

NEWS AND VIEWS

NOVEMBER / DECEMBER 2018

PUBLICATION 445

Homes Association Annual Member Meeting

At 8:00 pm on November 8, 2018, 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) 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 8, 2018).

Why is it Important for You to Attend?

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 2019 Board of Directors.

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 are just not as motivated to make the effort and take the time to come to the clubhouse.

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

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Board of Directors

PRESIDENT

Ken Emerson 587-5495
Pool, Clubhouse

SECRETARY

Mike Howell 200-1088
Grounds, Administration

TREASURER

Joe Blount 529-5107
Community Rel, Pool

Gary Droege 807-1490
Clubhouse, Community Rel

Scott Eiken 746-1891
Grounds, Finance

Halley Freeman 516-7974
Clubhouse, Community Rel

Jacqueline Maiseroulle 665-4023
Finance, Administration

Tyler Unsell 863-0377
Community Rel, Pool

Siobhann Williams 506-5506
Finance, Administration



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Homes Association Annual Member Meeting continued

One(1) vote during the Board Member Election – this means each member household will be allowed to cast one (1) vote for 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 2018 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 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 2019.

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.
- Willing to work on committees and projects that might not be their first priority.
- 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 8 – 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 !!

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.

Kids Back to School – Slow Down! School is back in session and kids are at bus stops in the morning and afternoon. Please ... Please ... Please ... Use extra caution while driving our neighborhood streets and watch for our children!

Speaking of our Kids ... Please make sure and know where your children are playing or visiting. With the changing of seasons and more hours of 'darkness', children may be at greater risk from people with malicious intention. It is so totally sad that all communities have to be vigilant of people with deviant behavior that might cause a tragic incident.

Let's all be very aware of the children in our neighborhood. If you observe an interaction between an adult and child that might be inappropriate, please take the initiative to intercede and make sure everything is alright!

Christmas is Around the Corner! Walnut Creek celebrates the season with a Christmas Party for our children (usually with a special visitor) and a Lighting Contest. Please see the Upcoming Events section of this newsletter for more information.

For Proper Snow Removal please do not leave vehicles parked in the street during times when snow is highly predicted.

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.

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 some services, scholarships for continuing education, etc. Contact information is available at WCSHA.org under Area Resources.

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.

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.

Trash Pickups Rescheduled: Due to the Thanksgiving, Christmas and New Years Holidays, November 23rd, December 28th and January 4th trash pickup will be delayed by one day.

Fall Yard Cleanup Tips

Leaves are beginning to fall from our trees and that yearly process of dealing with leaf cleanup is starting again! Here are some tips:

Mulching: Mulching is 100% beneficial for the lawn. Mulched leaves are decomposed by earthworms and microorganisms and turned into plant-usable organic matter. Mulched leaves are better for the greater community, too, because they stay on site and out of landfills. Do not mulch to the point where the leaves cover and smother the grass. The grass blades should be vertical and visible through the layer of mulched leaves. In certain areas, it may help to spread the mulch around from thick spots to areas with thinner mulch distribution.

If there is an overwhelming abundance of leaves, use some in flower beds, gardens, or a compost pile. The lawn is only one area that can benefit from mulched leaf material. The overall goal should be to avoid raking, leaf blowing, collecting, handling, and disposing of leaves off-site.

September Community Meeting News

The September Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, September 13, 2018, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Scott Eiken, Ken Emerson, Halley Freeman, Mike Howell, Sibhann Williams and Tyler Unsell. Board Member Jacqui Maiserouille was unable to attend.

Ken Emerson welcomed all guests.

The Board approved minutes for the August monthly Board Meeting with minor changes.

Burning of Leaves: Open burning without a SPFPD permit is not permitted. Use of a fire pit or burn container has generally been allowed providing the fire is controlled. Check with the Southern Platte Fire Protection District (816.741.2900) before burning.

Raking & Bagging: If you are determined to rake and bag your leaves, use quality paper yard waste bags that will not decompose on you before you can have them removed from your property. Moving bags where the bottoms break out and leaves go everywhere is not fun!

Leaf Disposal: Compost Connection (816.761.8300) provides yard waste pickup in our area. Members must contact them directly and contract for their own pickup.

Please Do Not Blow Your Leaves into the Street This just passes your problem off on someone else – either in their yard or the storm water system.

Tyler Unsell requested the topic of possible soccer field grants be added to new business.

Old Business:

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

Mike Howell reported the Tennis Court Drainage Issue is still being investigated.

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Ken Emerson reported the Clubhouse Storm Water Inlet Repair and Improvement is planning to commence in late October or early November. Mike Howell reported the Burlington Group bank reinforcement project is expected to start in late October.

Mike Howell reported a Court Date has been set for those responsible for trespassing and damaging the pool area with fireworks and he is planning to attend the court session.

New Business:

The Swim Team Officers presented the 2018 swim team results. The percentage of Walnut Creek swimmers on the team fell to around 35% in 2018 from around 45% in 2017. Of the 124 swimmers on the team this year, 107 participated in a 2018 swim meet. 56 swimmers qualified for the 2018 Conference compared to 47 in 2017. Based on the Association swim team subsidies and the non-resident fees owed to the Association, the Association ended up with a \$30 difference to the swim team.

The Administration Committee reminded Board Members the Annual Association Member Meeting will be on November 8 and suggested work on the 2019 Budget and specific plans for the Annual Meeting need to begin.

Tyler Unsell reported he is aware of possible soccer grants for entities working to create or improve soccer field offerings. The Board discussed the possibilities of a soccer area. Siobhann Williams moved that Tyler continue to investigate opportu-

nities for financial assistance and received Board approval.

Committee Reports:

Administration – Renewals of the Association's Commercial Property and Liability insurance policies are due in early October and the Administration Committee is working with our insurance broker to determine renewal costs.

Clubhouse – Gary Droege advised the Board of issues with cleanliness and mold & mildew in the Pool Room and Pool Bathrooms. Efforts are being made to remediate the problem.

Community Relations – The Community Relations and Social Committees are working on upcoming events including the Fall Festival and Kids Halloween Party.

Finance – Finance is working on our budget and budget planning process in preparation for 2019 budget discussions. The Board agreed to a Special Board Meeting on Thursday, November 1, at 7:00 pm to finalize the 2019 Association budget.

Grounds – Cleanup Day went very well. Plans are being finalized for the fall turf and landscaping renovations based on a hot and dry summer.

Pools – Pools are closed for the 2018 season. Ken Emerson is working with our maintenance provider on need for some repairs prior to the 2019 season.

The meeting was adjourned without objection

ASSOCIATION COMMUNITY MEETINGS ARE HELD THE SECOND THURSDAY OF EACH MONTH
AT 7:00 P.M. IN THE CLUBHOUSE

October Community Meeting News

The October Community Meeting was called to order by Joe Blount, Board Treasurer, at 7:00 pm on Thursday, October 11, 2018, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Scott Eiken, Mike Howell, and Tyler Unsell. Board Members Ken Emerson, Halley Freeman, Jacqui Maiserouille, and Siobhann Williams were unable to attend.

Joe Blount welcomed all guests.

The Board approved minutes for the September monthly Board Meeting.

Scott Eiken requested problems with the Raintree & Crooked Road Entrance and sexual predators in the neighborhood be added to New Business.

Old Business:

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

Mike Howell reported the Tennis Court Drainage Issue is still being investigated and until funds are available from a budget standpoint to execute a solution, it is not being given a high priority.

Mike Howell reported the Clubhouse Storm Water Inlet Repair and Improvement is planned to commence in late October or early November. Mike Howell reported the Burlington Group bank reinforcement project is expected to start in late October.

Mike Howell reported he had attended the initial court date for those accused of the July 4th trespassing and pool damage. All three cases were continued and new court dates established.

Tyler Unsell reported he had completed information for potential grant opportunities for help with soccer field development and will inform the

Board on results from his initial inquiry.

New Business:

Joe Blount will work with the Swim Team on putting together the 2019 Swim Team / WCSHA agreement. The Board expressed support of continuing the subsidy program under the 2018 guidelines. Mike Howell will be talking with the Swim Team regarding some insurance issues that arose in our recent renewal of liability and general liability policies.

The Board discussed the upcoming Annual Meeting and agreed on a format and agenda for operation & financial reporting and the election process.

The Administration Committee provided deadlines for the upcoming November / December Newsletter and asked Members & Committees to provide any input on inclusions in the Newsletter at their earliest convenience.

Mike Howell reviewed with the Board the draft of the 2019 Operational & Capital Budget provided in their meeting information packets and discussed the change in budgeting concept the Finance Committee is endeavoring to complete.

The change includes scaling down the Operational Budget to only include expenses that will maintain the existing operation of the homes association – maintenance of assets, utilities, insurance, services, etc. Other allowances for periodic equipment replacement, improvements, and other expenses that do not occur annually would move into a Capital Expense portion of the budget.

Capital Budget Expense requests may be pre-approved for the upcoming annual budget. Example: the Pool Committee may request a capital budget request for replacement of pumps or other equipment critical to maintaining ongoing pool

October Community Meeting News

operations. Pre-approving these funds allow the committee to execute repairs without calling a special Board Meeting to obtain expenditure approval

Other budget requests for improvements or major repairs (special projects) will be considered by the Board on a merit basis subject to funds available and, if approved, will be included in the Capital Expense portion of the budget.

Each Committee is asked to review the draft of their budget area and provide feedback. The Board previously scheduled a special meeting on November 1, 2018 to work on the 2019 budget.

Mike Howell asked committees to review ideas and priorities for any Capital Project Requests (special projects requests) for 2019 for the November 1 budget meeting.

Scott Eiken observed a school bus turning into Walnut Creek Drive from Raintree Drive and going over the curb and into the corner landscaping bed where we have been experiencing problems. Scott will contact First Student regarding the observation and the grounds committee will review options for the landscaping bed.

Scott Eiken expressed concern about (1) residents with a sexual predator history in the neighborhood and (2) people coming into the neighborhood who might present a threat to children in our community. The Board recognized his concerns as valid but our options are limited in being able to control people who traverse through our

community. Scott was encouraged to continue to address his concerns with the Sheriff's Department and decided to include information in our upcoming newsletter encouraging parents and community members to be very observant of any unusual activities concerning children.

Committee Reports:

Administration – The Association Property and Liability insurance policies have been renewed.

Clubhouse – Gary Droege discussed some of the updates to Clubhouse equipment and systems he is looking into.

Community Relations – The Community Relations and Social Committees are working on the Kids' Halloween Party and the upcoming Christmas Party.

Finance – The Committee will work with committees on suggestions for modification or the draft 2019 budget in preparation for the November 1 special board meeting.

Grounds – Plans are underway with vendors for the fall turf and landscaping renovations based on a hot and dry summer.

Pools – The pool committee is working with our pool maintenance company on scheduling of some repairs prior to the 2019 pool season.

The meeting was adjourned without objection

Holiday Office Hours

Due to the holidays the office will be closed Thanksgiving Day, Christmas Day and New Years Day.

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

Financial Summary as of September 30, 2018

Income	
Dues	277,344.10
Interest, Reimbursement, Other	5,913.63
Total Income	283,257.73
Expense	
Administration	20,504.43
Clubhouse	27,992.49
Community Relations	1,928.30
Grounds	34,145.48
Office	11,487.88
Trash Collection	70,955.37
Personnel Office/Pool	74,888.31
Pool	14,748.92
Special Project Expense	(3,000.00)
Total Expense	253,651.18
Net Income/Expense	29,606.55

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.

Upcoming Activities (Mark Your Calendars)

Monthly Community Meeting

Nov 8, 2018 Starting at 7:00 pm Walnut Creek Clubhouse

Annual Member Meeting

Nov 8, 2018 Starting at 8:00 pm Walnut Creek Clubhouse

All Property Owners are invited to attend this annual meeting to hear about operation and financial status of the Association and to elect three (3) Members to serve for three (3) year terms on the Homes Association Board of Directors. Please refer to the article in this newsletter for more information.

Monthly Community Meeting

Dec 13, 2018 Starting at 7:00 pm Walnut Creek Clubhouse

Kids Christmas Party

Dec 16, 2018 2:00 pm to 4:00 pm Walnut Creek Clubhouse

Activities and refreshments for the kids! Santa will be making a special visit to hear all of the girls' and boys' Christmas wishes.

Christmas Lighting Contest

Dec 16, 2018 6:00 pm to 8:00 pm All through the Community

Turn on your lights and show off your Christmas decorations. There will be prizes for the most creative and spectacular displays.

Christmas Tree Disposal

Jan 5 & 6, 2019 Clubhouse Parking Lot

Live trees minus ornaments, tinsel, plastic, tree bags or other items may be left in the southwest corner of the parking lot for disposal.

Keeping Your Pets Safe

The Association office has been getting more calls regarding ‘dogs off leash’ in the neighborhood. Admittedly, when travelling around the community, the dogs I see walking their people are on a leash and the dogs I see in yards appear to be contained. My best guess is some owners are letting their dogs run loose for short periods during the day or evening. This is not safe for your dogs!

Platte County has Government Ordinances concerning control of dogs in our type of neighborhood (urban service areas) as follows:

Section 205.040 Animal Care

3. Confinement and control of dogs in urban service areas. It shall be unlawful for any dog to be unconfined or unrestrained or for any person who owns or possesses a dog to permit such dog to be within an urban service area unconfined or unrestrained, unless such dog is:

- a. On real estate owned or lawfully possessed by such owner or possessor, or
- b. In a motor vehicle driven or parked upon a public road, or
- c. Engaged with its owner or possessor in hunting or training, or
- d. Under the immediate control of its owner or possessor by means of a leash.

6. Identification of dogs. It shall be the responsibility of the owner or possessor of any dog, or any cat owned or possessed in an urban service area, to put around the neck of the animal a collar to which shall be attached a tag identifying the owner or possessor as well as proof of current rabies vaccination. Other forms of identification are permitted provided the identifying information is apparent and readable.

The Platte County Sheriff’s Department is responsible for enforcement of the ordinances. Violators of the Animal Care Ordinance can be subject to penalties in two ways: (1) having to pay a fine for being cited for violation of the ordinance, and (2) having to pay the outsourced animal shelter facility for housing of their pet – the County does not have an animal control facility and contracts this service to an outside organization.

Deputy Dylan No Heart, Platte County Sheriff’s Department animal control officer, can be reached regarding complaints and additional information at (816) 858-3521. If you have problems with unrestrained dogs, please contact Deputy No Heart for assistance.

Walnut Creek Communications

The Association has numerous vessels used for communication with the homeowners. This newsletter is the main type of communication. If you lose your issue, you may find an archive within our webpage at www.wcsha.org.

You may also sign up for Email Alerts & Reminders on important information and activities. 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.

Events are also posted by signage at the entrances and on our Official Facebook Page at www.facebook.com/wcsha/.

News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK RESIDENTS

Office Hours:

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

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(816) 587-8289

E-Mail:

office@wcscha.org

Website:

www.wcscha.org.

Facebook

www.facebook.com/wcscha/

Administrator:

Sherri Smith



PRESORTED STANDARD
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RETURN SERVICE REQUESTED
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Walnut Creek South Homes Assoc.
P.O. Box 12252 - 5502 NW Clubhouse Cove
Parkville, MO 64152