

News and Views

JULY / AUGUST 2017

PUBLICATION 437

Pool Season Update

The 2017 pool season has gone well so far this year. The association pool has provided enjoyment for homeowners and their guests as well as hosting three home swim meets and some member parties. The office has processed more pool pass requests than in the past years. The "in neighborhood" swim team participation is also up substantially compared to prior years. This all is good news for the Association and makes the pool a thriving, happening area.

A 'Big Thank You' goes out to the pool staff for their work and attentiveness this year. The 2017 pool staff includes: Manager Allison Franklin; Assistant Managers Nick Cannon and Shelby Franklin; and Life Guards Hope Burr, C.J. Cannoneri, Derrienne Gaar, Vance Johnson, Matthew Kissinger, Quinn Kobayashi, Frankie Marconi, Lillie McMinn, Cody Roberts, Johnathan Roberts, Julia Stephens and Brett Vanice. All Life Guards have been trained and certified in Water Safety and CPR for everyone's safety. Job well done!

Thanks to the homeowners for their patience and understanding when the pool has closed early due to swim meets, weather conditions, or unexpected incidents. We would like to give homeowners a few reminders.

- Please do not bring your children to the pool if they are ill. When someone gets sick in the pool or has an accident, the pool must be chemically treated requiring its closure for a period of time. This has caused the pools closing at least three times this summer.
- Please review the pool rules with the occupants of your household. They may be found in the last newsletter or online at www.wcscha.org.
- Please remember to bring your pool pass and retrieve it when you leave. The lifeguards will always request a pool pass and a sign in for guests to enter the pool. Guests will be asked to provide identification.
- Please do not expect the pool staff to 'bend' the rules. Pool management and life guards do their best to make the pool a safe and fun environment for everyone. Their job includes enforcing the Red Cross safety guidelines and our association's Rules and Regulations. Your respect of the pool staff's responsibility and expectation to uphold the rules helps them focus on the safety of everyone enjoying the pool.

The pool hours will change when school begins August 15th. Please see below for the hours.

If you have any questions or concerns you may contact the Pool Manager, Allison Franklin, and / or the Board Pool Committee (Joe Bichler, Joe Blount and Ken Emerson). Contact information for Board Members is provided in this newsletter and at www.wcscha.org.

REGULAR POOL 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

POOL HOURS WHEN SCHOOL RESUMES beginning August 15th

Friday	4:00 P.M.—9:00 P.M.	
Saturday	Noon—9:00 P.M.	
Sunday	Noon - 8:00 P.M.	
Adult Only Swim	Saturday and Sunday	11:00 A.M. - Noon
Labor Day	Noon to 8:00 P.M.	

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
Finance, Administration

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

Siobhann Williams 506-5506
Finance, Com. Relations

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New Website Features

Pay Dues Online

You may now pay dues online through our website (www.wcsha.org) using a credit card or debit card. This feature may be accessed through a quick link on the home page (Pay Dues) or a link under the Member tab (Pay Dues Online).

The website is not linked to our member accounting so you will not be able to access your member account balance. To obtain current account status information, you must contact the Association Office at (816) 587-8289 during normal business hours.

The pay by credit card or debit card feature is also not available at the Association Office – only through the website. A convenience fee of 5% will be charged for each transaction to defray transaction and processing costs from the credit card and banking organizations.

Being a Good Neighbor Part 2

Remember the complaint list we talked about in Part 1 of this article? ... “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

“Neighborly Courteousness” starts in each of our own households. Do you take the time to think about and talk with your family about the ‘curb appeal’ or look of your property and how it affects those who live around you?

If you were considering buying a home in our community, would the look of your property encourage or discourage you from investing in a home nearby?

If you are a member who has renters in your Walnut Creek property, do you take the time to check the property appearance and condition ... and ... encourage your renters to keep your property in good shape?

If you were one of your neighbors, would you be pleased to live near your property?

Articles of Interest

A new repository of Articles of Interest is now available on our website (www.wcsha.org) under the Community News tab. Over time we want to build a library of information for members regarding Walnut Creek and other information that might be helpful for members.

Articles are being categorized according to topic with a title and date to reflect article content. When selected, the article will be presented in web page format making it searchable by our website search engine. You may then download or print the article by clicking on the download link.

Suggestions or offerings for article content may be submitted to: office@wcsha.org. Articles may include any type of helpful information such as healthcare suggestions, senior services, household hints, etc. Each offering will be considered for addition to the repository.

Too often we do not take the time to just take care of the basics of our property’s external appearance – mowing the yard, trimming bushes, weeding landscaping, removing things stacked up around the outside of the house, and so forth.

Yes ... I have noticed neighbors making substantial improvements to the ‘curb appeal’ of their property – new landscaping (both hardscape & plantings), lawn care, flowers, etc. These improvements are great! But not all of us can afford these major improvements.

Basic maintenance of your property’s appearance is not tremendously expensive. It just takes a mindset, time, and effort! Really it is about pride in your property. “Neighborly Courteousness” does start with each of us ... it is an attitude and a concern for both the condition of our property and consideration of our neighbors’ feelings.

I remember a story last year from a member who was trying to sell her home. She became frustrated watching potential buyers pull up in front of the property, look around, and then drive away. She knew that some of her neighbors simply did not have “Neighborly Courteousness” as reflected by their properties.

We depend on each other to support our property values. Property value is very simply determined by the amount of money buyers are willing to spend to purchase a home in our community. The more attractive our community, the more buyers will pay to purchase a home, and the greater your opportunity for property value.

Next time we will talk about ‘communication and getting to know your neighbors’. Any ideas, thoughts, and comments are welcome – just email: office@wcsha.org and put “Attention Mike Howell” in the subject line.

Community Highlights

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

Clubhouse Air Conditioning and Heating Systems have been replaced. One of the A/C systems had failed and the other just limping along. Based on cost savings, the Board determined to replace the entire HVAC system at the same time. This was an anticipated expense based on the age of the HVAC system (installed in 1999).

Pay Membership Dues Online through our new addition to the WCSHA website (www.wcscha.org). You are now able to use a credit or debit card to pay association membership 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.

The Memorial Day Cookout was a great success with a strong turnout thanks to the work and publicizing by our Community Relations and Social Committees. A good time was had by all. July 4th and Labor Day are the next planned cookouts at the pool.

Back to School Pool Hours – When Park Hill goes back in session the pool will be open on Friday (4-9 pm), Saturday (12-9 pm), and Sunday (12-8 pm). Adult Swim will still be available on Saturday and Sunday from 11:00 to 12:00.

Outdoor Summer Movie Nights are being offered by the Community Relations and Social Committees. Family movies will be offered on the lot adjacent to the clubhouse on the second Saturday evening in the months of July and August. Around 65 people attended the first movie night in June. Admission Free. Watch for signs announcing the event and time.

Clubhouse Parking Lot, Pool, and Tennis Court Lighting have all been converted to LED with substantial anticipated savings in both maintenance and electricity utilization.

Neighborhood Speeding: With the warmer weather we are enjoying the outdoors more, please watch your speed while driving in the neighborhood! More adults, kids, and pets are sharing the streets and one incident can affect many lives. If you notice regular speeding in your part of Walnut Creek, please contact the Platte County Sheriff's Department and ask for some enforcement help!

Clubhouse Cameras and Security System has been updated to provide better video coverage of the areas around the clubhouse, parking lot, pool, multiuse court, and playground.

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 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. Initially, email is our communication method with a planned 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.

Planning a Vacation? Remember that the Platte County Sheriff's Department will conduct periodic property checks while vacationers are away. Just contact the Sheriff's Department (816-585-3521 or www.plattesheriff.org) to provide your property location and vacation dates.

Pets on the Run – Lots of reports of unleashed dogs have been coming into the Association Office. If you are a pet owner, please make sure your pet is not allowed to be outside unleashed! As lovable as your pet may be, your pet may cause disruption to others walking their pets on a leash. Remember ... Platte County has a leash law and enforcement is through Platte County Animal Control, part of the Platte County Sheriff's Department. You may become subject to a citation and fine for allowing your pet(s) to be on the run!

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.

— R E M I N D E R —

Due to the Labor Day Holiday

Trash pickup regularly scheduled for Friday, September 8th will be rescheduled to Saturday, September 9th.

Association May Meeting Highlights

The May Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, May 11, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Joe Bichler, Scott Eiken, Ken Emerson, Alex Hodges, Mike Howell, Phil Latessa and Siobhann Williams. Board Member Ken Finke was unable to attend.

Ken Emerson welcomed all guests. Community member Joe Smith suggested looking into Text Castor as a way of sending text alerts to community members. He also discussed the changing nature of the neighborhoods as buyers purchase homes within Walnut Creek and stressed again his support of restriction and ordinance enforcement.

The Board approved minutes for the April 2017 Board Meeting.

Old Business:

Mike Howell reported that the Homes Association LED lighting addition and conversion for clubhouse parking lot, pool, multi-use court and small shelter house is on schedule with an expected completion prior to opening of the pool for the summer season.

Ken Emerson reported that the new AV equipment for the Clubhouse with external connections for equipment such as computers, projectors, etc, is being completed. Equipment will be connected to the systems through external connectors rather than having to access the backs of the TV, Stereo, etc. This is anticipated to extend the life of the equipment.

Board Members approved a request for continuation of privilege suspensions for those violating restrictive covenants.

Mike Howell reported the website upgrades including the ability to pay dues online by credit card and the article repository are in process with expected completion by the first week in June.

Ken Emerson and Mike Howell reported the Deffenbaugh tote policy is being communicated to members through the newsletter and will be included in the new website article repository.

New Business:

The Administration Committee proposed an additional association policy for use with Restrictions Violations enforcement. The additional policy would strengthen restriction violation enforcement involving 'mobile equipment' offenses including campers of all kinds, trailers, boats, etc. when the offender repeatedly violates the restriction or exceeds the time allotments approved by the Board. After discussion the Board split on the approval vote with four in favor and four abstaining or opposed.

Without a clear and strong support from the Board for this policy, the new policy will not be put into effect until further Board discussion.

On behalf of the Clubhouse Committee, Ken Emerson requested approval for a Special Project in the amount of up to \$3200 to update and repair our current security surveillance system including additional cameras, new DVR, new video screen with greater picture definition and general maintenance and repairs of the existing cameras. The Special Project was approved by the Board.

The Clubhouse Committee requested approval for a Special Project of up to \$2200 for replacement of the broken window on the north side of the clubhouse entrance, the fogged window on the northwest main level, and a fogged window on the northwest lower level pool room. The fogged windows are a result of age and breaching of the seal between the window panes allowing moisture to build up between the external and internal window panes. The Special Project was approved by the Board.

Ken Emerson suggested re-scheduling of the June Board Meeting to June 15 based on a Swim Team home meet scheduled for June 8. The Board agreed to the re-scheduling proposal.

Committee Reports

Administration – The office has completed setup of the direct payroll for pool and office staff. Pool pass requests are being processed and preparation is being made for the onslaught of pool pass request as the pool opens.

Clubhouse – The Board reviewed the Sunday walk-through procedure. A suggestion was offered to provide the assigned Board Member with a reminder earlier during the week rather than waiting until Friday or Saturday.

Community Relations – Preparations for the Memorial Day Cookout are being made with a request for volunteers to help with grilling and feeding! The first WCSHA movie night is scheduled for Saturday, June 10. The movie will begin at dusk.

Finance – No update

Grounds – Spring turf maintenance and mowing is in full swing. The entrance and clubhouse landscaping is doing well.

Pools – The 2017 pool staff has been hired with scheduled life-guard certification and re-certification on the schedule. The pool is being prepared for the Memorial Day opening!

The May Community Meeting was adjourned without objection.



Association June Meeting Highlights

The June Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, June 15, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Joe Bichler, 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.

The Board approved minutes for the May 2017 Board Meeting.

Old Business:

Mike Howell reported that the Homes Association LED lighting project for clubhouse parking lot, pool, multi-use court and small shelter house has been completed. During the course of the project, there was damage to grounds near the swimming pool and the multi-use court. Yates Electric is working with the homes association to repair and re-seed the damaged areas.

Mike Howell reported the website upgrades including the ability to pay dues online by credit card and the article repository has been completed with the exception of a minor change on the website home page. Members may now pay dues online by credit card or debit card only through the website. Information on this offering will be included in the upcoming newsletter and all late letters / account notices.

Ken Emerson reported the three (3) clubhouse windows have been replaced as per the Special Project Request approved by the Board in the May meeting.

Ken Emerson reported the completion of clubhouse security system updates, repairs and additions per the Special Project Request approved by the Board in the May meeting

Board Members approved a request for continuation of privilege suspensions for those violating restrictive covenants. Based on questions from Board Members regarding restriction enforcement, it was determined to have a Special Board meeting to dis-

cuss restrictions and enforcement on Tuesday, May 20, at 7:00 pm in the clubhouse.

New Business:

There were no New Business items for the June Community Meeting.

Committee Reports

Administration – Pool passes are being created and distributed. At the time of the June meeting over half of the full member homes in Walnut Creek had requested pool passes.

Restriction enforcement will be discussed at the Special Board Meeting on June 20.

Clubhouse – Clubhouse Special Projects have been completed.

Community Relations – The Memorial Day Cookout was a great success. Over 65 people attended and enjoyed the first Movie Night on June 10th. Plans are being made for the July 4th Celebration and the second Movie Night to be held on July 8th. Phil Latessa is planning on a meeting with the Social and Community Relations Committees to discuss those and other possible projects.

Finance – The Finance Committee will be reviewing the draft of 2016 Taxes as provided by Bruce Culley, CPA, the Association's accountant.

Grounds – Repairs to the small pond piping are being planned. Both ponds along Seminole and Indian Hill Lane are being treated to address algae and other aquatic plant life buildup. Treatments do not impact the fish in the ponds.

Pools – The Pool is open and functioning very well. The staff is eager and energetic. The Swim Team and members have been very complimentary of the facility, management and staff.

The June Community Meeting was adjourned without objection.

Walnut Creek Special Board Meeting News

The June 20th Special Board Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, June 20, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Joe Bichler, Scott Eiken, Ken Emerson, Ken Finke, Alex Hodges, Mike Howell, Phil Latessa and Siobhann Williams.

Clubhouse HVAC Special Project Request

The Board received a Special Project Request from the Clubhouse Committee to replace the clubhouse air conditioners and furnaces. On Friday, June 16, it was noticed that the air conditioning in the clubhouse was not working properly. On that day,

two companies visited the clubhouse and evaluated the air conditioner and furnaces. It was the consensus that one of the air conditioners was not providing any cooling and the other was not working effectively. The air conditioning and furnaces were originally installed in 1999. Changes in size have occurred resulting in the need to replace the two furnace units that support the air conditioners. The third furnace heats the downstairs and is not connected to the air conditioning systems.

Four companies were contacted. Two provided verbal cost estimates and two provided written bids. Based on bid cost, availability of equipment to install and a multi-year history, Wilson

Walnut Creek Special Board Meeting News continued

Mechanical was presented as the recommended vendor to replace the entire HVAC system. The Special Project Request for Clubhouse HVAC replacement in the amount of \$12,000 was approved unanimously by the Board. An additional \$500 was approved for improving ventilation of the furnace room.

Discussion of Additional Penalty for Excessive and/or Repeated Restriction Violations

The Board re-visited this request from the May Community Meeting. The Administrative Committee requested the Board authorize the following: In cases of repeated or excessive restriction violations, the Board will consider suspension of member privileges for a complete thirty (30) day period. The suspen-

sion will remain in effect for the full thirty (30) days and may be extended by Board action for additional thirty (30) day periods.

Board Members discussed the current restrictions enforcement process and the challenges in working with the very limited number of members who have not been fully compliant with the restrictions. The Administrative Committee provided rationale for the additional penalty request.

After discussion, the Board voted to authorize the additional penalty for excessive and/or repeated restriction violations. The vote demonstrated the Board's continued strong support of restrictions enforcement.

The meeting was adjourned without objection.

Financial Summary as of June 2017

Income		
	Dues	191,387.42
	Interest, Other	<u>3,952.17</u>
Total Income		195,339.59
Expense		
	Administration	2,647.50
	Clubhouse	11,212.24
	Community Relations	1,393.98
	Grounds	22,008.42
	Office	6,400.34
	Trash Collection	46,606.05
	Personnel Office/Pool	31,560.11
	Pool	14,673.03
Special Project Expense		
	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	<u>12,350.00</u>
Total Expense		179,752.86
Net Income/Expense		15,586.73

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

ASSOCIATION BOARD MEETINGS

ARE HELD

AT 7:00 PM

ON THE 2ND THURSDAY

OF EACH MONTH

AT OUR CLUBHOUSE.

Upcoming Activities

Community Meeting August Board Meeting
August 10, 2017 Starting at 7:00 pm Walnut Creek Clubhouse

Outdoor Movie Night at the Clubhouse
August 12, 2017 Starting at Sundown Lot next to Clubhouse
Family movies will be shown outdoors on the lot adjacent to the clubhouse. Bring your family, blankets, and snacks and enjoy a movie under the stars.

Back to School Night
August 26, 2017 Starting at 4:00 pm Shelterhouse by ballfield
Celebrate back to school with fun activities and food.

Labor Day Cookout
Sept 3, 2017 Starting at 12:00 Clubhouse Pool
Celebrate Labor Day and the closing of the pool for the season with a great family cookout, beverages, fun and (hopefully) sun at our pool. Rainout date will be September 4th.

Neighborhood Garage Sale
September 16th Starting at 8:00 am
There will be more information in the next newsletter

FRIENDLY
REMINDER
PLATTE COUNTY
ENFORCES A
LEASH LAW.



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

TO VIEW THE FACILITY CALENDAR,
SIGN UP FOR EMAIL ALERTS
AND MUCH MORE
PLEASE VISIT OUR WEBSITE AT
WWW.WCSHA.ORG


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- *Call/Text Jake at 816.686.8195
- *Walnut Creek Resident
- *References Available Upon Request



News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK

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Sherri Smith



WALNUT CREEK

SOUTH HOMES ASSOCIATION

PRESORTED STANDARD
U.S. POSTAGE PAID
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P.O. Box 12252 - 5502 NW Clubhouse Cove
Parkville, MO 64152