equipment maintenance; pest control; upkeep and maintenance of floors, carpets, bathrooms, etc; and periodic replacement of items such as tables/chairs, refrigerator, ice machine, etc. These expenses are considered 'operational expenses' in our budgeting process and are projected for the upcoming year annually. The Clubhouse Committee manages the operational expenses for the clubhouse during the year. If at any time, the Clubhouse Committee exceeds the operational budget allocation for the clubhouse, the Committee must request additional funds from the entire Board of Directors.

From time to time, the Clubhouse may require more expensive maintenance or improvement a new roof, replacement of air conditioning or furnace units, carpet replacement, new furniture, or new sound system. For these larger and more occasional expense items, the Clubhouse Committee must make a 'Special Project' request to the Board of Directors identifying the need, costs, and who will oversee the project. The Board deliberates the

proposal and either approves or denies the 'Special Project' request. If approved, the expenses for the special project are included in budget reporting separately from the Clubhouse operational expenses.

Each Board committee submits an operating budget for the following year to include expenses within their responsibility and special project requests if needed. Special project requests may be submitted to the Board at any time during the year and approval is always subject to the project value and availability of funds to support the request.

This process enables the Board to focus on more major and exception expense decisions rather than having to approve every single expense for the Association on a monthly basis. This is one of the ways the Board has been able to better control association expenses for a number of years.

Cash Reserves:

Several years ago, the Board decided to work towards building and maintaining a cash reserve for the association to handle unexpected large maintenance / repair expenses, ups and downs of cash flow, and to provide some protection for economic trends that affect the consistency of association revenue.

In the 1990's, the furnaces for the clubhouse needed replacement and the Board (at that time) had to borrow money from the bank to complete the replacement. During the summer months our pool and grounds expenses peak creating cash flow challenges.

Our pool and clubhouse periodically require major maintenance items. In 2015 after fifteen years, our pool needed a full resurfacing with a cost of around \$46,000.

Maintaining a strong cash reserve allows the Board to effectively manage cash flow and to handle large maintenance / repair expense items without creating 'special assessments' for association members. Currently the Board tries to maintain a cash reserve of at least \$65,000 at the end of each year. In some years, the cash reserve is higher, based on cost control and anticipated costs in upcoming years.

Let's Talk Money !!! Continued from page 6

Expense Management and Control:

Trash pickup for members and pool operations are the two largest expenses of the homes association each year. Although our current trash pickup provider has provided services for the homes association for a number of years, prior to the renewal of contracts, the Board does encourage and entertain competitive bids for trash service. The ability to provide service to our members has always been a major consideration – having the capacity to handle a neighborhood of our size eliminates a number of single truck service providers. Through the bidding and negotiating process, Deffenbaugh has consistently offered the best deal for member services. And yes – they are not always perfect !!

Several years ago the Association experimented with outside pool management services. We found the overall cost to be higher and the service level to be lower. Currently we self-manage our pool operations by hiring our own managers and guard staff. The pool staff not only provides guard services but also takes care of the daily maintenance of the pool – chemicals, pool and area cleanliness, opening and closing, etc. Self management demands a lot of additional volunteer activity on the part of the Board Pool Committee. The cost savings, better facility condition, and improved service levels are worth the effort!

For ongoing services and special projects, the Board seeks bids periodically to make sure our costs are competitive. Like many organizations, the lowest cost bidder is not always awarded the contract. The Board uses the 'lowest and best' bid consideration for decisions. Prior history with the association, quality of work, dependability, and competitive pricing are all part of the equation.

Volunteerism helps control and reduce costs for the association. Almost every aspect of association activity benefits from those who volunteer their time, energy, and expertise. Social activities, 'clean-up days' in the clubhouse parking lot, and maintaining grounds and amenities are helped by those who volunteer. During the past few years, the Association has been the beneficiary of at least three Eagle Scout projects.

Boy Scouts often help with the dumpsters on 'clean-up' days, and Girl Scouts helped with our children's Easter Egg Hunt this spring.

Partnerships is another way the Homes Association controls and manages costs. The Association has worked with the Platte County Storm Water Grant program to complete a number of storm water projects within Walnut Creek. Three major erosion problems along Verlin, storm water system repairs and improvements between Raintree and Verlin, new storm water control along 58th Terrace, and other storm water projects have been enabled by significant contributions from the County's Grant Program. Major renovations to the ball diamonds in the last couple of years would not have been completed without the partnership with ball teams utilizing the facilities. The Parkville Special Road District has been a valued partner on many of our storm water and other road improvement projects in the neighborhood.

A significant cost savings for the Homes Association is that we self-manage our association. Rather than paying an outside company to manage association activities, collect monies and pay bills, and provide customer service activities to our members, the Association has been self-managed since its inception. This would not be possible but for the time, expertise, and energy donated by Board Members, Friends of the Board, and Association Staff.

Conclusion:

Hopefully this has given you a better understanding of how our Homes Association works from a financial perspective. We are fortunate to have a community and Board who, for years, has been committed to making sound financial decisions for current and future members of our community! Feel free to address any questions or comments on this article to 'office@wcsa.org' or use the comment form on our website: www.wcsa.org.



New In-Home Childcare Opening

1 year old to 12 years old
Summer, full time, before & after school care
Full lunch included & snacks
Hours will be 7:00 am to 5:30 pm
*can be flexible.

*Call or text for pricing and availability
(816) 982-1704*

Lawn Mower List



Sitter List



Dog Sitter List



816-868-2299

**Interior / Exterior Painting
Deck & Fence Stain**

Quality Painting
Local Service
References Available

facebook.com/ELConstructionKC

Licensed & Insured



Please call to schedule your free estimate!

**Lawn Mowing, Yardwork and
General Help Around Your Home**

*Reasonably Priced and
Quality Work

*Discounts for Regularly
Scheduled Mowing

*Call/Text Jake at 816.686.8195

*Walnut Creek Resident

*References Available Upon Request




August 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4 CH RESERVED	5	6 POOL RESERVED CH RESERVED
7 POOL RESERVED CH RESERVED	8	9	10	11 BOARD MEETING	12	13
14	15	16	17	18 CH RESERVED	19	20 POOL RESERVED CH RESERVED
21 CH RESERVED	22	23	24	25 CH RESERVED	26	27
28	29	30	31			

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

September 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 CH RESERVED	2	3
4 Labor Day Celebration	5 LABOR DAY 	6	7	8 BOARD MEETING	9	10
11	12	13	14	15 CH RESERVED	16	17 GARAGE SALE
18	19	20	21	22  Autumn CH RESERVED	23	24 CLEAN-UP DAY
25	26	27	28	29 CH RESERVED	30	

News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR ASSOCIATION RESIDENTS

OFFICE HOURS:

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

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(816) 587-8289

FAX:

(816) 587-0595

E-MAIL:

OFFICE@WCSHA.ORG

WEBSITE:

WWW.WCSHA.ORG

ADMINISTRATOR:

SHERRI SMITH



DATED MATERIAL

RETURN SERVICE REQUESTED

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

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