

NEWS AND VIEWS

MAY/ JUNE 2019

PUBLICATION 448

Pool Information

POOL MANAGEMENT

The Pool will be opening Memorial Day weekend as always. The Homes Association will be managing the pool for the 2019 season. The Pool Board Committee consists of three Board members; Ken Emerson, Gary Droege and Howard Matteson.

POOL RULES

Please review the pool rules with your children. You may find the rules on pages 6 - 8.

POOL PASSES

Please review page 8 to see how to get a 2019 pool pass and complete the 2019 pool pass request on page 9.

Each membership will receive 10 free guest visit passes when you pick up your pool passes. After the passes are used guests may be signed in at the pool for a \$1.00 per guest per visit. You may pay the guest fee at the gate or purchase more passes from the office.

POOL PARTIES

Private pool parties may be scheduled after regular pool hours on Fridays through Sundays. To schedule a party you may check the calendar and obtain paperwork online. However, all paperwork must be turned into the office. At that time deposits and lifeguard fees will be due to make the reservation.

Deposit \$100.00 (\$50.00 retained)

Lifeguard fees \$50.00 cash (two guards for two hours)

POOL HOURS

The Pool Opens May 25th at Noon. The hours of operation are limited until school is dismissed for the 2018-2019 school year.

May 25th	Noon - 9:00 P.M.	June 1st	Noon—9:00 P.M.
May 26th & 27th	Noon - 8:00 P.M.	June 2nd	Noon - 8:00 P.M.
May 28th, 29th & 30th	CLOSED	June 3rd & 4th	CLOSED
May 31st	4:00 - 9:00 P.M.		

June 5th begins the regular pool hours below.

Sunday through Thursday Noon.-8:00 P.M.

Friday and Saturday Noon - 9:00 P.M.

Adult Swim on Saturday and Sunday 11:00 A.M. - Noon.

The pool will close at 3:00 P.M. on dates of home swim meets.

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.

Pool Opening: Weather permitting, the pool will open for the summer on Saturday of Memorial Day weekend. Sunday will be the annual Memorial Day Cookout at the pool. Make sure you have read the pool pass information in this newsletter and completed your pool pass request form so that you will have your passes to enjoy the pool!

Spring is Finally Here ! The grass is growing, the flowers are blooming, and the trees are budding. What a fantastic time to clean up our yards and property ...

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.

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 trail-

ers, 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.

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.

Platte County Enforces a Leash Law

Please be considerate to your neighbors and keep your pet on a leash. Platte County Sheriff's Department enforces this law and may be reached at (816)858-3521.

Looking for Association Information — Go to our webpage at www.wcscha.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/wcscha/

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.

March Community Meeting News

The March Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on March 14, 2019, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Ken Emerson, Halley Freeman, Jacqui Maiserouille and Tyler Unsell. Howard Matteson, Siobhann Williams and Scott Eiken were unable to attend.

Ken Emerson welcomed all guests and the Board approved minutes for the February 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 approved a request from the Grounds Committee to remove silt in the creek by the bridge in order to alleviate the threat of high water. Anyone interested in fill dirt should contact the office.

New Business:

Board Members approved Joe Blount's recommendation that the responsibility for collection procedures be moved from the Administration Committee to the Finance Committee, with final approval by the Board.

Ken Emerson provided an update on the Swim Team advising that the 2019 meet schedule had been received. He noted that in July there is a conflict with a

home swim meet and the normally scheduled Board Meeting on the second Tuesday of the month. Board Members approved his recommendation that the Board Meeting be moved up to Wednesday, July 10th, 2019.

Committee Reports

Administration: If you want something added to the Board Meeting agenda, please let Sherri know the Friday before the meeting. Additionally, if you want something included in the bi-monthly newsletter please let Sherri know by the 15th of the month prior (for example: April 15th for the March-April newsletter).

Clubhouse: The Nest thermostats are reducing utility costs and providing a good picture as to the effect of solar heat in the clubhouse.

Community Relations: March 30th is Royals Opening Day at the clubhouse. The Easter Bunny will be present and presiding over an Easter Egg Hunt at the clubhouse on April 13th. The annual neighborhood garage sale is scheduled for April 27th followed on May 4th with Spring Cleanup Day at the Clubhouse Parking Lot.

Grounds: The baseball fields are almost fully booked for the upcoming season.

Pools: Required maintenance will be performed prior to the pool opening in May and the committee will be looking into the cost of repairing the pool cover.

April Community Meeting News

The April Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on April 11, 2019, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Ken Emerson, Halley Freeman, Jacqui Maiserouille, Howard Matteson and Scott Eiken.

Tyler Unsell and Siobhann Williams were unable to attend.

Ken Emerson welcomed all guests and the Board approved minutes for the March monthly Board Meeting.

April Community Meeting News

Old Business:

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

Board Members approved a request from the Grounds Committee to change the policy for trash service for property owners in lien status.

The Board discussed as to whom is responsible for the maintenance and repair of sidewalks in the neighborhood.

New Business:

No new Business.

Committee Reports

Administration: New Fence Approvals must be submitted to the Architectural Committee prior to installment. Such approval is only required for new fencing, not for replacement fencing that is being placed in a pre-existing fence line.

Clubhouse: The Nest thermostats have reduced utility costs thus far by \$176 over the previous year.

Community Relations: The Easter Bunny will be pre-

sent and presiding over an Easter Egg Hunt at the clubhouse on April 13th. The annual neighborhood garage sale is scheduled for April 27th and will be advertised on social media and signs near the neighborhood entrances. Spring Cleanup Day will be May 4th at the Clubhouse Parking Lot and is for resident only, identification will be required.

Grounds: The Porta Potties have been delivered and placed outside the baseball fields for the upcoming season and over seeding of the community areas is set to occur in mid-April. The playgrounds will be re-mulched once a supplier can be secured, there may be a delay as the current supplier's supply has developed mold due to rains and flooding in the area.

Pools: Required maintenance will be performed prior to the pool opening in May. The committee looked into the cost of repairing the pool cover and found that it would be just as costly if not more expensive than replacement. The committee is also planning to meet with the pool manager in preparation for hiring staff for the new season and adjusting the payroll budget due to the increased minimum wage from last year.

The meeting was adjourned without objection.

CONGRATULATIONS 2019 GRADUATES !





Financial Summary as of March 31, 2019

Income	
Dues	120,243.42
Inter-est, Reimbursement, Other	<u>2,135.69</u>
Total Income	<u>122,379.11</u>
Expense	
Administration	3,472.02
Clubhouse	3,776.76
Community Relations	636.61
Grounds	3,297.77
Office	2,996.55
Trash Collection	24,118.54
Personnel Office/Pool	7,136.11
Pool	265.00
Other Expense	
Clubhouse Improvements	261.67
Total Expense	<u>45,961.03</u>
Net Income/Expense	76,418.08

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.

YOUR NEIGHBOR FIRST YOUR REALTOR SECOND



"Hi! I'm Michelle and my family and I call Walnut Creek home! Many people are looking at our neighborhood as a great location for their own family! If you are needing assistance in buying or selling, I am here to help!"

Reach out to me for a free home valuation!

Michelle Marlow

Listing and Buyer Specialist

C: 816.651.1943 - O: 816.268.6040

michellemarlow@kw.com



**EDIE WATERS
NETWORK**
KELLER WILLIAMS
REALTY

Upcoming Activities

Community Meeting

May 9, 2019 7:00 pm Clubhouse

Opening of Pool

May 26, 2019 12:00 pm Clubhouse Pool
Weather permitting, the Pool will open for the summer!! Yeah!!

Memorial Day Cookout

May 26, 2019 12:00 on Clubhouse Pool
Come enjoy food and drinks to celebrate the pool opening.

Rainout day will be Monday, May 27th ... same time

Community Meeting

June 13, 2019 7:00 pm Clubhouse

Swim Team Home Meets

June 6, 2019 6:00 pm Clubhouse Pool

June 27, 2019 6:00 pm Clubhouse Pool

The Pool will close at 3:00pm to prepare for the season's first home swim meet.

Pool Operations

Pool General Information

1. Pools will generally be open from Memorial Day weekend through Labor Day weekend.
2. The schedule for operations for the pool each year will take into account the school calendar and will be published in the Walnut Creek newsletter.
3. Pool hours each year will be published in the Walnut Creek newsletter and posted at the pool.
4. Air temperature must be 70 degrees before the pools will be allowed to open.
5. In the event of any threat to the safety of members from weather or any other unsafe condition, the senior lifeguard on duty or pool management may clear the pool and/or decks, or close the pool for such a period of time as recommended for safe pool operations and instruct patrons to take appropriate precautions.

Pool Access

1. No person shall enter the pool area unless a qualified Walnut Creek lifeguard is on duty.
2. Only full members and their guests who are not basic members or non-members living in Walnut Creek may access the Clubhouse pool and wading pool. All members must be residents of Walnut Creek. The membership runs with the property itself and not with the owners.
3. Each member must present a current Walnut Creek membership identification card (pool pass) in order to gain access to the pool facilities. Identification cards will be coded to indicate adults or minors. Lost cards may be replaced for a fee of \$5.00 by contacting the Homes Association office.
4. Pool passes are prepared in April and May for the upcoming summer season. To receive pool passes:
The unit must have Full Member status.
Dues must be paid through August of the current year or be on Walnut Creek's automatic withdraw program. No exceptions made.
The owner or renter must return a completed Pool Pass Request. Please realize, late or special requests outside of the season-opening procedures may take up to two business days to process. It is to everyone's benefit to follow the standard, season-opening procedures. For the season opening, pool passes may be mailed to those who have trouble picking them up during office hours.
5. No identification cards are to be left at the pools. Cards left at the pool will be deposited in the Walnut Creek office drop box at the close of each day. It will be the responsibility of those individuals to obtain their identification cards during office hours.
6. No child under the age of 10 will be admitted to the pools unless accompanied and supervised by someone age 15 or older who has not been subject to disciplinary actions by the pool staff during the current pool season. If the person providing supervision for the underage swimmer leaves, so must the underage swimmer.
7. Admission to the pools shall be refused to persons under the influence of alcohol or controlled substances.
8. A swimmer may be asked to demonstrate their swimming ability to the satisfaction of the lifeguard on duty by swimming twice across the pool width on their stomach before being allowed to swim in the deep end or use either diving board.
9. No person with cuts, sores, lesions, infections, obvious communicable disease or diarrhea should be in the pools.
10. Access to the guard shack, mechanical room, or chemical storage area by unauthorized persons is prohibited.

Pool Guest Policy

1. Clubhouse pool guests may be anyone except basic members, delinquent full members, and non-members living in Walnut Creek Acres.
2. An owner or renter of record may sign in up to six (6) guests per day until the household limit is reached. Other family members, adult or youth age 8 or older, are restricted to signing in two (2) guests per day. Family members under age 8 may not sign in guests. A maximum number of eight (8) guests may be signed in by a household on a single day.
3. Guests must sign in and provide their name, address, and emergency contact with telephone number.
4. The sponsoring member must accompany their guest at all times and is responsible for their guest's actions.
5. All guests must adhere to the pool rules and regulations and may be subject to expulsion from the pool area and grounds for any violation.
6. Each home will be issued ten free guest passes. Ten additional passes may be purchased at the office for \$10.00 or one pass may be purchased at the pool gate for \$1.00 per guest, per day.

Pool Attire

1. Only appropriate swimwear is to be worn by swimmers. No cutoffs are allowed. They tend to fray and clog the filter system.
2. Children who are not toilet trained should wear tight fitting plastic underwear or swim diapers that will prevent leakage.
3. At the clubhouse pool, wet swimsuits are not permitted on the clubhouse upper level. Care should be taken not to track water into the lower level of the clubhouse.
4. Wearing of earrings, necklaces, and rings in the pool is discouraged.

Pool Rules of Conduct

1. Members and guests, as citizens, are expected both to comply with and be familiar with existing Federal, State, and Local laws governing civil and criminal behavior on all Association property and at Association sponsored functions. These laws include codes regarding: Civil Disobedience, Gambling, Immoral Conduct, Libel, Theft, Use and Sale of Alcoholic Beverages, Use and Sale of Narcotics, Smoking by Minors, and Vandalism. This list is not intended to be all-inclusive and does not imply that all other laws are excluded.
2. No firearms or weapons are permitted in the pool area.
3. Members and guests are expected to comply with all By-Laws, Rules and Regulations of Walnut Creek South Homes Association, and also the Walnut Creek South Homes Association Declaration. Violations will place members liable to disciplinary action by the Board of Directors as referenced in Section 3 of the WCSHA Declaration. Members will be monetarily responsible for damage or destruction of property or equipment of the Association.
4. Any malicious activities or behavior including, but not limited to, fighting, verbal abuse, profanity, or threats of any kind are strictly prohibited.

Pool Operations continued

5. The enclosed wading pool is for use by children under the age of 6 and their parent or guardian. For safety, this area is restricted to 10 children at one time each attended by their parent or guardian. At no time may any child be left unattended within the wading pool enclosure by their parent or guardian.
6. No horseplay is allowed in or about the pool or bathroom areas. This includes, but is not limited to, running, dunking, pushing, rough play and any other dangerous behavior.
7. No glassware, glass containers, rocks, or metal objects are allowed in the pool or pool areas. All coolers, strollers, and other closed containers are subject to inspection. Violation of this rule will not result in a warning, but rather immediate removal from the pool. The removed party or parties will need to petition the Board of Directors Pool Committee for consideration of reinstatement of pool privileges.
8. No hanging on the rope float, diving boards, pool ladders or guard stands is allowed.
9. No diving in the 3 ft to 8 ft areas of the pool. Diving is permitted in the deepest end only.
10. Use of flotation devices and ball playing in the pool will be at the discretion of the management or senior lifeguard on duty.
11. No swimming in the diving areas unless authorized by the lifeguard.
12. No pets are allowed in the pool area except for official service animals.
13. Sound levels of personal electronic devices must be maintained at a reasonable volume as determined by the pool staff.
14. Food and beverage are not allowed within the pool or the four feet area surrounding the pool. Beyond this perimeter fountain drinks or open containers of non-alcoholic beverages are allowed (such as ice water, lemonade, soda, and so on).
15. Foul language, threats, or other inappropriate behaviors are not allowed.
16. No alcohol is allowed on the pool premises except for appropriate private parties authorized by the Board of Directors Pool Committee. All large containers (coolers, strollers, and other such items) are subject to inspection. Alcoholic items are not allowed (such as beer, wine, liquor, and so on).

Pool Diving Board Rules of Conduct

1. Anyone using the diving board must meet the requirements for swimming in the deep end of the pool as defined in these rules and regulations.
2. Only one diver will be allowed on the diving stand and board at any time.
3. Dangerous behavior on diving boards is not allowed. Handstands, cartwheels and other dangerous play are prohibited.
4. Divers are allowed one bounce per dive and must jump or dive straight off the end of the board.
5. Divers may not enter the water with another person in the diving area.
6. The pool staff may restrict members or guests from further use of the boards for any persistent violations of diving board rules of conduct.
7. No flotation devices (floaties, life jackets, etc.) may be worn while using the board. No flotation devices are allowed in the deep end of the pool except when designated by the lifeguards. A swim test may be required.
8. No "assistant" is allowed in the deep end to catch another person going off the board (this includes being in the water holding onto the side of the pool). For everyone's safety, the user of the board must be capable on their own. This rule will be strictly enforced.
9. No goggles may be worn while using the diving boards.

Pool Disciplinary Actions

1. The Board of Directors and pool management shall have full authority for enforcement of all rules and regulations and they shall have the right to dismiss anyone from the pool.
2. The following will be the general guidelines for disciplinary actions:

First Offense of the season – Explanation of rules and a warning given and/or 30 minutes removal from pool. Carefully note: any later offense (of the same or a different kind, on the same or a different day) counts as a second offense. Only one warning will be given; a record will be kept.

Second Offense – Expulsion from the pool for the remainder of the day and retention of the violator's pool card. The card must be retrieved from Pool Management by an adult. Minors must request a parent to go to Management to discuss the infraction and retrieve the minor's card.

Third Offense – The pools manager will expel this person for up to one week and the pool card will be retained. The offender will need to contact the Board of Directors' Pool Committee and make an appointment to pick up the card at a time and place convenient for a Committee member. If the offender is a minor, the parent(s) must pick-up the expelled person's pool card prior to readmission.

Law Enforcement Involvement – If it becomes necessary for the Sheriff's Department to become involved, the person will be expelled 30 days.

3. Any **member** possessing or using alcohol or controlled substances in the pool, or parking lot, or surrounding common areas is subject to the following consequences:

First Offense – Pool privileges and card will be suspended for one week. After that, you may pick up your card from the office during regular hours.

Second Offense – Pool privileges and card will be suspended for one month. After that, you may pick up your card from the office during regular hours.

Third Offense – Pool privileges and card will be suspended for one year from date of the offense.

Continued on next page

Pool Operations continued

4. Any **guest** possessing or using alcohol or controlled substances in the pool, parking lot, or surrounding common areas will be expelled and prohibited from returning for one year from date of the offense.
5. Pool management will maintain discipline reports for any infraction resulting in expulsion and a copy will be mailed to the member's home & a copy will be provided to the Pool Committee.
6. Verbal or physical abuse of Pool Staff is strictly prohibited and will be grounds for restriction of pool use until review by the Board of Directors Pool Committee.
7. Pool management is given the right to expel from the pool any person who exhibits threatening or repeated disregard for the safety of others until a review by the Board of Directors Pool Committee.
8. Any request for appeal to decisions of the Pool Committee and/or the pool management may be made to the full Board of Directors at the regular monthly meeting.

Pool Maintenance

1. Trash receptacles are placed in the vicinity of the pool. These facilities are for the benefit of members; hence, it is the responsibility of all members and guests using the pool facilities to keep the pool areas clean. Staff have the duty to check and (if needed) to ask a member to clean up the area the member occupied before returning the member's pool card.
2. Lost and found articles will be picked up each night by the pool staff. All articles will be kept throughout the season in a convenient location that will be accessible to members with staff assistance. At the end of the season, all unclaimed items will be disposed of.

Pool Telephone

Clubhouse pool telephone is (816) 741-9903. This phone is primarily for pool business—especially emergencies. For non-pool questions, members should call the office at (816) 587-8289. Transferring calls is not possible on our phone system. Members are allowed use of the pool phone with staff permission only!

Important Pool Notes ... Important Pool Notes

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@wcsa.org

Website:

www.wcsa.org.

Facebook

www.facebook.com/wcsa/

Administrator:

Sherri Smith



WALNUT CREEK

SOUTH HOMES ASSOCIATION

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

**RETURN SERVICE REQUESTED
DATED MATERIAL**

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