

# News and Views

NOVEMBER/DECEMBER 2017

PUBLICATION 439

## ***Homes Association Annual Member Meeting***

At 8:00 pm on November 9, 2017, Walnut Creek South Homes Association Members will convene for our Annual Meeting at the Clubhouse. This meeting was established by the originating documents of the Homes Association for the purpose of reviewing activities for the year and electing three (3) Board Members to serve on the Association Board of Directors for three (3) year terms.

### **Who Should Attend?**

All Members of the Homes Association should attend our Annual Meeting to be aware of activities and challenges of the Association. To participate in the Board Member election process, the member home must be current in their dues account (including all service fees) by the end of the business (12:30 pm) on the day of the Annual Meeting (November 9, 2017).

### **Why is it Important for You to Attend?**

Often members who are generally happy with the status of the Homes Association are less likely to attend a Community Meeting, let alone an Annual Member Meeting. They just are not as motivated to make the effort and take the time to come to the clubhouse.

Whether you are satisfied or not satisfied with the status of the Homes Association, it is important to attend and contribute your thoughts and vote for one third of the Association's 2018 Board of Directors. Sometimes Members with special agendas can dramatically affect the outcome of the Board Election when attendance is low at the Annual Meeting. Please attend and let your voice be heard.

### **How does the Meeting and Election Process Work?**

In order to participate in the election process, our originating documents provide that each Member Home is entitled to one (1) vote during the Board Member Election – this means each member household will be allowed to cast one vote of each of the three (3) Board Member nominees they feel would best serve the interests of the Association for the next three years. Members who are not current in their dues account may attend the meeting but will not be allowed to participate in the election process.

The Annual Meeting will start at 8:00 pm. Upon arrival, each Member will be asked to provide identification and their dues account balance will be checked before ballots are provided. Members will be asked to hold these ballots until the voting process begins.

The Board will provide an overview of 2017 Association activities – operationally and financially. Members will be provided an opportunity to express concerns, ideas, or thoughts about the status of the Homes Association.

At the time of election, nominations for Board Members will be opened to Members in attendance. Once nominations have been made, each of the nominees will be asked to share about themselves and their interests in becoming a Board Member. At the end of these introductions, Members will be allowed to ask nominees about their interest and abilities to work as a Board Member. Members in attendance with an election ballot will then choose three of the nominees and record their

## **Board of Directors**

### PRESIDENT

Ken Emerson 587-5495  
*Clubhouse, Pool,*

### VICE PRESIDENT

Alex Hodges 741-3816  
*Administration, Grounds*

### SECRETARY

Mike Howell 200-1088  
*Grounds, Administration*

### TREASURER

Joe Blount 529-5107  
*Finance, Pool*

Gary Droege 807-1490  
*Com. Relations, Pool*

Scott Eiken 746-1891  
*Clubhouse, Grounds*

Ken Finke 587-2504  
*Finance, Administration*

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

Siobhann Williams 506-5506  
*Finance, Com. Relations*

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## ***Homes Association Annual Member Meeting Continued***

names on the election ballot provided. Ballots will then be collected and counted by an impartial group in a private setting. Once counting is completed and verified, the three Board Member nominees who received the highest number of votes will be announced. In the event of a tie, Members will use the tie breaker ballot to determine the final result.

Board Members elected during the Member Annual Meeting will start their three year terms in January of 2018.

### **What are some of the Characteristics of an Effective Board Member?**

Being an effective Board Member means much more than attending a meeting once a month. Each Board Member serves on two (2) Board Committees. These committees meet periodically to work on projects within their span of control. In addition, Board Members help out other committees on projects that require more

'person power'.

Here are some things to look for in an effective Board Member:

- Actively Involved and Takes Initiative.
- Concerned about and interested in the overall interests of the community.
- Communicates his/her opinions openly in Board discussion.
- Responsive to contacts from the Association office or other Board Members.
- Honest and ethical in their activities.

Please come out and participate in our Annual Meeting and Election on November 9 – whether you have issues with the direction of the Homes Association ... or ... if you are generally happy with the direction of the Homes Association. Please make your voice and vote heard !!

## ***Huge Thank You's to Community Volunteers & Helpers***

In any community the size of Walnut Creek, support of amenities and offerings of activities greatly depend on neighborhood helpers. As we move to closing out 2017, some huge thank you's are greatly deserved by these volunteers and people who make our community a better place to live!

Volunteers help in many different ways – some work with committees assisting with planning and projects, others pitch in and help with specific activities, and there are helpers (often unnamed) who simply do things to contribute to the neighborhood.

In 2017 we initiated a Social Committee to help with the planning and execution of events and activities for community. Heather Harris, Jamie Fender, Christina Jacobs, Laurie Troppito, and Karen Powell have actively worked with Phil Latessa and Community Relations on organizing and putting on social events for Walnut Creek including the Easter Hunt, Summer Movie Nights, and the Halloween / Fall Festival. Rumor has it they are looking at some new ideas for 2018. Thank you very much for your contributions.

Kelly Cortez and Kelley Stauch have worked with the Grounds Committee helping with ideas, comments, and research on upcoming improvement projects. Having community involvement with our Association Committees is a tremendous resource. Thank you Kelly and Kelley.

Most of our Association events benefit greatly from community volunteers who jump in and help make things happen. Carol Arnold, Carol Franklin, and Mary & Gary Droege regularly assist with activities such as Pool Cookouts and Cleanup Days. Other volunteers also step up to make Cleanup Days successful. This fall Ken Emerson, Alex Hodges, Mike Howell and Phil Latessa put on

gloves to help. C.J. Canzoneri, Carl Conant, Dalton Hodges, Adam Lindburg, Cody Roberts and Ethan Sickman worked to make the Fall Cleanup another beneficial activity for our neighborhood.

Our Park Area and Ball Fields are in great condition with the help of Jay McMinn and Jim Hunt. Jay McMinn has been a major organizer of help and sponsorship to get the Ball Fields in the best condition they have been in for a number of years. Jim Hunt has volunteered his time and equipment on numerous occasions to maintain and repair portions of the Park Area. Dain Harris has assisted Jim with some of the repair projects.

Often, Members that utilize our amenities, walk our streets and trails, bring their children to our playgrounds often pickup trash left by others or see something they can do to improve our neighborhood. All these efforts deserve a huge thank you!

This last thank you will be a challenge to get into the newsletter ... but ... this person deserves a Huge Thank You and Expression of Appreciation for all that she does for Walnut Creek.. Sherri Smith, our Office Manager, has worked for Walnut Creek for many years and, hopefully, for many more years. She has a deep understanding of our community history, challenges, and the mechanics of administering our Homes Association. Sherri is a valued resource to the Board of Directors ... she is a dedicated asset to members and residents who need information, who want to use facilities, and who have challenges and are not sure who to contact for help. Sherri continually helps above and beyond the scope of her job responsibilities. Sherri ... on behalf of the Board of Directors and the entire Walnut Creek Homes Association, thank you for everything you do to make our community a better place to live!

## Community Highlights

**New Homeowner in our Neighborhood?** Please contact the Association Office to receive a new homeowner packet containing information about our community and homes association.

**Member Annual Meeting** and Election of Board Members: You should have received your annual meeting notice and 2018 dues assessment notice in the mail already. If not, please contact the office. Each year in November the homes association members convene for our annual meeting which includes a review of the year and election of three Board Members to serve three year terms starting in January, 2018. All members are invited to attend ... but ... to receive a ballot for the election, members must be current in their dues account through November by the end of business day (12:30pm) on November 9. Each member home is allowed one vote. Please see the Annual Meeting article in this newsletter for more information.

**Walnut Creek makes the News:** Unfortunately for the wrong reasons! The Solar Eclipse Day major storm resulted in flooding along Walnut Creek and Rush Creek in our neighborhood. Helicopters and news teams covered the event! Please take time to read the 'Flooding' article in this month's newsletter!

**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](http://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](mailto:office@wcscha.org). Initially, email is our communication method with a planned later addition of text notifications.

**The Labor Pool Cookout** was held on Sunday afternoon. A number of people turned out for the event and enjoyed the food. Thank you pool staff, community members, and board members for your work in making the cookout another success!

**Fall Cleanup Day:** Four large Deffenbaugh dumpsters, a huge trailer full of metal recycling materials, and a load of wood chips later and another successful cleanup day was complete. Thank you to everyone who contributed time, effort, and trash!

**Kids Halloween Party:** The Kids Halloween Party is scheduled for October 22nd at the clubhouse between 2:00 and 4:00 pm. Dress up for the occasion, come out, and enjoy the activities! Weather permitting – there will be a petting zoo!

**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!

**Christmas Already ??** : The holiday just seems to come quicker every year. Walnut Creek celebrates the season with a Christmas Lighting contest and a Christmas Party for the children – usually with a special visitor! See the Upcoming Events in this newsletter for more information.

**For Proper Snow Removal** please do not leave vehicles parked in the street.

**Trash pickup** regularly scheduled for Friday, November 24th will be rescheduled to Saturday, November 25th and regularly scheduled for Friday December 29th will be rescheduled to Saturday December 30th due to the Holidays.

**Pay Membership Dues Online** through our new addition to the WCSHA website ([www.wcscha.org](http://www.wcscha.org)). You are now able to use a credit or debit card to pay association membership 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.

**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](http://WCSHA.org) under Area Resources.

**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!

**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.

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!

## ***Neighborhood Flooding in the News***

Our Solar Eclipse Monday celebration was cut short by a strong rainfall event that resulted in flooding of Walnut Creek and some of its surrounding properties as well as the Park Area. News teams and helicopters covered the event and provided news reporting and video of Walnut Creek and the National.

Community members Rebecca Way and Heather Harris attended the September Board Meeting and expressed concerns about the more frequent flooding near the Walnut Creek Bridge. One of the suggestions was to communicate with the community regarding 'what to do' and 'what not to do' during these situations – a great idea!

**First .... What are some of the factors that have been contributing to the increased frequency of flooding along Walnut Creek, Rush Creek, and the Park Area?**  
Very briefly, here are some of the contributing issues:

Walnut Creek Watershed size and lack of storm water detention throughout the watershed to help delay and control the flow of water to the 'bottom' of the watershed.

Rain events in the past couple of years have been more concentrated with a higher volume of rain falling within a shorter period of time resulting in a much higher concentration of storm water to be handled by watershed creeks and waterways.

Almost 70% of storm water runoff from the Homes Association ends up in Walnut Creek south of the bridge. In a major rain event, this is a significant addition of water being added to an undersized waterway. A look at the overall area topography and runoff directions will help one understand why a 'creek' that is already at flood stage will be in trouble once it gets to the bridge.

Lack of Phase 2 after the construction of the new Walnut Creek Bridge has also contributed to the flooding. The original plan after Bridge construction was to extend the expansion of the creek through Walnut Creek including the probable elimination of the old lake spillway that has a tube structure that restricts water flows.

**Second .... What can you do if you see flooding occurring near you?**

Contact the Platte County Sheriff Department's non-

emergency dispatch at (816) 858-3521 to report road flooding. The Parkville Special Road District will require you to leave a message and by the time received, the flooding issue may be over.

**Do not drive or walk through road covered flood waters.** Your vehicle may not be capable of handling the water and you will likely end up with a major expense.

**Keep children away from the flooded areas.** They have a tendency to want to get into the water but water flows may cause them to lose footing and risk drowning. Also, flood waters are known to carry toxins and bacteria that can cause serious medical issues. Whether your child or someone else's child, please tell them to stay away from flood waters along the creeks or in the park area.

**If you are in your car at a closed road or bridge during a flooding event, please move your car to another area** so your vehicle will not create an access problem for emergency response vehicles.

**In the event of an emergency (fire or medical), contact 911.** Fire trucks that respond to both fire and medical emergencies can navigate through many flooding events according to the Southern Platte County Fire Department. Other medical emergency response options may be available including Life Flight. It is critically important to make the 911 call.

**Lastly ...** The Parkville Special Road District has been responsive in removing storm debris from the park area spillway to reduce blockage of storm water moving down Walnut Creek. This does help reduce flooding impact by keeping water channels as open as possible.

Unfortunately, there may not be an absolute 'fix the problem' solution for those living along our creek areas. But, the Homes Association will continue to work with Platte County and the Parkville Special Road District to look for ways to reduce creek flooding.

**Voices from our community and expressions of concern to our elected officials will help further the cause !**

## ***Just a Note to Readers of the 'Being a Good Neighbor'***

The last installment of the 'Being a Good Neighbor' article will appear in the January / February newsletter. Have a wonderful Thanksgiving, Christmas, and New Year holiday season. As always ... Your feedback and ideas for Being a Good Neighbor are

invited – Just email [office@wsha.org](mailto:office@wsha.org) and put "Attention Mike Howell" in the subject line ... or ... put your thoughts on paper and drop them in the Association Office drop box to the right of the clubhouse door.



## ***Association September Meeting Highlights***

The September Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, September 14, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Scott Eiken, Ken Emerson, Alex Hodges, Mike Howell, Phil Latessa and Siobhann Williams. Board Member Ken Finke was unable to attend.

Ken Emerson welcomed all guests and introduced Gary Droege who will be completing Joe Bichler's term as a Board Member.

The Swim Team provided an update on the 2017 season. With a total membership of 133 swimmers, the team is a very young team with the largest group of members in the 8 & under age range. 62 of the swimmers were residents this year as opposed to 44 last year showing a good increase in neighborhood participation. In addition, close to half of the resident swimmers who joined the team in 2015 and 2016 have stayed with the team. The team is looking forward to continued progress in 2018.

Community Member Becky Way presented concerns to the Board about flooding at the bridge across Walnut Creek during August including not only damage to property but the danger to residents from exposure to the flood waters. She observed children and adults in the water being exposed to hazards from flood water contact. Becky wanted to clarify who is the responsible party for closing the bridge and providing for safety around the flooding area. Other residents in attendance expressed concerns and discussed approaches to managing the problems resulting from the flooding. The Association will include an article in the next newsletter discussing the flooding and dangers of exposure to the flood water.

The Board approved minutes for the August Monthly Board Meeting with one modification.

### **Old Business:**

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

The Finance Committee reported they are comparing the 2016 tax return data with data from our financials and will be reviewing with the Association's Accountant before filing of the 2016 tax returns.

Mike Howell reporting progress on looking into storm water runoff issues from the Association's clubhouse property to our western neighbor's on Heritage Hill Drive.

Topography of the tennis court and western property border has been surveyed and utilities have been located and marked. At the request of one of the neighbors, Hobie Crane, Platte County

Engineer, met concerned parties at the site and made suggestions on approaching the issues. Next steps will include talking with other knowledgeable individuals and creating a list of engineering firms who have established experience in addressing storm water issues.

### **New Business:**

Ken Emerson discussed operational budget preparation and the Annual Meeting. Committees have been asked to turn in their 2018 operational budget requests to the Finance Committee by the end of September. The Finance Committee will review the request and assemble them into a budget draft to be reviewed by the Board at a special meeting scheduled for October 26. The Board will review the Annual Meeting and assessment reporting during the October Board Meeting.

Sherri Smith will provide Committee Leads with year to date financial reports for each committee for use in preparing the 2018 operational budget.

### **Committee Reports:**

**Administration** – Gary Droege has agreed to finish Joe Bichler's term. The Association's main insurance policies are up for renewal as of October 1 and discussions are occurring with the broker on coverages and costs.

**Clubhouse** – The door to the furnace room is being replaced with a fully louvered door to provide better ventilation to the furnaces. Reminders were provided on Sunday clubhouse walkthrough procedures and schedules.

**Community Relations** – The Committee is considering not rescheduling the Fall event at the park area and combining some of the planned activities for a bigger Halloween event.

Preparations for Garage Sales and Cleanup weekends are being completed.

**Finance** – Board Committees should be preparing for the 2018 Operational Budget preparation to occur in October.

**Grounds** – Flooding impacts in the park area are being repaired / cleaned up. Clubhouse grounds damaged during the Spring LED conversion will be repaired this fall. Grounds is also looking at other storm water issues around the neighborhood.

**Pools** – The Pool is closed for the season, deck cleared and cleaned, and the pool maintenance supplier will be closing the pool for the year.

The meeting was adjourned without objection.

## ***Association October Meeting Highlights***

The October Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, October 12, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Scott Eiken, Ken Emerson, Alex Hodges, Mike Howell and Siobhann Williams. Board Members Ken Finke and Phil Latessa were unable to attend.

Ken Emerson welcomed all guests.

The Board approved minutes for the September 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 Finance Committee reported the 2016 taxes have been completed and are ready to be signed and submitted. In addition, the 2016 compilation report has been reviewed and approved. The Association's accountant will be providing final copies to the office.

The Finance Committee is also compiling information from Board Committees on requests for the Association's 2018 operational budget. A worksheet is being prepared for review and discussion at a Board work session on Thursday, October 26.

Mike Howell reported progress on looking into storm water runoff issues from the Association's clubhouse property to our western neighbor's on Heritage Hill Drive.

Tom Jacobs, storm water engineer for Lenexa, Kansas and a member of our Association visited the property to become familiar with the storm water concerns and issues. Tom will be meeting with Board Members and affected community members in early November to discuss his thoughts and ideas.

### **New Business:**

The Finance Committee recommended the Association assessment remain the same for 2018. This was unanimously supported by the Board.

Board Members will discuss the agenda for the November Annual Member Meeting in the upcoming Board work session.

Board Members shared thoughts about improving communication within the Board and recognized work needs to be done on improving ways Board Members communicate during and between monthly meetings.

### **Committee Reports:**

**Administration** – The major insurance policies for property & casualty, liability, general liability and worker's compensation have been renewed with minor changes. Sherri Smith, Carol Franklin, and Alex Hodges are making progress on the Office Operations Manual.

**Clubhouse** – The door to the furnace room has been replaced with a fully louvered door to provide better ventilation to the furnaces.

**Community Relations** – Plans are underway for the Fall Festival / Halloween activity to occur on Sunday, October 22nd at the Clubhouse.

**Finance** – Board Committees should be finalizing their requests for the 2018 Operational Budget preparation to occur in October.

**Grounds** – Fall renovation of grounds is occurring and the grass will need to be mowed until winter sets in.

**Pools** – The Pool is closed for the season.

The meeting was adjourned without objection



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## ***Sitter List***

Please see paper copy for this information

## ***Financial Summary as of September 2017***

### **Income**

Dues	273,215.84
Interest, Reimbursement, Other	7,380.06
<b>Total Income</b>	<b>280,595.90</b>

### **Expense**

Administration	18,972.83
Clubhouse	20,753.41
Community Relations	5,694.17
Grounds	39,673.49
Office	8,479.63
Trash Collection	62,576.70
Personnel Office/Pool	66,774.18
Pool	16,677.36
<b>Special Project Expense</b>	
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
<b>Total Expense</b>	<b>282,852.96</b>
<b>Net Income/Expense</b>	<b>(2,257.06)</b>

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](mailto:office@wcscha.org) or (816)587-8289. You may also submit your questions to the Committee in writing.

TO VIEW THE FACILITY  
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PLEASE VISIT OUR  
WEBSITE AT  
[WWW.WCSHA.ORG](http://WWW.WCSHA.ORG)

## ***Upcoming Activities***

### **Community Meeting**

November 9, 2017 Starting at 7:00 pm Walnut Creek Clubhouse

### **Community Annual Meeting**

November 9, 2017 Starting at 8:00 pm Walnut Creek Clubhouse

### **Kids Christmas Party**

December 17, 2017 2:00 to 4:00 pm Walnut Creek Clubhouse

Activities and refreshments for the kids! Santa will be visiting to hear all the girls and boys Christmas wishes.

### **Christmas Lighting Contest**

Dec 17, 2017 6:00pm to 8:00pm

Have your lights on to participate in the contest.

### **Christmas Tree Disposal**

January 6 & 7, 2018

Southwest corner of the Clubhouse parking lot

Please: No ornaments, tinsel, plastic, tree bags, or trash.

## ***Holiday Office Hours***

Due to the holiday the office will be closed  
November 23rd.

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



# News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK

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WALNUT CREEK

SOUTH HOMES ASSOCIATION

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