

Board Member Help Needed

Another Board Member has resigned based on change of business role involving extensive travel. Phil Latessa has been part of our Board for a couple of years and although will be missed greatly, we wish Phil the best on his new career move. This leaves two open positions for Board Members and we need your help.

A number of area homes associations have 'outsourced' association management functions to outside companies that ultimately results in higher costs and reduced services. The main way we have avoided 'outsourced management' is with an active Board that shares responsibility for managing the various aspects of the homes association such as pools, clubhouse, facilities, grounds, community activities and services to members.

If you have an interest in helping our community as a Board Member, please contact the office at (816) 587-8289 / office@wcsha.org ... or ... Mike Howell at (816) 200-1088 / mikehowell.01@gmail.com ... or ... one of the other Board Members listed on the front of this newsletter.

Most of our community members are not aware of the work that goes into the management and administration of the Homes Association. If you are willing to volunteer your time and effort to help with the continued improvement of our community, please contact us!

Pool Season Update

The 2018 pool season is off to a great start. Again this year, more pool passes have been issued than in past years. The pool is providing enjoyment for homeowners and their guests as well as hosting three home swim meets and some member parties.

A 'Big Thank You' goes out to the pool staff for their work and attentiveness this year. The 2018 pool staff includes:

Manager Janette Hale; Assistant Managers Nick Cannon and Emiliano Alvarez; and Life Guards Hope Burr, Derrienne Gaar, Jessica Headrick, Matthew Kissinger, Quinn Kobayashi,

Board of Directors

PRESIDENT

Ken Emerson 587-5495
Pool, Clubhouse

SECRETARY

Mike Howell 200-1088
Grounds, Administration

TREASURER

Joe Blount 529-5107
Community Rel, Pool

Gary Droege 807-1490
Clubhouse, Community Rel

Scott Eiken 746-1891
Grounds, Finance

Tyler Unsell 863-0377
Community Rel, Pool

Siobhann Williams 506-5506
Finance, Administration



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Pool Season Update (continued)

Lillie McMinn, Ben Milburn, Edna Oswald, Zac Palmer, Cody Roberts, Johnathan Roberts, Julia Stephens, Brett Vanice, and Jacob Womack.

Thank you homeowners for your patience and understanding when the pool has closed early due to swim meets, weather conditions, or unexpected accidents! Here are 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. Also, for infants and little ones, the 'swim proof' diapers do not always work!

Please review the pool rules with the occupants of your household. The rules can be found in the last newsletter or online at www.wcsha.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 lifeguards do their best to make the pool a safe and fun environment for everyone. Their job includes enforcing the Red Cross safe-

ty 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.

If you have questions or concerns you may contact the Pool Manager Janette Hale, and / or the Board Pool Committee (Ken Emerson, Joe Blount, and Tyler Unsell). Contact information for Board Members is provided in this newsletter and at www.wcsha.org.

Additional Pool Notes:

Adult Swims – Adult swims are available on Saturdays & Sundays from 11:00 am to Noon.

July 4th Activity – Enjoy hot dogs, brats, chips and sodas at the July 4 pool celebration starting at 12:30 pm until the food is gone!

Pool Parties – The pool may be reserved for private pool parties after normal pool operating hours. The use of Association lifeguards is required for private pool parties. Contact the office for more information.

Back to School Pool Hours – Once school is back in session, the pool will be open on Friday evenings after 4:00 pm, Saturdays, Sundays, and Labor Day Monday. The Pool will close for the season after Labor Day.

Community Highlights

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

Board Members Needed: If you have interest in helping with management of our community, please consider being a Board Member. Based on work changes, the Board has accepted the resignations of two valued Board Members. We are interested in talking with you about being a Board Member.

Please read the article in this newsletter about the need. If you have questions or would like additional information, please contact Mike Howell (816) 200-1088 / mikehowell.01@gmail.com ... or ... any of the Board Members listed on the front page of this newsletter.

Pool Opening: The pool is open and many are enjoying the water and camaraderie. The pool staff is doing a great job and members seem to be enjoying a very family oriented environment. The Swim Team is

Community Highlights

busy developing team member swim skills and working to be competitive with morning, evening, and even weekend practices.

July 4th Pool Event: Join us at the Pool on July 4th for a cookout and games. Festivities will start at 12:30 pm ... There is not a rainout date for this event so hope for great weather!!

Movie Nights 'On Hold': Movie Nights for July and August have been cancelled. The Community Relations and Social Committees are re-visiting the Movie Night concept and will be deciding on changes to the activity to encourage more attendance. Please watch for neighborhood signs to announce any re-scheduled movie nights during July and / or August.

Lots of Real Estate Activity in Walnut Creek: Homes in Walnut Creek are proving to be very marketable. The Board is working hard to support our sellers' home values by keeping our amenities and services attractive to home buyers. You can help the overall appearance of the neighborhood by maintaining your yard and landscaping, removing 'stored items' (toys, equipment, tools, stuff, wood, etc.) from 'street view'. If you must store this type of items outside, please store them at the back of your home rather than in the driveway or sides of your home.

Signup for Email Alerts & Reminders on important information and activities in our community. To add your contact information to our alert list, go to www.wcsha.org and click 'Get Alerts' on the home page ... or email your name, street address, and email address to the Association Office at office@wcsha.org. Initially, email is our communication method with a planned later addition of text notifications.

Pay Membership Dues Online through our new addition to the WCSHA website (www.wcsha.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.

Local Charity Opportunities: We are introducing a new addition to our newsletter to let you know about local charitable opportunities. This edition we provide information on the North Heartland Community Church's program to provide free school supplies to teachers for the upcoming school year. If you are aware of local charitable opportunities, please provide information to office@wcsha.org.

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!

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.

Trash Pickups Rescheduled: Due to the holidays, July 6th and September 7th trash pickup will be delayed one day.

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.wcsha.org.

Possible New Way to Find Service Providers

The Board of Directors is working on a suggestion from Board Member Tyler Unsell to create a listing of service providers (lawn care, landscaping, plumbing, remodeling, gutter cleaning, etc.) who would provide an incentive to Walnut Creek community members to use their services.

If the concept is feasible, we would create a service provider listing on our website with type of service, contact information, incentive offering, etc. for providers interested in working in Walnut Creek.

If you would like to recommend someone as a potential 'preferred' service provider, please go to the following web address and complete the short form:

<https://goo.gl/forms/bCBgEKLAHADtdrLz1> . Suggested vendors will be contacted and talked with about the program.

Initially we will focus on lawn care, landscaping, plumbing, remodeling, gutter cleaning, hauling, and home cleaning services. As the program develops we will add service offerings.

Important: The Homes Association would be providing this information for use by members. The Association will not recommend using any particular providers. The member will be responsible for doing reference checks, looking at work samples, identifying costs for work to be completed, etc.

Local Charity Opportunity

Teacher Supply Giveaway Those of you who know a teacher realize how much personal money teachers spend each year on their classroom and students. Teachers not only work to prepare a learning friendly environment in their classrooms but, more and more, they end up providing needy students with many of the supplies they will use during the year. Very few districts are increasing the allowance for teacher supplies ... most are in a reduction mode !!

North Heartland Community Church (NHCC) has been offering a Teacher Supply Giveaway program for several years. Last year, over 1000 area educators were recipients of free classroom supplies through this program. NHCC collects money and supplies throughout the year to prepare for the

Teacher Supply Giveaway program. This year, the big day will be August 2.

Whatever you can imagine a teacher needing would be appreciated – crafting supplies, home décor items, books, puzzles, games, dry erase markers, bookcases, chairs, binders, erasers, construction paper, scissors, staplers, poster board, glue sticks, tissues, markers, on and on. Cash donations will be used to purchase truckloads of supplies just before the event.

This is a really good charity opportunity. Please contact North Heartland Community Church, 4800 NW 88th Street, Kansas City, MO 64154 www.northheartland.org / (816) 741-1444 for more information.

TO VIEW THE FACILITY CALENDAR, SIGN UP FOR EMAIL ALERTS AND MUCH MORE

PLEASE VISIT OUR WEBSITE AT WWW.WCSHA.ORG

May Community Meeting News

The May Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, May 10, 2018 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Scott Eiken, Ken Emerson, Mike Howell, Phil Latessa, Tyler Unsell and Siobhann Williams. Board Member Gary Droege was unable to attend.

Ken Emerson welcomed all guests.

The Board approved minutes for the April monthly Board Meeting.

Old Business:

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

Board Members discussed Tyler Unsell's suggestion for creating a list of vendors who would provide services such as landscaping, mowing, remodeling, plumbing, gutter cleaning, etc, to Walnut Creek members at a 'preferred rate'. An article regarding the preferred vendor program is included in the May / June Newsletter with an online url for community members to submit vendor recommendations.

Mike Howell reported letters of grant acceptance have been completed for the two storm water grants and are being returned to the County for final Commission approval.

An article has been including in the May / June Newsletter looking for members who might have interest in serving on the Board of Directors.

Board Members discussed further activity on the Tennis Court area runoff onto neighbors. The Association will not experience significant cost savings if

the Tennis Court Drainage project is completed at the same time as the Clubhouse Inlet Repair project. Information on dirt and dirt work costs for the project needs to be gathered before a final cost estimate is ready.

Siobhann Williams and Mike Howell met with the Association attorney to discuss options for handling significant member lien delinquencies. The attorney is reviewing our situation and will be responding with ideas.

New Business:

Mike Howell reported a community member has expressed interest in organizing a gardening club in Walnut Creek. The Board was supportive of the idea and expressed willingness to provide the clubhouse for meetings.

Committee Reports:

Administration – Additional computer monitor and scanner have been installed.

Clubhouse – The new clubhouse furniture will soon be delivered.

Community Relations – The Garage Sales and Cleanup Day have been completed. Plans are underway for the Memorial Day cookout at the pool.

Finance – The 2017 taxes and compilation report are being completed.

Grounds – Spring Cleanup day went well.

Pools – Committee is working on 2018 season staffing and pool opening plans. Schedules for Lifeguard Certifications are being set.

The meeting was adjourned without objection

PLEASE CALL THE OFFICE FOR A LIST OF TEENS INTERESTED IN BABY SITTING,
PET SITTING, AND YARD WORK.

April Community Meeting News

The June Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Wednesday, June 13, 2018 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Scott Eiken, Ken Emerson, Gary Droege, Mike Howell and Siobhann Williams. Board Members Phil Latessa and Tyler Unsell were unable to attend.

Ken Emerson welcomed all guests. Ken expressed appreciation to Janette Hale for all of her work getting the pool opened and operating for the 2018 season. Ken also reported Phil Latessa's resignation from the Board effective July 9, based on a change in his job role and an upcoming move to St. Louis. Ken expressed appreciation for Phil's contributions to the Board and our Community.

The Board approved minutes for the May monthly Board Meeting.

Old Business:

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

Board Members discussed ideas for creating a list of vendors who would provide services such as landscaping, mowing, remodeling, plumbing, gutter cleaning, etc, to Walnut Creek members at a 'preferred rate'. The idea of removing the 'preferred rate' from the vendor list and portraying the list as vendors who have been recommended by other community members based on their experience using the vendor was introduced. This will be discussed more in the July meeting when Tyler Unsell is able to attend.

Mike Howell reported the County Commission has granted final approval to both Storm Water Grants. Work on the projects will begin based on contractor schedules.

Information is still being gathered on costs to complete a project to control runoff from the tennis court area to adjacent homeowners and will be presented to the Board once available.

The article included in the May / June Newsletter looking for members who might have interest in serving on the Board of Directors did not result in any interested parties. Another article will be placed in a more prominent place in the July / August newsletter. Board Members were encouraged to reach out to Community Members who might have interest in helping with the Board's efforts and initiatives.

Williams and Howell reported on the recommendations from the Association attorney as to legal actions and costs to more aggressively pursue dues delinquencies including letters and court actions. Generally, pursuing legal resolution to excessive delinquencies would greatly increase the costs that would have to be charged back to delinquent members. The consensus of the Board was to improve our communication with members prior to lien filing and encourage contact with the Association to resolve delinquencies. Actions including attorney letters may be taken at some point in the collection process – probably at the time of lien filing.

New Business:

Ken Emerson reported that the opening and start of the 2018 pool season has gone very well and expressed again his appreciation to Janette Hale and her staff for their hard work. Ken also recognized our Member pool attendees for their cooperation and attitude in working through pool pass and new staff questions.

Based on resignations from Alex Hodges and Phil Latessa, Mike Howell provided the Board with a recommendation for restructuring the Board Committees for the remainder of 2018. The recommenda-

April Community Meeting News (continued)

tion included combining the Administration and Finance Committees and reducing size of some committees. Joe Blount agreed to take on responsibility as lead of the Community Relations Committee. The Board approved Committee re-structuring will be reflected in the July / August newsletter and on the Association website.

Siobhann Williams proposed a new Association policy for Document Retention and Destruction. After discussion, the proposed policy was approved by the Board of Directors.

Committee Reports:

Administration – Board Members were encouraged to provide any upcoming newsletter content by the end of the upcoming weekend. The Committee is actively investigating backup solutions for the Association system.

Clubhouse – The committee is looking at new end tables to go with the new furniture. Gary Droege has been working with replacement of external light bulbs as needed.

Community Relations – The new Community Relations Committee will review the activity schedule for potential changes or adjustments. The next community activity on the calendar is the July 4th celebration.

Finance – The Association accountant will be making some changes on the fixed asset schedule for the association.

Grounds – Everything is hotter and dryer than normal !

Pools – The pool had a successful opening and is off to a great start !

The meeting was adjourned without objection

Financial Summary as of May 31st 2018

Income	
Dues	180,990.08
Interest, Reimbursement, Other	4,637.40
Total Income	185,627.48
Expense	
Administration	4,086.27
Clubhouse	14,563.00
Community Relations	778.66
Grounds	14,161.71
Office	6,386.14
Trash Collection	39,419.65
Personnel Office/Pool	11,737.17
Pool	9,498.04
Special Project Expense	0.00
Total Expense	100,630.64
Net Income/Expense	84,996.84

Upcoming Activities

July 4th Cookout

July 4, 2018 Starting at 12:30

Clubhouse Pool

Celebrate the 4th of July with a family cookout including food, beverages and games at the pool.

Community Meeting July Board Meeting

July 12, 2018 Starting at 7:00 pm

Walnut Creek Clubhouse

Community Meeting August Board Meeting

August 9, 2018 Starting at 7:00 pm

Walnut Creek Clubhouse

Labor Day Cookout

Sept 2, 2018 Starting at 12:30

Clubhouse Pool

Celebrate Labor Day and the closing of the pool for the season with a great family cookout, beverages and fun at the pool. Rainout day will be Monday, Sept. 3rd.

News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK

Office Hours:

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

Office Phone:

(816) 587-8289

Fax:

(816) 587-0595

E-Mail:

office@wcscha.org

Website:

www.wcscha.org



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