

NEWS AND VIEWS

MARCH / APRIL 2019

PUBLICATION 447

Upcoming Activities

Community Meeting

March 14, 2019 7:00 pm Clubhouse

Royals Opening Event

March 30, 2019 1:00 to 4:30 pm Clubhouse

Join us to watch the first Saturday Royals game together as a community. Bring your own beverage, and we will provide the hotdogs and popcorn.

Swim Team Sign-ups

April 7, 2019 4:30 to 6:00 pm Clubhouse

Sign up for the 2019 Swim Team. Find more information in this newsletter.

Community Meeting

April 11, 2019 7:00 pm Clubhouse

Children's Easter Activity

April 13, 2019 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 !!!

Garage Sales

April 27, 2019 8:00 am Neighborhood

Spring Garage Sales will be advertised in newspapers and have social media exposure.

Spring Cleanup Day

May 4, 2019 8:30 AM-12:30 PM, Clubhouse Parking Lot

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

Board of Directors

PRESIDENT

Ken Emerson 587-5495
Pool, Grounds

VICE PRESIDENT

Joe Blount 529-5107
Administration, Community Rel

SECRETARY

Gary Droege 807-1490
Clubhouse, Pool

TREASURER

Siobhann Williams 506-5506
Finance, Clubhouse

Scott Eiken 746-1891
Finance, Community Rel

Halley Freeman 516-7974
Community Rel, Finance

Jacqueline Maiserouille 665-4023
Administration, Clubhouse

Howard Matteson 587-5993
Pools, Grounds

Tyler Unsell 863-0377
Grounds, Finance



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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.

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.

2019 Creekers Swim Team: The Swim Team will be conducting sign ups for the upcoming season. If you have children who might be interested in joining in on the fun, please check this newsletter for additional information.

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.

Looking for Association Information — Go to our webpage at www.wcsha.org and find Current News, Clubhouse Calendar, Membership information, Forms and more.

You can also find fun event information on our official facebook page at www.facebook.com/wcsha/

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.

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!

Spring Clean-up

Spring Clean-up Day is scheduled for Saturday, May 4th 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

Continued on page 4

Summary of Restrictions continued

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.

January Community Meeting News

The January Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on January 10, 2019, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Ken Emerson, Halley Freeman, Jacqui Maiserouille, Howard Matteson, Tyler Unsell, and Siobhann Williams. Scott Eiken was unable to attend.

Ken Emerson welcomed all guests. Ken also welcomed Howard Matteson to the Board of Directors.

The Board approved minutes for the December monthly Board Meeting.

Old Business:

Board Members approved a request from the Administration Committee for continuation of privi-

lege suspensions for those violating restrictive covenants.

Ken Emerson discussed some repair and improvement projects that should be included in a master list of potential projects.

New Business:

Siobhann Williams is working on a Policy and Procedure Manual. She requested input from each of the committees to be included into the manual.

The Finance Committee is preparing for the annual taxes.

The February board meeting was rescheduled to February 21st, the third Thursday of the month.

Committee Reports were presented.

The meeting was adjourned without objection.

February Community Meeting News

The February Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on February 21, 2019, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Scott Eiken, Ken Emerson, and Howard Matteson. Halley Freeman, Jacqui Maiserouille, Tyler Unsell, and Siobhann Williams were unable to attend.

Ken Emerson welcomed all guests.

The Board approved minutes for the January monthly Board Meeting.

Old Business:

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

The board discussed some repair and improvement projects.

The Board also discussed the creek and possible entities to involve in finding a resolution to the siltation.

Committee Reports

Administration: A few liens have been resolved

Clubhouse: A Baby changing table was installed in the women's restroom.

Pools: Pools will be working on an Operation and Maintenance Manual.

The meeting was adjourned without objection.

Financial Summary as of January 31, 2019

Income	
Dues	54,475.65
Interest, Reimbursement, Other	829.19
Total Income	55,304.84
Expense	
Administration	2,642.44
Clubhouse	1,574.19
Community Relations	17.29
Grounds	562.92
Office	549.11
Trash Collection	7,883.93
Personnel Office/Pool	2,428.20
Pool	265.00
Other Expense Expense	
Clubhouse Improvements	50.00
Total Expense	15,973.08
Net Income/Expense	39,331.76

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 2019 Pool Season

The Walnut Creek South Homes Assn is looking for a Manager, Asst Mgr, and Lifeguards for the 2019 Pool Season.

Candidates for the manager and assistant positions:

- Must be at least age 21 by May 15th, 2019
- 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, 2019
- 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.

INVESTIGADORES

Spanish Immersion Detective Camp



July 15-19, 2019
Ages 6-12
Parkville, MO

SUMMER 2019!

contact: church.lauren@gmail.com
visit: <https://tinyurl.com/y5k75413>

American Red Cross Blood Drive

The April 14th American Red Cross Blood Drive has been postponed.

If you would like information about local Blood Drives you may visit

<https://www.redcrossblood.org>.

TO VIEW THE FACILITY CALENDAR AND MUCH
MORE PLEASE VISIT OUR WEBSITE AT

WWW.WCSHA.ORG

Attention Walnut Creek Families!!

Walnut Creek Swim Team wants **YOU!**

*Learn to swim...stay active...have fun...hang with friends...
compete...spend hot summer days in the water*

- Open to children ages 5-18, residents and non-residents
- All skill levels are welcome
(You must be able to swim the width of the pool)
- WCSHA offers subsidies for first time resident swimmers and a discount to resident swimmers who joined in 2018 and are returning in 2019
- Season runs late May – mid July.
- Morning and evening practices available
- Veteran coaches
- 6 regular season meets – compete when you can and are ready!

Register online at www.wcstcreekers.com beginning April 4th

Or

In person April 7th from 4:30-6 at the WC Clubhouse.

Team suits will be available to try and purchase April 7th from 4:30-6

Questions?? Email wcswimteam@gmail.com

INVITE YOUR FRIENDS!!



JOIN THE CREEKERS

Important Pool Notes ... Important Pool Notes

Pool Rules & Regulations

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 2019 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. Questions on eligibility may be directed to the office at (816) 587-8289.

How to Obtain a Pool Pass

Return a completed 2019 Pool Pass Request to the Association Office by mail, clubhouse drop box, or email. If the request form is returned prior to May 7th with all requirements met, you will receive your passes in the mail the week of May 20th.

If you return your completed 2019 Pool Pass Request on May 7th 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 21st, 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 RESIDENTS

Office Hours:

Tuesday -Saturday

9:30 am - 12:30 pm

Office Phone:

(816) 587-8289

E-Mail:

office@wcscha.org

Website:

www.wcscha.org.

Facebook

www.facebook.com/wcscha/

Administrator:

Sherri Smith



WALNUT CREEK



SOUTH HOMES ASSOCIATION

**RETURN SERVICE REQUESTED
DATED MATERIAL**

Walnut Creek South Homes Assoc.
P.O. Box 12252 - 5502 NW Clubhouse Cove
Parkville, MO 64152

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