

News and Views

MARCH / APRIL 2016

PUBLICATION 429

Keeping Up The Neighborhood

Each of us who have purchased homes in Walnut Creek wants the appearance of the neighborhood to look nice and the home values maintained. Walnut Creek #4, 5, 6, 6 first, 6 second, and 6 third have restrictions (*If you need a copy of the restrictions that apply to your property, contact the Association Office at 587-8289 or email office@wcsba.org*). Restrictions were instituted for the benefit of home owners, not to hassle them. The restrictions go a long way toward maintaining housing values by properly maintaining a nice neighborhood appearance. Platte County also has established ordinances that help protect communities such as ours from conditions which detract from the neighborhood. These county ordinances apply to ALL lots in Walnut Creek.

In this newsletter we are providing a summary of the Restrictions and the County ordinances that apply to Walnut Creek.. The Board hopes that homeowners will become more aware of these and correct any violations that might exist on their property. The vast majority of Walnut Creek homeowners are doing the right thing by adhering to the restrictions/ordinances and respecting their neighbors rights to good home value. The Homes Association encourages neighbors to resolve problems by talking things out. If that does not work, then you are encouraged to take assertive action and contact the appropriate enforcement agency.

Soon letters will start going out to violators to advise them of restriction violations and or noncompliance to county ordinances. A short period will be allowed to permit for the correction of these violations.

The Board of Directors appreciates your cooperation in doing your part in keeping up the neighborhood.

Neighborhood Garage Sale

ARE YOU 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, April 23rd

8:00 a.m. til ?

Preview for the neighbors will be

Friday, April 22nd from 6:00 p.m. till 8:00 p.m.



BOARD OF DIRECTORS

PRESIDENT

Ken Emerson 587-5495

VICE PRESIDENT

Joe Blount 529-5107

SECRETARY

Carol Arnold 321-1525

TREASURER

Joe Bichler 505-3359

Ken Finke 587-2504

Alex Hodges 741-3816

Mike Howell 200-1088

Phillip Latessa 636-293-2058

Bernice Mots 741-7616

INSIDE THIS ISSUE:

Neighborhood Events 2

Communications 3

Meeting Highlights 4

Helpful Hints 5

Restrictions 6

County Ordinances 7

Swim Team 8

ACH Form 9

Pool Pass Request 10

Help Wanted 11

Classified 12

Calendar 13

Spring Clean-up

Spring Clean-up Day is scheduled for Saturday, April 30th from 8:30 am to 12:30 pm at the clubhouse parking lot. Past Clean-up Days have proved successful as residents remain patient, lining up and waiting their turn. Please bring along a teenager or neighbor to help you unload. This keeps the line moving to your and everyone's benefit. Board members and volunteers will be available to direct traffic, organize materials, and check proof of residence in Walnut Creek. Please expect to be asked to see your driver's license for proof of residence.

Charity ... will be available to donate useable items.

Dumpsters ... will be available in the clubhouse parking lot, right side. They will be supervised. Members are encouraged to use the dumpsters with the following guidelines:

- No toxic chemicals such as solvents, gas, or oil will be accepted.
- No tires or batteries.
- Large items (swing sets, picnic tables, etc.) must be "broken down".
- For any wood or lumber, please remove all nails that might wound our

volunteers.

- Use of the dumpsters is "first come, first served". Once the dumpsters are filled, and the event has closed, no one will be allowed to dispose of additional materials overflowing the dumpsters or in the surrounding area.

Chipper...will be available in the clubhouse parking lot accepting

- Loose tree debris and branches less than 6" in diameter,
- No construction lumber,
- No bagged material of any kind.

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

Easter Egg Hunt

The bunnies are busy getting the eggs ready for the annual Kid's Easter Egg Hunt. Come rain or shine.

**Association Clubhouse
Saturday, March 19th
10:00 A.M. - 12:00 P.M.**



Pool Pass Information

The Association Pool will be opening Memorial Day weekend as always.

To receive 2016 pool passes:

- Members dues must be paid through August 2016 or be on Walnut Creek's automatic withdraw program. No exceptions made.
- Return a completed 2016 Pool Pass Request.

You will find the Pool Pass request form on page 10.

If you are interested in starting automatic withdraw you will find the form on page 9.

Return the information sheet prior to May 7th with all requirements and you will receive your passes in the mail the week of May 23rd.

If you return the information sheet on or after May 8th you

may pick up your passes at the office during regular business hours on or after May 19th.

Watch for your next News & Views as it will have more pool information



Calling All Volunteers!

Do you have free time you need to fill or just interested in lending a hand? The Walnut Creek Neighborhood is looking for your help. We

are always interested in homeowners contributing to neighborhood projects and sharing new ideas. If you are interested in becoming

active in Walnut Creek activities, please reach out to us. We are always in need of extra hands with cleanup day to help unload items.

Improving Communications with the Community

The Board is excited to announce that the redesigned website will be launched early April.

The new website will proudly promote the neighborhood to interested homeowners by providing information on all of the

great advantages to living in Walnut Creek.

It will provide helpful information to members by providing Association documents, forms, links along with an online calendar of clubhouse activity. There will be current community

alerts posted along with information to get involved in your community.

The current website will remain in place until the launch date. Be sure to visit the redesigned website in April at www.wcscha.org



SPRING IS A TRUE

RECONSTRUCTIONIST

HENRY TIMROD



2016 Event Calendar

March 19th	Easter Egg Hunt	2:00 - 4:00 PM
April 23rd	Garage Sale	8:00 AM
April 30	Cleanup Day	8:30 AM-12:30 PM
May 29th	Memorial Cookout	Noon - ?
July 4th	Fourth Cookout	Noon - ?
July 23rd	Luau	7:00 PM-10:00 PM
Sept. 4th	Labor Day Cookout	Noon - ?
Sept. 17th	Garage Sale	8:00 AM
Sept. 24th	Cleanup Day	8:30 AM-12:30 PM
Oct. 23rd	Kids Halloween Pty	2:00 - 4:00 PM
Dec. 11th	Kids Christmas Pty	2:00 - 4:00 PM
Dec. 18th	Lighting Contest	6:00 - 8:00 PM
Dec. 31st	New Years Party	8:00 PM - ?

Deffenbaugh Holiday Schedule

New Year's Day
Martin Luther King, Jr. Day
Memorial Day
Independence Day
Labor Day
Thanksgiving Day
Christmas Day

During weeks with an observed holiday, trash & recycle pickup will be delayed one (1) day for customers whose normal pickup day is later in the week than the observed holiday.

Example: If your pickup day is Friday after a Monday observed holiday, your trash will not be picked up until Saturday.

Association Meeting Highlights

THE BOARD
MEETINGS WILL
BE HELD
EVERY SECOND
THURSDAY,
AT 7:00 PM
AT THE
CLUBHOUSE.
SEE YOU THERE!

Welcome new Board Members Alex Hodges and Mike Howell.

A resident and Coach would like to make improvements to the ball fields. His team would make a donation to the project and would like the Associations help also.

The Board made a decision to contact the basic members of the Association and offer a promotion to upgrade to full member status.

The office manager, board member and a resident are working on reconstructing the website.

The process for obtaining pool passes will remain the same for 2016.

The board approved to apply for a storm water grant to repair rush creek.

The Board of Directors have been reviewing the restrictions and County Ordinances. See more information in this newsletter.

The 2016 Board Committees are as follows:

ADMINISTRATION

Joe Blount*
Alex Hodges
Mike Howell

CLUBHOUSE

Bernice Mots*
Ken Finke
Joe Bichler

COMMUNITY

Carol Arnold*
Bernice Mots
Phil Latessa

FINANCE

Ken Emerson*
Carol Arnold
Ken Finke

GROUND

Mike Howell*
Phil Latessa
Ken Emerson

POOLS

Joe Bichler *
Joe Blount
Alex Hodges

Financials January

Income	Jan 16
Dues	24,296.25
Interest,Reimbursement,Other	114.00
Total Income	24,410.25
Expense	
Administration	-243.28
Clubhouse	1,053.05
Community Relations	183.15
Grounds	395.69
Office	631.97
Trash Collection	7,411.25
Personnel Office/Pool	1,602.69
Pool	0.00
Total Operating Expense	11,034.52
Net Operating Income/Expense	13,375.73
<u>Other Expense</u>	
Special Projects(webpage)	150.00

Financials Year End 2015

Income	Jan - Dec 15
Dues	286,592.14
Interest,Reimbursement,Other	2,173.48
Total Income	288,765.62
Expense	
Administration	18,733.50
Clubhouse	36,842.79
Community Relations	4,172.45
Grounds	52,995.72
Office	8,812.82
Trash Collection	89,688.70
Personnel Office/Pool	62,811.33
Pool	18,827.99
Total Operating Expense	292,885.30
Net Operating Income/Expense	-4,119.68
<u>Other Expense</u>	
Special Projects(entrances/pool)	68,801.26



Improvements in Walnut Creek

In 2015 the Association Board implemented projects of maintenance that improved the neighborhoods appearance and functionality.

After more than 15 years the swimming pool got a much need resurface. This was completed after the 2015 pool season.

The two main entrances and the front of the clubhouse landscaping were improved.

There were improvements to the baseball fields that was made possible through a donation from a neighborhood baseball team.

Coming up in 2016 the improvements planned will include:

Continued work on the landscaping.

Improvements to the large baseball field with contributions once again from the baseball team and the Association.

ciation.

The Association has applied for a grant for cleanup and repair of Rush Creek (the waterway located behind the baseball fields).

The Board extends their gratitude to residents Jay McMinn, Brad Harris, Mike Schee, Jimmy Hunt and the teams for all of their hard work and contributions to the ball fields project! Thank you!



FRIENDLY
REMINDER
PLATTE
COUNTY
ENFORCES
A LEASH LAW.

Senior Notes

Did you know that Platte County Senior Services provides Meals on Wheels, transportation to center & shopping, resources and activities for older adults? Call 816.270.4100 for more information.

Platte County Senior Fund will help provide transportation to medical appointments, in-home services, personal safety monitoring, information and referrals. Call 816.270.2800 for more information.

You may also visit platteseniors.org on the internet for more information on these services.

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

Congratulations Winners!

Congratulations to Christa Byer, the Logo Contest Winner! The winning logo is on the outside cover of this newsletter.

A big congratulations to the Lighting Contest Winners for lighting up Walnut Creek!

1st Place
The Thoman Family
2nd Place
The Petty Family
3rd Place
The Maskill Family

Helpful Household Tips

Unclog a drain
Next time one of your drains is being a pain, drop three Alka-Seltzer tablets down the sink followed by a cup of white vinegar.

We're not 100% sure about the science behind this, but we heard when combined together, these ingredients will dissolve grease and other funky things. After about

15 minutes, you can clear the drain with boiling water. Do not attempt this trick immediately after using a commercial drain opener like Drano or Liquid-Plumr.

Summary of Restrictions

The following is a summary of the restrictions for all of the lots in Walnut Creek Acres Numbers 4, 5, 6, 6 First Addition, 6 Second Addition, and 6 Third Addition: Please make sure you know what restrictions apply to your property.

The Board of Directors reviewed the restrictions and the *Italicized print* is the current Boards interpretation of meaning.

No structure shall be erected on any residential lot other than a single family dwelling having a finished first floor area of at least 1,200 square feet and not exceeding two stories in height. No basement house, shack, unattached garage or other outbuilding shall be allowed. (*children's swing/play sets are not included*)

Regular (*seven consecutive days with a maximum of 21 days per calendar year*) or permanent parking or storing of boats, boat trailers, commercial vehicles, inoperative automobiles or storage of any equipment that may detract from the general appearance of the subdivision shall not be permitted on any lot and no campers (*including RV's*), and no trucks larger than one-half ton pickups shall be parked in the sub- division unless the same is parked inside a garage

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that In Walnut Creek Acres No. 4 only 2 dogs, 2 cats or 2 of any house-

hold pet may be kept, provided they are not kept, bred, or maintained for any commercial purposes. In Walnut Creek Acres Nos 5, 6, 6 First Addition, 6 Second Addition and 6 Third Addition, only 1 dog, 1 cat, or 1 of any household pet may be kept, provided they are not kept, bred, or maintained for any commercial purposes.

Unless written approval is obtained from the Architectural Committee no real estate sales office, construction office, or business of any type (*home being used primarily for business rather than residence*) may be conducted on any lot; no fence (*unless approved*) of any type may be constructed ; and no unpainted or unstained exterior of any house is allowed.

In addition to our Restrictions, Platte County Planning & Zoning Codes provide Ordinances regarding overgrown weeds, debris, inoperative vehicles, and a number of other unsightly conditions that could occur in neighborhoods such as ours.

The Homes Association will actively be working with Platte County to inform Walnut Creek residents of County Ordinances which apply to our community.

The Board is committed to taking actions to protect the appearance of our community and your property values.

If you have any questions or concerns about your area or restrictions, please feel free to contact the office.



hello
spring!



County Ordinances You Should Know About

The following summarizes some of the County's Ordinances that apply to all lots and homes in Walnut Creek. The Article and Section numbers refer to the Platte County Zoning Orders.

Outside Storage of Business Vehicles, Materials, and Equipment

OUTSIDE STORAGE is not permitted in Walnut Creek. Outside Storage is storage, parking, assembly, fabrication, or manufacture of any vehicles, trailers, pieces of equipment (irrespective of whether any of the foregoing are in operable or inoperable condition), material, inventory or goods or property of any nature whatsoever for a period of time exceeding seven (7) consecutive days, either for hire or as part of or in any manner in connection with the carrying on of any business enterprise or commercial endeavor. (Article I, Section 400.090)

HOME OCCUPATIONS are permitted in Walnut Creek provided they conform to the following conditions: No trading in merchandise shall be allowed, no mechanical equipment shall be used or activity conducted, which creates any noise, dust, odor or electrical disturbances beyond the confines of the lot on which the occupation is conducted, and no exterior storage of materials or equipment shall be permitted. (Article I, Section 400.090)

Outside Storage of Discarded Materials, Household Furnishings, Machinery, and Vehicles

JUNK YARDS are not permitted in Walnut Creek. A Junk Yard is defined as an area of land used for deposit, collection or storage, outside a completely enclosed building, of used or discarded materials such as chemicals, road construction materials, appliances, wastepaper, rags or scrap material; or used building materials, house furnishings, machinery, vehicles or parts thereof with or without the dismantling, processing, salvage, sale or other use or disposition of the same. A deposit or the storage on a plot of two (2) or more wrecked or broken down vehicles or parts of two (2) or more such vehicles for one (1) week or more in a Residential District, or for three (3) weeks or more in any other district shall be deemed a Junk Yard. (Article I, Section 400.090)

Overgrown Weeds and Vegetation

Plants, grasses or vegetation which are allowed to exceed twelve (12) inches in height and, which, because of its height, has a blighting effect on the neighborhood are not permitted on any lot in Walnut Creek. The ordinance excludes cultivated trees, plants, bushes, nor shrubbery of any height or to stock purchased at a nursery. (Article III, Section 400.530)

Off-Street Parking

All open off-street parking areas shall be graded and improved with a surface that is consistent with the road surface which the off-street parking area accesses. (Article V, Section 400.620)

All driveways in Walnut Creek must have a surface that is consistent with the road surface type the driveway accesses. (Article V, Section 400.620)

For one and two-family dwellings, parking shall be restricted to customary passenger cars and motor vehicles of less than twenty (20) feet in length and having a chassis rated at one (1) ton or less, and only one of the following: an unoccupied camper trailer or recreational vehicle, a motor boat or a sailing boat. Such vehicles must be parked on driveways relating to the garage or carport and paved in accordance with Section 7. (Article V, Section 400.660, Sub-Section B)

Nuisance

Any condition conducive to the breeding of rodents or insects or any other dangerous, noxious, injurious or objectionable condition, substance or element which would create any hazard to public health, peace or comfort or to hinder the appropriate use of land is prohibited in Walnut Creek. (Article III, Section 400.380, Sub-Section D10)

For more information or to report violations to these ordinances, contact the Platte County Planning & Zoning Department at (816) 858-3380.

JOIN THE CREEKERS

Attention Walnut Creek Families!!

The Walnut Creek Swim Team invites all neighborhood kids ages 5-18 to join the Creekers! This is a great way to spend the summer, and a great way to get involved in and support your community! The swim team needs YOU, residents, to flourish! To encourage resident participation, the Walnut Creek South Homes Association has agreed to subsidize \$130 of the total registration fees for any Walnut Creek resident who joins the team for the first time in 2016! In addition, the Walnut Creek South Homes Association has agreed to provide a subsidy of \$50 of the total registration fees for every resident who was a **new** member in the 2015 season **and continues in 2016** ! If you have been considering joining the swim team, there is no better time to try it out! The season runs from early June to mid-July. Practice is offered every morning and in the evenings on Mondays-Wednesdays. There are 6 meets (3 home and 3 away), and although participation in meets is encouraged, it is NOT required. Interested? Have questions? Come to registration for new and returning swimmers and let us help you become a Creeker!

Sunday, March 13, 1:00-3:00

OR

Sunday, April 10, 1:00-3:00

At the Clubhouse

Watch for the signs!

Can't make it to registration but still want to join?

Watch the website, wcstcreekers.com, for forms and send completed paperwork to:

Walnut Creek Swim Team

P.O. Box 29196

Parkville, MO 64152



**WALNUT CREEK SOUTH HOMES ASSOCIATION CONSUMER
AUTHORIZATION FOR AUTOMATED DEBIT ENTRIES**

I (we) hereby authorize WALNUT CREEK SOUTH HOMES ASSOCIATION, hereinafter called WCSHA, to initiate debit entries and to initiate, if necessary, credit entries and adjustment for any debit entry in error to my (our) account indicated below and the financial institution named below, hereinafter called DEPOSITORY, to credit and/or debit the same to such account. This authority is to remain in full force and effect until WCSHA has received written notification from me (or either of us) of its termination in such time and in such manner as to afford WCSHA and DEPOSITORY a reasonable opportunity to act on it. WCSHA may at any time terminate this agreement with 15 days written notice.

WCSHA ID No.

Start Date

Name (Print)

Financial Institution

Address (Street, City, State & Zip Code)

Financial Institution Address(Street, City, State & Zip code)

Home Phone

Work Phone

**Your ACH debit will be withdrawn
from the designated bank account
on the 8th day of each month.**

Signature

CHECK ONE

I am not currently participating in the Direct Debit Program

_____ ADD - Debit my Homeowners Dues to the account shown*

I am currently participating in the Direct Debit Program

_____ CHANGE - Change financial institutions and/or account number*

_____ CANCEL - Stop my participation in the program.

*Due to the time required for WCSHA and Bank processing, please allow one month for processing.

IMPORTANT (Copy of check (void) with account number must accompany this form)

copy of voided check to be attached here



WALNUT CREEK SOUTH HOMES ASSOCIATION

2016 POOL PASS REQUEST

HOMEOWNER INFORMATION

Homeowner(s) Legal Name(s) as they appear on the Deed of Trust

Address of property in Walnut Creek

Primary Email Address (optional) This may be used in the future for reminders or alerts of activities

() _____
Homeowner(s) Phone

(_____)_____

Homeowner(s) Alternate Daytime Phone

IF THE PROPERTY IS NOT OWNER OCCUPIED

Occupant(s) Name(s) if different than Homeowner(s) Name

Occupant(s) Email Address (optional) This may be used in the future for reminders or alerts of activities.

() _____
Occupant(s) Home Phone

() _____
Occupant(s) Alternate Daytime Phone

POOL PASS INFORMATION

List below all occupants that will need pool passes for the Pool Season. There will be a \$5.00 fee for *replacement* of pool passes.

[illegible]

Help Wanted for 2016 Pool Season

The Walnut Creek South Homes Assn is looking for a Manager, Asst Mgr, and Lifeguards for the 2016 pool season.

Candidates for the manager and assistant positions:

- Must be at least age 21 by May 15th, 2016
- Must have scheduling experience
- Must be able to enforce all pool rules as stated by the WCSHA board and WCSHA By-laws
- Prior pool or recreation facility experience preferred but not mandatory

Candidates for lifeguard positions

- Must be at least age 15 by May 15th, 2015
- Must be able to swim 500 yards non-stop
- Must be able to pass lifeguarding and CPR courses
- Must be able to follow and enforce all pool rules while on duty
- Prior lifeguard experience preferred but not mandatory

Training for all positions will be provided at no cost to the applicant.

All applications will be available to be picked up at the Walnut Creek Clubhouse, 5502 Clubhouse Cove, Parkville, Mo during regular office hours. All applications must be returned completed to the Walnut Creek Clubhouse no later than March 31st to be considered for the positions. Applications for Manager positions must include a resume of previous experience. Lifeguards wishing to return must complete a new application.



**TOP DOLLAR
FOR YOUR
HOUSE!!**

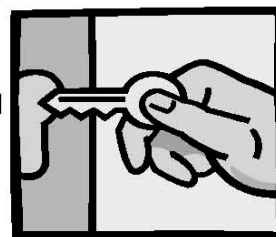
- Exclusive in the Northland
- Broker-Owner 8 Years
- Right here in your subdivision
- Extensive Internet Advertising
- Personal attention to every listing
- Work as a Buyer's Agent too!!

Re-Defining Realty, LLC

Tel : 816-517-9360

WHY LET A STRANGER SELL YOUR HOUSE?

Hello, my name is Melissa Fry and I am the Broker-Owner of my Company living right here in your subdivision. Who to trust more than a neighbor to market and sell your home?



**Call, email or
text ANYTIME**

P.O Box 29057
Parkville MO 64152
MFRY57@GMAIL.COM


**Kansas City Regional
Association of Realtors**



Dog Sitter List

Please see printed version



Sitter List

Please see printed version

IF YOU WOULD
LIKE UPDATE
YOUR INFO OR
BE ADDED TO ONE
OF THE LISTS,
PLEASE CONTACT
THE OFFICE.



Lawn Mower List

Please see printed version

Vacationers!

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

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

Or go online at www.plattesherriff.org.

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



Parkville Special Road District

Elect

April 5th, 2016

Commissioner






Brenda Teters

816-896-0351

A voice for better Roads

Paid For By Candidate

March 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5 CH RESERVED
6 CH RESERVED	7	8	9	10 BOARD MEETING	11	12 CH RESERVED
13 DAYLIGHT SAVINGS  SWIM TEAM REGISTER	14	15 ELECTION CH RESERVED	16	17 SAINT PATRICK'S DAY 	18	19 EASTER EGG HUNT 
20 Spring CH RESERVED 	21	22	23	24	25	26 CH RESERVED SH RESERVED
27 Easter CH RESERVED 	28	29	30	31		

April 2016

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

News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR ASSOCIATION RESIDENTS

OFFICE HOURS:

TUESDAY -SATURDAY

9:30 AM - 12:30 PM

OFFICE PHONE:

(816) 587-8289

FAX:

(816) 587-0595

E-MAIL:

OFFICE@WCSHA.ORG

ADMINISTRATOR:

SHERRI SMITH



DATED MATERIAL

RETURN SERVICE REQUESTED

Parkville, MO 64152

**Walnut Creek South Homes Assoc.
P.O. Box 12252 - 5502 NW Clubhouse Cove**

**PRESORTED STANDARD
U.S. POSTAGE PAID
KANSAS CITY, MO
PERMIT NO. 1336**