

News and Views

SEPTEMBER / OCTOBER 2016

PUBLICATION 432

Swim Team 2016

The Walnut Creek Swim Team had a fabulous 2016 summer season! We want to thank everyone for making the season such a success.



Thank you to Walnut Creek South Homeowners Association, the pool committee and staff for making this safe and healthy opportunity available to our youth.

We were very happy to see several new faces join us this year. It was a season filled with fun and excitement as many new swimmers swam the full length of the pool for the first time and others participated in their first meet ever!

Almost half of the team qualified for the Conference Championship Meet and we received the Conference Sportsmanship award. We are proud of our team which is made up of many young participants. We are looking forward to seeing the team continue to develop as the young athletes grow as individuals.

Thank you again for your support! Farewell until next summer when we see you at the pool!

BOARD OF DIRECTORS

PRESIDENT

Ken Emerson 587-5495
Finance, Grounds

VICE PRESIDENT

Joe Blount 529-5107
Administration, Pools

SECRETARY

Carol Arnold 321-1525
Com. Relations, Clubhouse

TREASURER

Joe Bichler 505-3359
Pool, Clubhouse

Ken Finke 587-2504
Clubhouse, Finance

Alex Hodges 741-3816
Administration

Mike Howell 200-1088
Grounds, Administration

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

Bernice Mots 741-7616
Clubhouse, Com. Relations

End of Pool Season

The Board would like to thank the following lifeguards for their dedicated service this summer, keeping our pool safe clean and secure for all.

Noelle Alviz-Gransee
Shelby Arrieta
Christopher Canzoneri
Shelby Franklin
Vance Johnson
Matthew Kissinger
Alexei Milburn
Benjamin Milburn

Jonathan Morris
Joshua Morris
Kyndal Reents
Cody Roberts
Johnathan Roberts
Julia Stephens
Ryan Wissman

Special thanks to
Managers:

Allison Franklin
Janette Hale

Assistant Managers:
Sean Kennedy
Erin Kiel

Thanks to our homeowners for making 2016 a great pool season.

Please feel free to let us know your thoughts and suggestions so we can better the pool services for the next season.

Board of Directors

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Neighborhood Garage Sale

GET READY We will be placing ads in the area newspapers and on the internet to bring in traffic for a successful garage sale! The neighborhood garage sale is set for

**Saturday, September 17th
8:00 a.m. til ?**

Preview for the neighbors will be

Friday, September 16th
from 6:00 p.m. till 8:00 p.m.



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

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

Fall Clean-up

Fall Clean-up Day is scheduled for Saturday, September 24th from 8:30 am to 12:30 pm at the clubhouse parking lot. Past Clean-up Days have proven successful as residents remain patient, lining up and waiting their turn. Please bring along a teenager or neighbor to help you unload. This keeps the line moving for everyone's benefit. Board members and volunteers will be available to direct traffic, organize materials, and check proof of residence in Walnut Creek.

Please expect to be asked to see your drivers license for proof of residence.

Dumpsters ... will be available in the clubhouse parking lot, right side. They will be supervised. Members are encouraged to use the dumpsters with the following guidelines:

- No toxic chemicals such as solvents, gas, or oil will be accepted.
- No tires or batteries.
- Large items (swing sets, picnic tables, etc.) must be "broken down".
- For any wood or lumber, **please remove all nails** that might wound our volunteers.

- Use of the dumpsters is "first come, first served". Once the dumpsters are filled, and the event has closed, no one will be allowed to dispose of additional materials overflowing the dumpsters or in the surrounding area.

Chipper..will be available in the clubhouse parking lot accepting

- Loose tree debris and branches less than 6" in diameter,
- No construction lumber,
- No bagged material of any kind.

Landscaping Project --- Volunteers Needed

This fall, the Association will be making landscaping changes to two of our entrances and the front clubhouse beds. Under the guidance of PhillyLily, a local landscaping company. Our goal is to create a cleaner and more colorful look to the existing beds.

Many of the existing grasses will be relocated to new landscaping beds along the pool fence lines where they will provide a better look.

Our landscaping helps 'set the tone' for the neighborhood and we are looking forward to creating a more appealing appearance. If

you enjoy using a shovel and getting your hands dirty with plants, we need your help! Please contact the Association office by phone or email if you are willing to help with this project !! We anticipate the work will be completed by the end of September.

.... *Reminder on Restrictions*

WCSHA Restrictions Prohibit:

Unattached Structures or Outbuildings

Permanent or Regular Parking of:

- Campers including Travel Trailers and RV's
- Boats and / or Boat Trailers

- Non operable Vehicles
 - Commercial Vehicles & Trailers
- Any other equipment that detracts from neighborhood

Any new fence must be approved by our Architecture Committee.

Not all properties in Walnut Creek are subject to

restrictive covenants.

Please check with the Association Office if you are unsure about your property.

More information on WCSHA Restrictions and Platte County

Ordinances is available on our website:
www.WCSHA.org.



PLEASE BE
CONSIDERATE
TO YOUR
NEIGHBORS AND
KEEP YOUR PET
ON A LEASH AND
PICK UP THE
REMAINS!

Sign Up for Email Alerts !! Be Informed !!

Email Alerts are now available for our Walnut Creek neighborhood.

Important Safety Information

Trash Pickup Schedule Changes

Pool Schedule Alerts

Reminders of Community Events

Special Notices of Current Activities

You can receive email notifications on all these news items through the email alert system. Eventually we plan to expand this service to include text notifications.

To Sign Up for this service, please send your email address(es) and mobile phone number(s) to

Office@WCSHA.org or contact our office by phone at (816) 587-8289.

Note: Your information will not be shared with any other organization or individuals. You may 'opt out' at any time. Most importantly ... you will not be inundated with emails !!

Dates To Mark On Your Calendar

September 15
7:00 - 9:00 pm
At the Clubhouse
Town Hall style discussion

September 16
8:00 am - ?
Neighborhood Garage Sale

September 17
3:00 - 5:00 pm
At the Clubhouse
Town Hall style discussion

September 24
8:30 - 12:30 pm
Clubhouse Parking Lot
Fall Clean-up

October 13
7:00 pm
At the Clubhouse
Board Meeting

October 23
2:00 - 4:00
At the Clubhouse
Kid's Halloween Party



Member Dues Increase Consideration

In each of the past 3 or 4 years, the Board has considered the need for a member dues increase to support the ongoing operating expenses and maintenance needs of our community. Each year, the Board elected to postpone an increase.

Based on the trends of increasing operational costs, continued needs to maintain our assets, and the need to sustain Association financial reserves, The Board is strongly considering a dues increase to be effective in 2017.

Although the decision to sustain or raise membership dues rests solely with the Board of Directors, we strongly believe it is our responsibility to communicate with and listen to the concerns and opinions of our members.

The following dates and times are opportunities for you to hear about and discuss the potential dues increase at the clubhouse:

September 8, 7:00 - 8:30 pm

The initial portion of the Board Meeting will be dedicated to providing dues increase information

September 15, 7:00 - 9:00 pm

Town Hall style discussion.

September 17, 3:00 - 5:00 pm

Town Hall style discussion

Facts Relating to Consideration of a Dues Increase

The last Walnut Creek member dues increase occurred fifteen (15) years ago. The past and current Board of Directors have worked hard to manage finances and provide for operating expenses, special project maintenance and improvements, and sustain cash reserves for Association solvency.

Based on the total Association budget for the last five years, 56% of Association revenues are spent on trash pickup (32%) and pool operations (24%). This leaves 44% of revenues available for supporting all of the remaining activities of the Association including grounds, clubhouse, utilities, insurance, accounting, legal, community activities, communications, administration, and all non-recurring maintenance and improvement expenses.

Despite cost control efforts, operating expenses continue to increase – during the past 5 years at a rate of over 2.6% each year. In addition to the ongoing operational expenses, the Association must be financially prepared to provide for periodic large-ticket repair / replacement items (furnaces, air conditioning, pool issues, etc.)

In 2015 and again in 2016, the expenses will exceed the revenues of the Association. These overages are funded through our cash reserves. If the Board does not enact a dues increase for 2017, Association cash reserves will continue to reduce diminishing the Association's ability to maintain and support our assets and activities.

Walnut Creek is a long standing community with great amenities for members and their families. It is extremely important to continue the work and expenditures to properly maintain, improve, or replace these assets as needed.

The Board of Directors is considering a \$10 per month increase for all members effective 2017. Please take advantage of the scheduled opportunities to learn more and communicate your thoughts to our Board.

*Walnut Creek
South Homes Association
Board of Directors*

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

Association July Meeting Highlights

The July meeting of the Walnut Creek South Homes Association was convened at the clubhouse at 7:00 pm on July 14, 2016, by Ken Emerson, Board President. Board members in attendance were Carol Arnold, Joe Bichler, Joe Blount, Ken Emerson, Ken Finke, Mike Howell, Bernice Motts, Alex Hodges, and Phil Latessa.

Member Joe Smith reported that Mark Edward Tredennick, a past resident of Walnut Creek now residing in Austin, Texas, passed away on June 30. Joe also expressed concern about the need for an emergency exit across the old dam for the lower section of Walnut Creek; putting up safety posting in the park area cautioning of rodents and reptiles in the park area after a flooding event; and more transparency on financials including itemizing special projects, listing assets such as CD's and Money Market accounts, and suggested an audit of Association accounting.

Minutes from the June 2016 Board Meeting were approved.

An email list for notification of alerts and reminders is being compiled and

should be available for usage in August.

Storm Water Grant reimbursements from Platte County Storm Water Grant Program are being prepared for Phase One of the Rush Creek Cleanup Project and the completed Raintree Project.

Restriction violations have been greatly reduced and most members are cooperating with the restriction enforcement efforts. The Board approved a motion to suspend membership privileges for members failing to comply with restrictions.

County ordinance violation notifications will begin soon. Those with County Ordinance violations will be notified of the violation and requested to make the needed corrections. If not corrected, the violation will be referred to Platte County for additional action.

At the request of a member, the Board is investigating creation of a 'Little Library' near the clubhouse. Additional information needs to be gathered and someone who is willing to 'manage' the Little Library needs to be identified. Further discussion will occur in the August Board Meeting.

Board committees provided reports and updates on current activities with the following highlights:

Plans to improve the conditions of the ponds near Seminole and Indian Hill are underway with expected start in August. (Grounds)

Plans to revise and improve the plantings at the entrances and clubhouse are being developed. (Grounds)

A review and trending of Association revenue and expenses over the last 5 years expenses is being developed. (Finance)

A community outing in the fall at the park shelter house, playground, and ball field is being discussed. (Community Relations)

The annual Luau and Labor Day Pool functions are being planned. (Pools & Community Relations)

The Community Meeting was adjourned by motion, second, and unanimous approval.

SCHOOL IS BACK
IN SESSION...



PLEASE SLOW
DOWN AND
WATCH FOR
CHILDREN
IN THE STREETS.



Association August Meeting Highlights



VISIT OUR
 WEBSITE AT
 WWW.WCSHA.ORG

The August meeting of the Walnut Creek South Homes Association was convened at the clubhouse at 7:00 pm on August 11, 2016, by Ken Emerson, Board President. Board Members in attendance were Carol Arnold, Joe Bichler, Joe Blount, Ken Emerson, Alex Hodges, Mike Howell, Phil Latessa and Bernice Motts. Not in attendance was Ken Finke. Minutes from the June 2016 Board Meeting and July 2016 Board Meeting were approved.

A representative from the Red Cross presented information on Red Cross activi-

ties and programs to recruit volunteers for various types of Red Cross activities. She agreed to provide information in a format that can be included in our newsletters and website.

Member Joe Smith inquired about restriction violations and the procedure to correct the violations. The pool reduced the hours when school resumed session. He would have liked to have seen the reduced pool hours communicated earlier to the members. Mr. Smith also inquired about the Swim Team Scholarship program that the Association offered to first year resident swimmers.

Swim Team Representatives Stephanie Wickerham and Mary Wissman gave a summary of the 2016 Team season. Mr. Smith offered his past experience to help the Swim Team. The team grew to from 92 members in 2015 to 113 members in 2016. Most importantly, Walnut Creek member swimmers grew from 30 swimmers in 2015 to 42 swimmers in 2016. The overall ratio of resident swimmers to non-resident swimmers grew from 33% (2015) to 39% (2016).

The email list is ready to

start preparing alerts to be sent to residents.

The Storm Water Grant Funds should be received soon for the completion of the first phase of the Rush Creek Clean-up. The second phase of the Rush Creek Storm Water Grant project has been delayed due to engineering recommendations which will increase costs. Further study and investigation is being done.

The Board approved a motion to suspend membership privileges for the few members failing to comply with requests for compliance with restrictions. County ordinance violation checks will begin during August. This effort involves working with Platte County on ordinance violation identification and enforcement.

After investigation of companies that treat ponds, MAC Water has been selected to not only treat the aquatic and vegetation growth on the ponds, but also to provide analysis of strategies to improve the overall conditions of the ponds. Initial treatments will begin in August.

Contacts have not been completed on the 'Little Library' and the discussion was tabled until the Septem-

<i>Financials</i>	
Income	Jan - Aug 16
Dues	196,274.79
Interest, Reimbursement, Other	1,945.39
Total Income	198,220.18
Expense	
Administration	3,135.00
Clubhouse	17,602.10
Community Relations	1,761.93
Grounds	22,371.39
Office	7,089.12
Trash Collection	60,944.24
Personnel Office/Pool	56,963.74
Pool	17,889.99
Total Operating Expense	187,757.51
Net Operating Income/Expense	10,462.67
Other Expense	
Special Projects	30,483.54
<i>(stormwater, website, bench, backstop)</i>	
Net Income/Expense	-20,020.87

Association August

Meeting Highlights Continued

ber Board Meeting.

The Administration Committee is working with our Office Administrator to evaluate the current use of 'Quick Books' for both association member information & accounting, as well as Association corporate accounting. Board Member Alex Hodges will be working with Sherri to study the current processes and identify opportunities for improvements and efficiencies. The Administration Committee will provide a recommendation to the Board on changes.

The Board agreed to have a Board work session at the clubhouse on August 25 to further discuss the potential dues increase for 2017.

Committee Reports were presented and discussed. The Community Meeting was adjourned.

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News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR ASSOCIATION RESIDENTS

OFFICE HOURS:

TUESDAY -SATURDAY

9:30 AM - 12:30 PM

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(816) 587-0595

E-MAIL:

OFFICE@WCSHA.ORG

WEBSITE:

WWW.WCSHA.ORG

ADMINISTRATOR:

SHERRI SMITH



WALNUT CREEK

SOUTH HOMES ASSOCIATION

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