

News and Views

MARCH / APRIL 2017

PUBLICATION 435

Realtor Roundtable

Ideas for Improving Your Property Value

Your Association Board of Directors invites you to attend a ‘Town Hall’ meeting at the Clubhouse on Sunday, April 2, starting at 2:00 pm.

Brenda Shores, Marty Perrea, and Dennis Wright ... three of the top realtors in the Northland will offer their thoughts and answer questions on the following topics:

- How, as Homeowners, can we improve our property values?
- How, as a Community, can we support and improve our property values?
- How, as a Homes Association, can we improve the visibility and awareness of our community to the outside world?

Ideas and suggestions from these top Real Estate Professionals will be valuable in helping you create plans to build property value and the Board in developing strategies to benefit our community and support your efforts!

!! Please plan on attending this informative event !!

Community Highlights

Are you a new homeowner in the neighborhood? Please contact the association office to receive a new homeowner packet containing information about our community.

Help Wanted – Life Guards: Candidates interested in life guarding for the summer at our pool should pick up an application at the clubhouse during regular business hours. Must be at least age 15 by May 15th, 2017. See additional newsletter article for more information.

Help Wanted – Social Committee: In an effort to get more community input on ideas for events and activities which would interest and benefit our evolving community, the Board of Directors is working to create a new Walnut Creek Social Committee. This new group will gather periodically to talk about ideas and plans for social offerings that would benefit our kids, seniors, adults, singles, special interest groups and others. We have really good facilities and amenities that provide great platforms for new community and/or service offerings. We are looking for people who are interested in helping create and improve these offerings for our neighborhood.

Speeding in the Neighborhood: As the weather warms and 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 change

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BOARD OF DIRECTORS

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Ken Emerson 587-5495
Clubhouse, Pool,

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Administration, Grounds

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Grounds, Administration

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Clubhouse, Grounds

Ken Finke 587-2504
Pool, Administration

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

Siobhann Williams 506-5506
Finance, Com. Relations

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Community Highlights continued

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!

Email Alerts on items of importance to our Walnut Creek Community are available to those who have asked to be included on our Alert System. To add your contact information to our alert list, go to www.wcscha.org and click 'Get Alerts' on the home page ... or Send your name, street address, and email address to the Association Office at office@wcscha.org. Initially email is our communication method with a later addition of text notifications.

Pool Pass Request - A 2017 pool pass request form must be turned in to the office for the 2017 season pool pass. See the additional newsletter article for more information.

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.plattsheriff.org) to provide your property location and vacation dates.

Reminder on Restrictions – If you are thinking about adding an unattached structure or out-building (shed, etc.) or putting up a new fence, please contact the association office to make sure your plans are not in violation of restrictive covenants in your area. Permanent or regular parking of campers including travel trailers and RV's, boats and/or boat trailers, non operable vehicles, commercial vehicles or trailers, and any other equipment that detracts from the neighborhood is a restriction violation.

Not all properties in Walnut Creek are subject to restrictive covenants. Please check with the Association Office if you are unsure about your property.

Monthly Community Meetings are scheduled to occur at 7:00 pm on the 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.

Platte County Serves its Senior Citizens

Platte County in 2016 was rated as the number one county in Missouri in Quality of Life. One of the areas contributing to that rating is services for seniors 60 years of age or older. There are two agencies in the county that provide those services.

Platte Senior Services, Inc. was organized in 1982 as a not-for-profit offering nutrition services (Meals on Wheels and congregate meals), transportation and to operate a five-day-a-week senior center. Amenities at the center include exercise, line dancing, games, entertainment, tax help, information and referral, and volunteer opportunities. PSSI has part-time senior centers in Weston and Dearborn.

Recognizing that "There is no place like home" the Platte County Senior Fund was established in 1994 to provide services to keep seniors in their own homes as long as possible. On a cost share basis services include homemaker, personal care, respite care, minor home repair, Lifeline and transportation for medical, dental and business as well as limited grocery shopping.

To access information about these organizations: www.plattseniors.org or call 816-270-2800 for the Senior Fund or 816-270-4100 for PSSI. Both organizations are located in the Platte county Resource Center, 11724 NW Plaza Circle, KCMO 64153.



FRIENDLY
REMINDER
PLATTE
COUNTY
ENFORCES
A LEASH LAW.

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

Upcoming Activities

Town Hall Meeting – Realtor Roundtable

April 2, 2017 2:00 pm Clubhouse

Realtors familiar with Walnut Creek will be available to discuss ideas on how to keep our neighborhood property values up and how to better project our community to the outside world.

Children’s Easter Activity and Hunt

April 9, 2017 2:00 pm Clubhouse

Walnut Creek is expecting a visit from the Easter Bunny. Bring your children to enjoy the Easter activities and to participate in the Great Easter Egg Find.

Spring Garage Sales

April 22, 2017 8:00 am on Throughout the Neighborhood

Stuff to get rid of?? Walnut Creek’s Spring Garage Sales will be Saturday, April 22. Signs and advertising will be posted for the event. Preview for neighbors will be Friday, April 21 from 6:00 to 8:00 pm.

Spring Cleanup Day

April 29, 2017 8:30 am to 12:30 pm Clubhouse Parking Lot

Supervised dumpsters will be available starting at 8:30 am. Guidelines: no toxic chemicals or paint (solvents, gas, oil, etc) --- no tires or batteries --- large items must be ‘broken down’ (swing sets, picnic tables, etc) --- nails must be removed from all wood & lumber.

Metal recycling will be available starting at 8:30 am.

Chipper will be available for loose tree debris and branches less than 6” in diameter starting at 8:30 am.

Association January Meeting Highlights

The January Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, January 12, 2017 at the Walnut Creek Clubhouse.

Board Members in attendance were Joe Blount, Joe Bichler, Ken Emerson, Ken Finke, Alex Hodges, Mike Howell, Phil Latessa, and Siobhann Williams. Board Member Scott Eiken was unable to attend.

Ken Emerson welcomed new Board Member Siobhann Williams to the Board. A community member commented on the darkness of the clubhouse parking lot. It was explained that the Board is currently working on adding lighting to the parking lot and converting existing outside lighting to LED.

The Board approved minutes for the December, 2016, Board Meeting.

Old Business:

Board Members approved a request for continuation of privilege suspensions for those violating restrictive covenants. As of January 12, only three (3) members have privilege suspensions.

Joe Bichler reported he had talked to some of the homeowners affected by storm water runoff in the area bounded by Raintree Court, Raintree Drive, and Verlin Drive. There seems to be very little interest in participating in the cost of a Storm Water Control System. Without affected community member involvement and financial participation by all those affected, the Board will table discussion of a Storm Water Grant.

Mike Howell reported two additional contractors have visited and looked at the clubhouse, tennis court, and pool outside lighting. They are preparing cost estimates.

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TO VIEW UP TO
DATE FACILITY
CALENDAR
INFORMATION
PLEASE VISIT OUR
WEBSITE AT
WWW.WCSHA.ORG
OR CONTACT
THE OFFICE

Association January Meeting Highlights Continued

Mike Howell also reported that the broken clubhouse window has been replaced.

The Administration Committee reminded Board Members of the need to provide committee action reports to the office in compliance with Missouri Statutes for Non-Profit Reporting.

The Administration Committee reported that the TOPS / QuickBooks conversion is underway and close to completion. No additional costs have been identified so the project is expected to be finish within the Special Project Request amount. Sherri Smith provided updates on the conversion details and progress.

Mike Howell talked about the formation of a Walnut Creek Social Committee. A list of prospects has been prepared and Board Members were asked to provide additional suggestions of members to add to the list. An article regarding the Social Committee will appear in the upcoming newsletter.

New Business:

Ken Emerson reminded Board Members of the importance of getting their committees together to plan for 2017 and to include Community Members who have indicated interest in helping with the various areas.

Phil Latessa proposed the 2017 Social Calendar for our traditional community events. The calendar was discussed and approved by the Board of Directors. The calendar will appear in the upcoming newsletter.

Committee Reports:

Administration reported that the 2017 Directors & Officers / Employers Liability Policy has been renewed without a cost increase over 2016.

Clubhouse reported planned repairs to the wood floor in the clubhouse and the need to block off one weekend towards the end of February for the work to be done.

Community Relations reported on the results of the Christmas lighting contest. The results will be included in the next newsletter.

Finance reported that the 2015 Accountant Compilation Report should be finally completed within the next few days.

Grounds reported on the status of pond maintenance analysis and the Little Library to be installed in early Spring.

Pools reported they will be getting together to plan for the 2017 pool season – hiring of manager (s), assistant manager(s), and lifeguards, etc.

The Community Meeting was adjourned without objection.

Association February Meeting Highlights

The February Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, February 9, 2017 at the Walnut Creek Clubhouse.

Board Members in attendance were Joe Blount, Joe Bichler, Scott Eiken, Ken Emerson, Mike Howell and Siobhann Williams. Board Members Ken Finke, Alex Hodges, and Phil Latessa were unable to attend.

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

Association February Meeting Highlights Continued

Community member Joe Smith provided thoughts to the Board on a number of topics including the School Bond proposal on the April election ballot, values of Platte County senior services organizations, concerns about the escalating prices of utilities, observations about the appearance of some of the properties in the community and the benefits of having more information about the demographics of our neighborhood.

The Board approved minutes for the January 2017 Board Meeting.

Old Business:

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

Mike Howell reported that letters have been sent to selected homeowners and an article was placed in the Jan / Feb Newsletter regarding formation of a Social Committee. At the time of the Board Meeting, two (2) members have responded with interest in participating on the Social Committee.

Mike Howell reported an additional bid has been received for the additional parking lot light and conversion of outside pole lights to LED. Another bid is expected within a few days.

New Business:

The Administration Committee proposed a change to the Rules & Regulations reflecting the increased dues assessment for 2017. (All changes to the Rules & Regulations must have Board approval.) The proposed change was approved by the Board.

Ken Emerson provided Board Members with his cash flow projections for 2017 and discussed some of the methods for developing the cash flow report. Siobhann Williams asked about budgeting for Special Projects. Since no Special Projects have been approved for 2017, Special Projects are not included in the 2017 budget at this time. As Special Projects are approved, additions to the overall Association Budget will be completed. Williams suggested developing an overall list of potential projects Board Members feel need to be considered.

Mike Howell presented a Town Hall Meeting idea to the Board of Directors to provide another outlet for community members to learn about issues / topics that affect the Walnut Creek community and to have another forum to ask questions about Homes Association operations. The Board supports the concept and discussed the best time to offer this type of session. The first 2017 Town Hall Meeting will be scheduled for a Sunday afternoon in late March or early April. The Town Hall topic is planned to be a Realtor Roundtable with Realtors available to provide suggestions of how to keep property values up in our neighborhood and how to project those efforts to the outside world.

Joe Blount proposed the Board continue supporting the Swim Team in 2017 by continuing our swim team scholarship program which subsidizes fees for new first time Walnut Creek swimmers and a lesser subsidy for returning second year swimmers. Costs for these subsidies have been partially offset by non-member fees for swim team swimmers who do not live in Walnut Creek. Based on the success of these subsidies in the past two (2) years, the Board of Directors approved continuing the program for 2017.

Committee Reports:

SIGN UP FOR EMAIL
ALERTS



VISIT OUR
WEBSITE AT
WWW.WCSHA.ORG

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Association February Meeting Highlights continued

Administration – Updated the Board on the TOPS / QuickBooks conversion, Restrictions / Ordinance Enforcement Activities and other plans for 2017.

Clubhouse – Work is being done to repair and rejuvenate the wood floor and the remainder of the clubhouse inside lighting has been converted to LED fixtures. The front doors and back windows are being evaluated as to need for replacement. Ken Emerson will be contacting the Sewer District regarding changes in sewer bill calculations.

Community Relations – No report.

Finance – the 2015 Accountant Compilation Report has been approved and we are awaiting final copies. Tax information to 2016 is being prepared for submission to our accountant.

Grounds – Vendors have been approved for the major grounds maintenance issues. Projects are underway to identify: a better way to secure the Porta Potty at the park; current problems and needs for playground equipment replacement; a solution for park trail fencing, erosion control, storm water drainage and ongoing maintenance for the trail at the park; ball field maintenance and utilization.

Pools – Efforts to staff the pool operations for the summer and needs for repairs / updates to the pool and surrounding area for the 2017 season are underway.

The Community Meeting was adjourned without objection.

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

Financial Summary as of January 2017

Income	
Dues	46,776.53
Interest, Other	71.89
Total Income	46,848.42
Expense	
Administration	2,403.00
Clubhouse	1,843.00
Community Relations	.00
Grounds	1,545.90
Office	667.06
Trash Collection	7,647.72
Personnel Office/Pool	2,375.94
Pool	.00
Special Project Expense	.00
Total Expense	16,482.62
Net Income / Expense	30,365.80

The Financial Summary includes actual WCSHA income received and expenses paid for the year to the date provided.

Year to Month End Balance Sheets and Profit / Loss Statements are available to Members for the proceeding month on request after the 10th day of the following month.

Questions regarding the Financial Summary may be directed to the Board Finance Committee at office@wcscha.org or (816)587-8289. You may also submit your questions to the Committee in writing.

Help Wanted for 2017 Pool Season

The Walnut Creek South Homes Assn is looking for Assistant Managers, and Lifeguards for the 2017 Pool Season.

Candidates for the management positions:

- Must be at least age 21 by May 15th, 2017
- 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, 2017
- 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 30th to be considered for the positions. Applications for Management positions must include a resume of previous experience. Lifeguards wishing to return must complete a new application.



Springtime - What to do ??

What to do with days like these? If you're anything like our family, it is time to get outside! 70's in February and March, have to be taken advantage of! But what to do in the garden?

There's plenty! Water, clean out leaves, turn the compost, you can even till the beds and start your crops. Now is a great time to feed the birds, and the worms too. We use our brewed coffee grounds as a top dressing, or tilled in, to feed the worms.

Happy worms equal happy dirt and that equals happy plants.

Now is also the time to clean and sharpen tools. Four easy steps and about ten minutes will save most pruners. Step one, scrub clean with a wire brush; Step two, file the blade along the bevel; Step three, bleach in a 1 to 10 solution; Step four, spray liberally with wd40, then wipe off the excess. Restoring shovels is a bit more heavy duty, requiring eye wear, an angle grinder, and a vise, but hey it's fun! Safety First, secure your shovel, then grind away rust, dirt, sharpen; wipe with a little oil and you're finished.

Time to go play at the park!

I dig design - Laurie

Philly Lily, LLC.

Call 816-868-5149 or email laurie@phillylily.com

Philly Lily, LLC - landscaping design, maintenance, and installation by talented, educated, and socially conscious gardeners.



Pool Pass Information

The Association Pool will be opening Memorial Day weekend as always. To receive 2017 pool passes:

- Return a completed 2017 Pool Pass Request.
- Members dues must be paid through August 2017 or be on Walnut Creek's automatic withdraw program.

If you are interested in starting automatic withdraw you will find the form on the website at www.wcsha.org or you may contact the office.

You will find the Pool Pass request form on the following page. Return the request form prior to May 6th with all requirements and you will receive your passes in the mail the week of May 22nd.

If you return the information sheet on or after May 6th you may pick up your passes at the office during regular business hours on or after May 20th.

Watch for more pool information in your next News & Views.



Children's Easter Activity and Hunt

The bunnies are busy getting the eggs ready for the annual Kid's Easter Egg Hunt. Come join the festive activities and we may even get a personal visit from the Easter Bunny.

Association Clubhouse

Sunday, April 9th

2:00 P.M.

Come rain or shine

Swim Team Summer 2017

It's time to start thinking about SUMMER!

A great way to spend the summer is to join the neighborhood swim team! Walnut Creek Swim Team is open to children ages 5 – 18, residents and nonresidents.

WCSHA offers HUGE subsidies for resident swimmers joining the team for the first time in 2017, and discounts to swimmers who joined in 2016 and are returning in 2017.

All skill levels are welcome! – Don't swim well? We will teach you! Children should be able to swim the width of the pool unassisted to join.

Season runs from late May through mid July. Morning or evening practices available. You may register online at wescreekers.com starting March 1 or in person **Sunday, April 9th 1pm-4pm at the clubhouse**. Register before May 15th and receive a free t-shirt and to avoid late fees!

Come to the Easter Egg hunt, and register for the swim team at the same time!

For more info email wcswimteam@gmail.com or come to the clubhouse on April 9th from 1pm-4pm. Come join the fun and invite your friends, family, classmates and neighbors!



News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK 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

WEBSITE:

WWW.WCSHA.ORG

ADMINISTRATOR:

SHERRI SMITH



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

Walnut Creek South Homes Assoc.
P.O. Box 12252 - 5502 NW Clubhouse Cove
Parkville, MO 64152
RETURN SERVICE REQUESTED
DATED MATERIAL