

News and Views

MARCH / APRIL 2018

PUBLICATION 441

Upcoming Activities

Community Meeting

March 8, 2018 7:00 pm Clubhouse

Children's Easter Activity

March 24, 2018 2:00 to 4:00 pm Clubhouse

Games & Activities for the children. Easter Egg Hunt begins at 3:00 pm.
Visit by the Easter Bunny !!!

Community Meeting

April 12, 2018 7:00 pm Clubhouse

Swim Team Sign-ups

April 15, 2018 4:00 to 6:00 pm Clubhouse

Sign up for the 2018 Swim Team. Team swim suits will be available to try on and ordering.

Garage Sales

April 21, 2018 8:00 am on Neighborhood

Spring Garage Sales will be advertised with more signage and more social media exposure.

Spring Cleanup Day

April 28, 2018 8:00 am to 12:30 pm Clubhouse Parking Lot

Dumpsters, chipper, and metal re-cycling will be available at the clubhouse.
Must provide proof of residency. Please check the newsletter article for do's & don'ts.

Teenagers and Young Adults

Are you interested in making a little extra money this Spring ?? Would you be willing to help neighbors with cleaning up their yards – raking, weeding, picking up sticks, bagging yard debris, etc. ??

If you would be interested, send an email providing your name, age, and contact information to the Association Office at office@wsha.org. We will compile a list and provide it to Members who contact us needing help with their property clean ups.

The rate of pay and work schedule will be between you and the Community Member to work out.

Board of Directors

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Ken Emerson 587-5495
Pool, Grounds

VICE PRESIDENT

Alex Hodges 741-3816
Administration, Community Rel

SECRETARY

Mike Howell 200-1088
Grounds, Administration

TREASURER

Joe Blount 529-5107
Clubhouse, Pool

Gary Droege 807-1490
Clubhouse, Finance

Scott Eiken 746-1891
Grounds, Finance

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

Tyler Unsell 863-0377
Community Rel, Pool

Siobhann Williams 506-5506
Finance, Administration

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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.

Spring is Around the Corner ! Soon the grass will be growing, the flowers will be blooming, and the trees will be budding. What a fantastic time to clean up our yards and property ... particularly with clean up day in our near future! Great way to get rid of yard debris and other stuff ! Check out the activity list for upcoming event dates & times.

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.

Spring Rains / Potential Spring Flooding: Based on the past 3 years or so, we have experienced our fair share of high volume rains within a short duration of time resulting in flooding issues around our creek areas. If you observe flooding, please contact the Platte County Sheriff's Office immediately. Flood water is potentially dangerous – strong currents, contaminants, and other dangers are often present. If you see children playing in or around flood water, please instruct them to stay away from the water.

2018 Creekers Swim Team: The Swim Team will be conducting sign ups for the upcoming season within the next 2 or 3 months. If you have children who might be interested in joining in on the fun, please check this newsletter for additional information.

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 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.

Lock Your Cars !!! Along with other neighborhoods, we have been experiencing some 'break ins' to cars – usually left unlocked in the driveway or street side. Easily accessed valuables are taken and the cars tend to be ransacked – Definitely not the way you want to start your day! Huge deterrent - Lock your cars!

Platte County Senior Services and Platte County Senior Fund offer a wide variety of helpful information and services to seniors in our area. If you are a senior or if you know someone who is a senior, please contact these organizations and become familiar with their services. For example: transportation to appointments & grocery stores, reduced prices on services, scholarships for continuing education, etc. Contact information is available at WCSHA.org under Area Resources.

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.

Check the Restrictions and County Ordinance summaries in this newsletter. 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.

Spring Clean-up

Spring Clean-up Day is scheduled for Saturday, April 28th 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, check dues status and proof of residence in Walnut Creek. Please expect to be asked to see your drivers license for proof of residence.

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.

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 Board's 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 travel trailers, RVs, motor homes), 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 household 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 is actively 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. Penalties for failing to comply with restrictive covenants include suspension of member privileges until the violation is corrected. If you have any questions or concerns about your area or restrictions, please feel free to contact the office.

Association January Meeting Highlights

The January Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, January 11, 2018 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Ken Emerson, Alex Hodges, Phil Latessa, and Tyler Unsell. Board Members Gary Droege, Scott Eiken, Mike Howell, and Siobhann Williams were unable to attend.

Ken Emerson welcomed all guests. Ken also welcomed Tyler Unsell to the Board.

The Board approved minutes for the December monthly Board Meeting.

Old Business:

Ken Emerson reported that one bid for concrete work has been received for work on the tennis court drainage control and clubhouse storm water inlet repair. Additional bids for concrete work are being solicited.

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

The 2018 Platte County Storm Water Grant Applications are now available with a submission date of March 16, 2018.

Ken Emerson reminded Board Members of the request for their ideas on repair and improvement projects that should be included in a master list of potential projects.

New Business:

Alex Hodges reminded the Board Committees about the State statutory requirement for committees to provide documentation of actions taken by a committee. These reports should be provided to the office electronically for storage.

The Administration Committee requested the Board modify the clubhouse usage agreement to restrict clubhouse functions from starting prior to 1:00 pm on business days to limit disruption of office access. Decorating and / or preparation activity schedules would not be affected. The Board approved this request.

A discussion on document retention, storage, and distribution was tabled until the February meeting.

Committee Reports:

Administration – The office is looking into options for shredding of old files and documents.

Clubhouse – Sherri reminded the committee of the need for looking at the front doors.

Community Relations – Updates were provided on the Christmas activity and the Lighting Contest.

Finance –

Grounds –

Pools – The Committee is looking into rules & regulations changes to improve safety at the pool. These will be discussed at the February meeting.

The meeting was adjourned without objection

Association February Meeting Highlights

The February Community Meeting was called to order by Alex Hodges, Board Vice President, at 7:10 pm on Thursday, February 8, 2018 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Scott Eiken, Alex Hodges, Mike Howell, Tyler Unsell, and Siobhann Williams. Board Members Ken Emerson and Phil Latessa were unable to attend.

Alex Hodges welcomed all guests. A community member in attendance requested an update on the tennis court storm

water drainage control activity. The Board will provide information during the meeting.

The Board approved minutes for the January monthly Board Meeting.

Additions to the Agenda: Tyler Unsell requested a conversation about a neighborhood preferred vendor program be added to the agenda under New Business.

Association February Meeting Highlights continued

Old Business:

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

Board Members were reminded that if they were unable to complete their clubhouse walk through on their assigned date(s), it is the Board Member's responsibility to find another Board Member to complete the walk through and to notify the office of the change.

Mike Howell provided an update on potential storm water grants and projects as follows:

The Burlington Group is preparing a grant application and has asked for Homes Association sponsorship. This grant will not require any financial contribution by the Homes Association. The Grant Application is to be presented during the March Board Meeting.

Additional bids for concrete repairs and improvement to the clubhouse storm water inlet and the proposed storm water control for drainage from the tennis court are in process.

The clubhouse storm water inlet repairs and improvements qualify for submission to the Platte County Storm Water Grant Program and would require a contribution from the Homes Association. The Board provided general support to the project and the grant application will be completed and submitted for Board approval in the March meeting.

The tennis court runoff issue does not meet the storm water grant program and would need to be financed by the homes association. Once the costs (concrete, dirt work, seeding) are estimated, the Board will be provided with the information and determine whether it should be approved and included in 2018 projects.

The Administration Committee is discussing developing a policy for Document Retention, Storage, Security, and Distribution. Board Members were invited to provide their thoughts and ideas on this subject to the Administration Committee in writing.

Board Members were reminded of the request for their ideas on repair and improvement projects that should be included in a master list of potential projects for the homes association.

New Business:

The Pool Committee requested two changes to the Homes Association Rules and Regulations to be effective immediately as follows:

Change 1: The wading pool is for use only by children age 5 and under who are supervised by their parent or guardian and that the wading pool area would be limited to 10 children and their parent / guardian at one time. After discussion, the Board approved this change to the Rules & Regulations.

Change 2: Children age 9 and under will not be admitted to the pool unless accompanied by someone age 15 or older who has not been subject to disciplinary actions by the pool staff during the current season. If the person providing supervision for the underage swimmer leaves, so must the underage swimmer. After discussion, the Board approved this change to the Rules & Regulations.

These changes will be incorporated into the Homes Association Rules & Regulations.

Tyler Unsell initiated a discussion about identifying service providers who would be willing to provide discounts to Walnut Creek customers as an additional service to our community. The Board was generally supportive of this idea and talked about elements to be considered in putting together this type of program. The Community Relations Committee will lead the investigation into how best to develop this activity.

Committee Reports:

Administration – Any information for Newsletter publication needs to be provided by February 15.

Clubhouse – Committee has met and is working on a list of needed issues with the clubhouse.

Community Relations – Committee will be meeting to discuss upcoming activities.

Finance – Committee is planning a meeting.

Grounds – 2018 vendors have been approved and spring plans have been developed.

Pools – Committee is working on 2018 season staffing plans. The meeting was adjourned without objection

Financial Summary Year End December 2017

Income	
Dues	359,747.36
Interest, Reimbursement, Other	8,951.63
Total Income	368,698.99
Expense	
Administration	19,615.95
Clubhouse	25,711.01
Community Relations	6,542.42
Grounds	50,048.41
Office	12,309.76
Trash Collection	94,303.44
Personnel Office/Pool	75,033.75
Pool	17,716.55
Special Project Expense 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	12,350.00
Total Expense	344,532.48
Net Income/Expense	24,166.51

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.

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



YOUR NEIGHBOR FIRST YOUR REALTOR SECOND

My name is Michelle Marlow and I am a licensed Realtor with the Edie Waters Team at Keller Williams Realty!

I, along with my husband and three great kids, call Walnut Creek home and I wanted to take a moment to formally introduce myself.

I am here to help you with any real estate needs you may have now or in the future and look forward to getting to know you better!



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Help Wanted --- 2018 Pool Season

The Walnut Creek South Homes Association is looking for a Full Time Pool Manager, Assistant Managers, and Lifeguards for the 2018 Pool Season.

Candidates for the management positions:

- Must be at least age 21 by May 15th, 2018
- Must have scheduling experience
- Must be able to pass lifeguarding and CPR courses
- Must be able to enforce all pool rules as stated by the WCSHA board and WCSHA By-laws
- Pool chemical testing, dispensing of pool chemicals, and a working knowledge of pump room operations is preferred but not mandatory

Candidates for lifeguard positions

- Must be at least age 15 by May 15th, 2018
- 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.

Application forms will be available 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.

2018 Summer Swim Team The Creekers

SUMMER is coming! Time to start thinking about the pool and SWIM TEAM!

Swim team is a great way to learn how to swim, stay active and have fun, hang out with friends, compete, and spend those hot summer days in the water!

- Open to children ages 6 – 18, residents and non-residents.
- All skill levels are welcome! You must be able to swim the width of the pool unassisted to join. Swim Coaches are wonderfully skilled and will work with children to improve their skills.
- WCSHA offers subsidies for resident swimmers joining the team for the first time in 2018 and discounts to swimmers who joined in 2017 and are returning in 2018.
- The team season runs late May through mid-July. Morning and evening practices available.
- Six regular season meets – compete when you can and are ready!

Register online at www.wcstcreekers.com beginning March 5 or in person at the clubhouse on April 15.

Team swimsuits will be available to try on and order on April 15.

Questions ?? Email wcswimteam@gmail.com or come to the clubhouse on April 15.

**Come join the fun and invite your friends, family, classmates and neighbors!
Register before May 15th to receive a free T-shirt and avoid late fees!**

Important Pool Notes ... Important Pool Notes

Changes to Pool Rules & Regulations

The Board has approved two changes to the Pool Rules & Regulations to improve safety that may affect you and your family. The following is a summary of the changes:

Change 1: The wading pool is for use only by children age 5 and under who are supervised by their parent or guardian and that the wading pool area would be limited to 10 children at one time.

Change 2: Children age 9 and under will not be admitted to the pool unless accompanied by someone age 15 or older who has not been subject to disciplinary actions by the pool staff during the current season. If the person providing supervision for the underage swimmer leaves, so must the underage swimmer.

A complete copy of the Pool Rules and Regulations will be provided in the May / June Newsletter.

Who is Entitled to a Pool Pass?

Full Member Property Occupants with dues paid through August of 2018 or on the Association's automatic withdrawal program are eligible for pool passes. Occupants include anyone living on a regular or permanent basis within the home. On request, exceptions may be made for summer live-in guests or cases where daily childcare is provided to family members. Other family members who visit periodically must be signed in as guests. Questions on eligibility may be directed to the office at (816) 587-8289.

How to Obtain a Pool Pass

Return a completed 2018 Pool Pass Request to the Association Office by mail, clubhouse drop box, or email. If the request form is returned prior to May 8 with all requirements met, you will receive your passes in the mail the week of May 21.

If you return your completed 2018 Pool Pass Request on May 8 or after, you may pick up your passes at the Association Office during regular business hours on or after May 22.

For Pool Pass Requests submitted on or after May 22, you must allow 48 hours for processing and preparation of the pool passes.

Pool Pass Requests with questions about eligibility or number of occupants of the home will be directed to the Board Pool Committee and may be delayed.

**To be assured you have your passes
before the Pool opens
on Memorial Day Weekend,
complete and submit your request form
to the office early !!!**

News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK

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

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Website:

www.wcscha.org

Administrator:

Sherri Smith



WALNUT CREEK

SOUTH HOMES ASSOCIATION

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Parkville, MO 64152