

News and Views

NOVEMBER/DECEMBER 2016

PUBLICATION 433

Holiday Happenings

Santa Claus is Coming

Santa will be visiting the clubhouse to hear all girls and boys Christmas wishes.

Sunday, December 11th at 2:00 P.M. to 4:00 P.M.

Activities and refreshments will be provided.



Christmas Lighting Contest

Get those Christmas lights out of the attic and get ready! The Homes Association is sponsoring a Christmas Lighting Contest again this year. Prizes will be awarded!

Judging will take place on Sunday, December 18th, between the hours of 6:00 P.M. and 8:00 P.M.

Have your lights on to participate in the contest.

First Prize is \$50
Second Prize is \$30
Third Prize is \$20
Lets light up Christmas in Walnut Creek!



Christmas Tree Disposal

Homes Association members may drop off their trees at the Southwest corner of the Clubhouse parking lot on:

Saturday, January 7th and Sunday, January 8th ONLY.

PLEASE: NO ORNAMENTS, TINSEL, PLASTIC, TREE BAGS, OR TRASH



Holiday Office Hours

Due to the holidays the office will be closed Thanksgiving Day and Christmas Eve.



Have a Blessed Thanksgiving, Merry Christmas and a Great New Year!

BOARD OF DIRECTORS

PRESIDENT

Ken Emerson 587-5495
Finance, Grounds

VICE PRESIDENT

Joe Blount 529-5107
Administration, Pool

SECRETARY

Carol Arnold 321-1525
Com. Relations, Finance

TREASURER

Joe Bichler 505-3359
Pool, Clubhouse

Ken Finke 587-2504
Clubhouse, Pool

Alex Hodges 741-3816
Administration, Finance

Mike Howell 200-1088
Grounds, Administration

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

Bernice Mots 741-7616
Clubhouse, Com. Relations

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Thank You Volunteers

We would like to express our gratitude to many volunteers.

Carol Franklin, Travis Emerson, Ryan Summa, Brian Weaver and Carl Conant who all helped with clean-up

day.

Rick Elling, Roger Dunham, Ken Rowe and Tagi Sao who all helped with landscaping around the pool. Kelly Cortes, Lisa Hodges, Laurie Troppito-Brewer, Joe

Smith and Mike Kopy who all helped with the Annual Meeting.

A special thanks to outgoing Board Members Carol Arnold and Bernice Mots for their many years of service

IMPORTANT

NOTICE

THE 2017

ANNUAL

ASSESSMENTS

WERE MAILED

TO ALL

WALNUT CREEK AS-

SOCIATION MEM-

BERS

IN OCTOBER.

IF YOU HAVE NOT

RECEIVE YOUR

NOTIFICATION

PLEASE CONTACT

THE ASSOCIATION

OFFICE.

Welcome New Board Members

The Association Annual Board Meeting was held on November 10th, 2016.

Three Board of Directors were elected by members of

the Association for a three year term beginning January 1, 2017.

Please welcome new Board

Members Scott Eiken and Siobhann Williams along with returning Board Member Joe Blount.

Our Deepest Sympathy

To the Browning Family on their loss of beloved Son, Anthony Bishop.

To the Teeter Family on the

loss of beloved Wife, Janette Teeter.

To the Family of Glenda Hill on the loss of their Mother.

All of the families are longtime residents of Walnut Creek and their loved ones will surely be missed!

Association September Meeting Highlights

Based on the Board work session on August 25, an open meeting for Members was held on September 8, 2016, at 7:00 pm. Community members were provided the opportunity to share and discuss their thoughts and suggestions regarding the Board consideration of an increase in member dues for 2017. Active and constructive discussion occurred with good sharing of ideas, constructive concerns

expressed by community members, and further information provided by the Board regarding the need to strongly consider an increase in association dues. Additional town hall style meetings regarding the potential dues increase are scheduled for Thursday, September 15, 2016 at 7:00 pm and Saturday, September 17, 2016 at 3:00 pm. The September meeting of the Walnut Creek South

Homes Association Board of Directors was convened at 8:30 pm by Ken Emerson, Board President. Board Members in attendance were Carol Arnold, Joe Bichler, Ken Emerson, Ken Finke, Alex Hodges, Mike Howell and Phil Lattessa. Not in attendance were Joe Blount and Bernice Mots. The original provider of email services the Association had chosen to use,

Association September Meeting Highlights continued

Constant Contact, is now requesting a monthly service charge for users. We are looking into Mail Chimp as an alternative to handle our email alert activity. Ron Daniel of Firefly Marketing will be contacted to assist with this matter. No changes in the Storm Water Grants for this year at this time. We are still awaiting re-imbusement from Platte County for Storm Water Grant expenses incurred so far this year. Restriction violation re-checks have been completed and the Board approved suspension of privileges for members who have not complied with the restrictive covenants. Most members who have been advised of restrictive covenant violations have complied in a

timely manner. County ordinance violation checks through the community have been completed and letters requesting compliance with county ordinances have been sent to members. Re-checks are scheduled for the end of September.

Entrance and clubhouse bed re-landscaping plans have been developed and the work should be completed by mid-October. Grasses removed from the entrance beds will be relocated to new beds to be created along the east and north fence lines of the pool.

Initial spraying of the ponds has been completed. MAC Water will re-check the ponds in late September and assess the need for ad-

ditional surface treatments this year.

The Board will decide on any changes to the member dues level in the October meeting in order for Member Notification as prescribed by our Association documents. This decision will occur after community input from 'town hall style' meetings on the subject.

The various Board Committees need to begin evaluating their next year operating budget needs within the next few weeks to prepare for determining the Association operating budget for 2017.

Committee reports were provided. The Community Meeting was adjourned by motion, second, and unanimous approval.

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

SIGN UP FOR EMAIL
ALERTS

Association October Meeting Highlights

The October meeting of the Walnut Creek South Homes Association Board of Directors was convened at 7:00 pm by Ken Emerson, Board President. Board Members in attendance were Carol Arnold, Joe Bichler, Joe Blount, Ken Emerson, Ken Finke, Alex Hodges, Mike Howell and Phil Latesa. Not in attendance was Bernice Motts.

Mr. Brian Main of the Southern Platte County Fire District provided information on free smoke detector check and replacement programs, home address sign program, and a family open house at the Fire Station on 45 Highway for October 15. Information on the smoke detector and home address sign programs will be provided for publication

to the Walnut Creek Community.

Joe Smith reported on his conversation with County Commissioner Bev Roper regarding a meeting to further discuss emergency access opportunities over the creek spillway bridge. Joe will provide the Board with meeting information and requested attendance by



VISIT OUR WEBSITE
AT
WWW.WCSHA.ORG

Association October Meeting Highlights Continued



FOR PROPER SNOW
REMOVAL AND
SAFER STREETS
PLEAS DO NOT
LEAVE VEHICLES
PARKED IN THE
STREETS!
THANK YOU!

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

Board Members. Joe also proposed investigation of hiring a management company to handle WCSHA daily community and business activities. Jack Warren expressed concern about the need for adoption of a \$10.00 per month dues increase and suggested a \$5.00 month increase might be a better option for the short term and revisit another increase as needed.

Minutes for the August, 2016, and September, 2016, monthly Board Meetings were approved with minor modifications.

The major portions of the 2016 communications improvement plan are in place. Improvements and plans for updates / additions for 2017 are being discussed. The Administration Committee is also looking into reporting responsibilities for nonprofit and not for profit corporations in the State of Missouri to insure our Homes Association complies with those expectations.

Storm water grant reimbursements have been received from Platte County for work completed so far. Additional tree and brush cleanup along Rush Creek will be completed by

the end of October. Phase 3 of the Rush Creek Storm Water Cleanup which involves construction of a wall to protect portions of the creek bank de-stabilized by erosion is on hold until further discussion with Platte County. This aspect of the Storm Water Plan will only be completed if deemed necessary by the County and Engineering recommendations.

The Board of Directors approved continued suspension of membership privileges for members not complying with restrictions. Most members have responded to requests for compliance with both Homes Association Restrictions and County Ordinance violations.

Re-landscaping of the Clubhouse and Entrances including the addition of landscaping along some of the pool fencing has been completed in accordance with the Special Project request. Four small additional add-on projects were approved and will be charged to the Grounds Improvement operational budget.

The ponds along Seminole and Indian Hills have been treated twice. The first treatment was very effective and

we are anticipating the second treatment will be equally effective. The longer term plan involves looking for proactive ways to reduce the algae and plant life growth to reduce the need for as many ongoing chemical treatments.

The Board of Directors discussed increasing of membership dues for 2017. Directors expressed differing opinions – some preferring a \$5.00 per month increase and others preferring a \$10.00 per month increase. A motion to increase dues for 2017 by \$5.00 per month was defeated by the Board in a vote of 3 in favor with 5 against. A second motion to increase dues by \$10.00 per month was approved by the Board in a vote of 5 in favor and 3 against. By Board action, the 2017 Association Member dues will be \$600.00 per year (\$50.00 per month) for Full Members and \$480.00 per year (\$40.00 per month) for Basic Members. Letters advising Members of the 2017 Assessment and Annual Meeting will be sent within the next few days to meet the notification requirements provided in the Association By-Laws.

Association October Meeting Highlights Continued

The Board’s administration committee will have a work session on Thursday, October 20, at 6:30 pm to plan the Member Annual Meeting procedures. This work session will be available to all Board Members wishing to attend and participate in the planning.

The Board scheduled a work session for Thursday, October 20, at 7:00 pm to review and discuss the Association’s operational budget for 2017.

The Board is soliciting and evaluating bids for the fol-

lowing: addition of another light pole at the clubhouse parking lot, conversion of all the parking lot pole lights to LED, conversion of the pool pole lights to LED, and conversion of the tennis court pole lights to LED. This investigation is based on the better parking lot illumination and projected costs reductions in electric utilization and maintenance / repair for our pole lights in the future.

Ken Emerson has met with the Parkville Special Road

District to discuss storm water improvements along 57th Terrace and 58th Terrace for three (3) problem areas. The Road District has expressed interest in suggestions for improvements. Another storm water problem at the bottom of Michael’s Cove has been discussed and will be researched.

Board Members continued discussion of establishing a ‘Little Library’ for children in Walnut Creek. Board Member Alex Hodges volunteered to build the ‘Little Library’ and community members have volunteered to monitor its use and materials. The proposed location is on NW 58th Terrace near NW Raintree Drive.

Board Committee reports were provided. The October Community Meeting was adjourned by motion, second and unanimous vote.

**TRASH PICKUP
 REGULARLY
 SCHEDULED FOR
 FRIDAY, NOVEMBER
 25TH WILL BE
 RESCHEDULED TO
 SATURDAY,
 NOVEMBER 26TH
 DUE TO THE
 THANKSGIVING
 HOLIDAY.**



**FRIENDLY
 REMINDER!
 PLEASE BRING IN
 YOUR TRASH
 RECEPTACLES
 AFTER THEY
 ARE EMPTIED.**

<i>Financials</i>	
Income	Jan - Oct 16
Dues	244,445.19
Interest, Reimbursement, Other	2,409.42
Total Income	246,854.61
Expense	
Administration	17,450.50
Clubhouse	22,393.58
Community Relations	4,505.55
Grounds	40,006.31
Office	9,478.77
Trash Collection	76,281.78
Personnel Office/Pool	63,997.62
Pool	19,356.22
Total Operating Expense	253,470.33
Net Operating Income/Expense	-6,615.72
Other Expense	
Special Projects <i>(stormwater, website, bench, backstop)</i>	24,045.17
Net Income/Expense	-30,660.89



Volunteers carry out 90% of the humanitarian work of the Red Cross.

Our vital work is only possible because of people like you.

Whether helping one displaced family or thousands, providing care and comfort to an ill or injured service member or veteran, or teaching others how to respond in emergencies, it's through the efforts of ordinary people that we can do extraordinary things.

For more information about becoming a Red Cross volunteer you may visit

<http://www.redcross.org/volunteer/become-a-volunteer#step1>

Sitter List



PLEASE SEE IN PAPER VERSION

Dog Sitter List



PLEASE SEE IN PAPER VERSION

Snow Removal List

PLEASE SEE IN PAPER VERSION

TO VIEW UP TO DATE CALENDAR INFORMATION PLEASE VISIT OUR WEBSITE AT WWW.WCSHA.ORG

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GO PARK HILL!



Please call to schedule your free estimate!

Community Suggestions and Concerns

Walnut Creek South Homes Association

Please provide any comments or suggestions you would like to share with the Board of Directors:

(optional) Name: _____

Phone: _____

Email: _____

Community Involvement

Walnut Creek South Homes Association

_____ I am interested in working with the Board of Directors on planning & executing projects relating to the following areas:

Social _____

Grounds _____

Clubhouse _____

Finances _____

Pools _____

Administration _____

_____ I am interested in helping with Homes Association activities in the following areas:

Kids Activities _____

Landscaping Beds _____

Communications _____

Pool Events _____

Garage Sales _____

Senior Activities _____

Grounds Projects _____

Social Events _____

Restrictions _____

Cleanup Days _____

Office Activities _____

Playgrounds _____

Name: _____

Contact Phone: _____

Address: _____

Email: _____

If interested, please complete and return to the office ... or ... send to office@wcscha.org

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



DATED MATERIAL

RETURN SERVICE REQUESTED

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

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