

News and Views

SEPTEMBER/OCTOBER 2017

PUBLICATION 438

Walnut Creek Real Estate Market

It's Hot !!! People are selling homes in very short periods of time. Why ?? Compared to other communities, our homes are affordable and the amenities & services we offer are great !

Recently new homeowners came into our association office to get association information and material. Their child has been part of our swim team and they have traversed our neighborhood numerous times for practices and meets. It was this exposure to our community and amenities that created their desire to buy their next home in Walnut Creek !

Your Board believes our community members' efforts to maintain and improve their properties, our continued effort to enforce restrictive covenants and county ordinances, and our efforts to improve amenities is working to make Walnut Creek an attractive and desirable place to live.

There are certainly variances in sale prices for Walnut Creek homes based on square footage, curb appeal, internal upgrades, and property condition. Many of us have lived in the same home for a number of years and have not been as diligent about internal updating. This certainly will affect sales price to some degree ... but curb appeal, external condition, property condition, and community amenities play 'big' in the sales process.

In today's real estate market, there is no way most of our members could replace their home, property size, and the variety of community amenities and services without spending substantially more money for the home and community costs.

Neighbors throughout the community have been taking the time and money to improve their property appearance – through cleaning up yards, landscaping, and improving the home external appearance (curb appeal). This really contributes to overall property value improvement for your home and our community.

The Board of Directors is committed to doing whatever we can reasonably do to sustain and improve the attractiveness of Walnut Creek. Thank you to all who join with us and are making efforts to make Walnut Creek a more attractive and desirable place to live.

Neighborhood Garage Sale

ARE YOU 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 16th

8:00 a.m. til ?

Preview for the neighbors will be

Friday, September 15th from 6:00 p.m. till 8:00 p.m.

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

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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Fall Clean-up

Fall Clean-up Day is scheduled for Saturday, September 23rd from 8:30 am to 12:30 pm at the clubhouse parking lot. Past Clean-up Days have proved 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 to your and 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.

Walnut Creek Swim Team

The Walnut Creek Swim Team wrapped up another great season! We are happy to report that the team is showing significant growth. We had a total of 133 registered swimmers this year, and of those, 62 (47%) were residents. The number of residents has doubled over the last two years, and we thank the HOA for supporting the team with subsidies to make this hap-

Being a Good Neighbor Part 3

I heard an interesting story this week. During the past month or so, Walnut Creek has had some 'break-ins' and vandalism to cars parked in driveways. On hearing this, one of our community members contacted neighbors near the area and inquired about possible video that might provide helpful information about the incidents. Within a short time, the member was approached by a neighbor who did have video that included footage of an incident and those who caused the damage.

Law enforcement was contacted and addressed the issue with help from the video. Without the community member taking the time to reach out to people nearby and asking for help, those who perpetrated the incident might be continuing to cause other damage!

The key ingredient in resolving this situation was Communication. Do you communicate with your neighbors? Do you make the effort to interact with those living around you?

It is not always easy or convenient to introduce yourself and talk to people who live around you. But ... you might be surprised at the result! Not everyone is that receptive to being approached, but some will be ... more than you might think.

- 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.

pen! We had a very young team, with 48 swimmers falling in the 8 and under age group, and we look forward to having many of these swimmers return as we help develop the next generation of Creekers! It's never too early to start thinking about next year! Look for information for registration for the 2018 season in February/March!

Try to open a line of communication. Exchanging phone numbers, offers to keep eyes on each other's properties, willing to help with projects, making your home a safe place for neighbor children needing help, etc., are all ways to build neighbor communication.

Often the concerns and complaints we hear from our community could be addressed and solved with better communication between neighbors. Communication is one of the principle building blocks of Neighborly Courteousness.

You might feel I am being way too idealistic but I believe it is much better to live in a neighborhood where you have positive communication with those who live around you. Try to get to know your neighbors ! You might like it and find the neighbors receptive !

Who knows – you might find a new friend !

Your feedback and ideas for Being a Good Neighbor are invited – Just email office@wcscha.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.

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.

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.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. Initially, email is our communication method with a planned later addition of text notifications.

The July 4th Cookout was postponed until July 8th based on inclement weather. A number of people turned out for the event and enjoyed the food (dogs, brats, & burgers with sides) and festivities (the old greased watermelon game). Thank you pool staff, community members, and board members for your work in making the cookout another success!

Outdoor Summer Movie Nights were offered this summer by the Community Relations and Social Committees. Family movies were enjoyed on the lot adjacent to the clubhouse on the second Saturday evening in the months of June, July, and August. Admission Free. The movies were enjoyed by many. Maybe they will return in 2018.

Board Member Resignation: Joe Bichler has served Walnut Creek for a number of years as a Board Member with contributions to pools, clubhouse, and community relations. Joe has chosen to resign from his Board Member position which was scheduled to be completed at the end of 2017. The Board anticipates appointing a replacement to fulfill the remaining months of Joe Bichler's term. Thank you Joe for your hard work and contributions to the community!

Fall Garage Sale and Cleanup Days: The Walnut Creek Community Garage Day is scheduled for Saturday, September 16, and the Cleanup Day is scheduled for Saturday, September 23. More information on these upcoming events is included in this newsletter.

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!

Kids are Back at the Bus Stops: 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!

Platte County Senior Services and 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 offerings. 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.

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!

Pets on the Run – We have had fewer complaints of pets on the run! Thank you to pet owners who are being responsible and not allowing their pet(s) to be outside unleashed! Not only is it considerate to neighbors, but your pet is much safer. For those still allowing your pets to run loose: Remember ... Platte County has a leash law and enforcement is through Platte County Animal Control, part of the Platte County Sheriff's Department. You may become subject to a citation and fine for allowing your pet(s) to be on the run!

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.

Pay Membership Dues Online through our new addition to the WCSHA website (www.wcsha.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.

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! If you are unable to attend, a summary of each monthly meeting is available at: www.wcsha.org.

Association July Meeting Highlights

The July Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, July 13, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Bichler, Ken Emerson, Alex Hodges, Mike Howell and Phil Latessa. Board Members Joe Blount, Scott Eiken, Ken Finke and Siobhann Williams were unable to attend.

Ken Emerson welcomed all guests.

Community Member Joe Smith encouraged the Board to continue efforts on restriction and county ordinance enforcement commenting that homes in the neighborhood are selling quickly – in some cases below market. Joe also suggested continuing providing information on Platte County Senior Services and Senior Fund.

The Board approved minutes for the June 15 Monthly Board Meeting and minutes for the June 20 Special Board Meeting.

Old Business:

The Administration Committee reported on restriction and ordinance violation activity. Board Members approved a request for continuation of privilege suspensions for those violating restrictive covenants.

Ken Emerson reported the Clubhouse HVAC replacement project was completed on-time and within budget without disruption to clubhouse / pool activities. He expressed appreciation to Wilson Mechanical for their responsiveness and quality of work.

Mike Howell reported on association communication activities and provided some usage information for the website and activity alerts.

New Business:

The Administrative Committee recommended to other Board Committees to start a conversation about possible future special projects within their spans of control that might be needed for the remainder of 2017 and in preparation of 2018 budget discussions.

Committee Reports:

Administration – Continued work is being done on the office operations manual. Mike Howell and Sherri Smith will be meeting to discuss improvements to activity planning during each month.

Clubhouse – Members discussed the walk through schedule and processes to make sure Board Members understand what the walk through entails.

Community Relations – The postponed July 4th cookout went well on July 8th with help from Board Members and community members including Carol Arnold and Carol Franklin. The July Movie Night was well attended considered the heat spell. Attendees reported needed a light blanket after the sun went down! Plans are being made for a Back to School event at the Park Shelter House on July 26th at 4:00 pm. A petting zoo, games, and activities are in the works. Plans are also being completed for the Labor Day Cookout at the Pool. Phil Latessa expressed appreciation to the Social Committee Members for their ideas and assistance.

Finance – Ken Emerson reported that the Association was close to being on track with the cash flow projections for 2017.

Grounds – MAC Water is continuing chemical treatments to the ponds and providing feedback on the chemical analysis being conducted. The ponds will look worse before they start looking better for the future. Alex Hodges completed the Little Library and has installed it on his property on 58th Terrace. Residents and their children are encouraged to take advantage of the books.

Pools – The pool is continuing to operate well except for a few closures based on children's accidents in the pool requiring cleaning and a chemical application response rendering the pool unusable for a period of time. The Pool Committee is making sure guards will be available to staff the back to school reduced hours schedule.

The meeting was adjourned without objection.

Association August Meeting Highlights

The August Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, August 10, 2017 at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Scott Eiken, Ken Emerson, Ken Finke, Mike Howell, Phil Latessa and Siobhann Williams. Board Member Alex Hodges was unable to attend.

Ken Emerson welcomed all guests.

Community Member Joe Smith suggested encouraging members to keep up and improve their property by providing incentives and to work on building relationships with realtors through communicating the things the Board is doing to support improved

Association August Meeting Highlights continued

property values. Joe also provided examples of the Platte County Senior Services and Senior Fund benefits / help to seniors including reduced Y memberships, free transportation to the grocery store, and access to assistance with home weatherization based on reduced income for seniors.

Four (4) community members with properties on NW Heritage Hill below the clubhouse, pool and multi-purpose court expressed concern about storm water drainage issues they were experiencing from association property storm run-off. This topic was added to the meeting agenda under 'New Business'.

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

Old Business:

The Administration Committee reported on restriction and ordinance violation activity including a letter received from an attorney representing Joe Bichler regarding restriction enforcement activity. The Board agreed to referring the issue to the Association Attorney to prepare a response to the communication. Board Members approved a request for continuation of privilege suspensions for those violating restrictive covenants.

The Administration Committee reminded other Board Committees to look at the need for improvements (special projects) that should be considered in planning and budgeting for the remainder of 2017 and 2018.

New Business:

Community members with properties on NW Heritage Hill below the clubhouse, pool and multi-purpose court discussed their concerns and property impact from storm water runoff from the Association property. Board Members were receptive to their concerns but expressed concern that a totally effective storm water runoff management system would not be possible considering the extreme water volume storms we have recently been experiencing. The Board agreed to work with the affected homeowners on examining options and developing a plan to reduce the water flows that have been affecting them.

The Administration Committee announced the resignation of Joe Bichler as a Board Member. Joe Bichler's resignation letter had previously been provided to Board Members through email and a copy was provided in the Board Member packets. The Board discussed options for replacing Mr. Bichler whose term was set to end in December of 2017. Ken Emerson suggested a conversation with Gary Droege, a long time association member, who has expressed interest in helping with Board activities.

The Board provided guidance to the Administration Committee

to talk with Mr. Droege regarding his interest in stepping in to fulfill Joe Bichler's term in as a Director.

The Finance Committee reported that the Association 2016 tax returns have been prepared and they have a couple of clarifications to discuss with the Association's accountant. The clarifications have to do with variances between the association financial reports for 2016 and the 2016 tax returns.

A report from the Swim Team for 2017 activities and results was not available for the August meeting.

Mike Howell and Sherri Smith reported that the deadline for articles and content for the September / October newsletter will be August 18. This will provide adequate time for graphic preparation of the newsletter and delivery to the printer with expected delivery to community members the first week of September.

Committee Reports:

Administration – Board Member replacement activity and upcoming major insurance policy renewals in September are on the Administration Community priority list.

Revisions to website reservation instructions and forms are being completed.

Clubhouse – The door to the furnace room is being replaced with a fully louvered door to provide better ventilation to the furnaces.

Community Relations – Preparations for the August Movie Night, the Back to School Activity at the Park Shelter House, and the Labor Day cookout are underway. Plans for the Fall Garage Sales and Clean-up Day are being worked on as well. This is a very busy time for the Community Relations and Social Committees.

Finance – Board Committees should be preparing for the 2018 Budget Preparation to occur in October, 2018.

Grounds – Ponds Maintenance is ongoing with another treatment completed. Grounds will be looking at various storm water issues with the community.

Pools – The pool will move to 'back to school' hours effective August 15.

The meeting was adjourned without objection.

The Board of Directors would like to welcome Gary Droege to the Board. Mr. Droege was appointed to complete the remaining portion of Joe Bichler's term through 2017.

Help Wanted

Keeping up our community activities, amenities, services, and appearance does not happen by accident. It requires time and effort from Board Members and Community Members who are willing to invest time helping the neighborhood.

Currently the Board is considering candidates interested in taking over a one year term of one of our Board Members. In the case of a mid-term resignation, the Board is charged with the responsibility to appoint someone to complete the term.

Additionally, in November at our annual meeting, the community will elect three (3) Board Members to serve three (3) year terms as we do each year.

The Board is also interested in talking with Community Members who would like to participate in Board Committees that manage various aspects of our Homes Association including Administration, Clubhouse, Community Relations (Social), Finances, Grounds and Pools.

If you have an interest in helping with Homes Association activities as a Board Member or Community Member, please contact the Homes Association office at (816) 587-8289 or contact one of our Board Members at the contact information provided in this newsletter. You may also email your contact information to: office@wsha.org.

Financial Summary as of July 2017

Income	
Dues	227,481.42
Interest, Reimbursement, Other	<u>4,459.83</u>
Total Income	231,941.25
Expense	
Administration	2,727.61
Clubhouse	15,134.33
Community Relations	2,034.09
Grounds	23,620.36
Office	7,261.92
Trash Collection	54,489.89
Personnel Office/Pool	46,741.63
Pool	15,502.60
Special Project Expense	
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	<u>12,350.00</u>
Total Expense	210,763.62
Net Income/Expense	21,177.63

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@wsha.org or (816)587-8289. You may also submit your questions to the Committee in writing.

ASSOCIATION BOARD MEETINGS

ARE HELD

AT 7:00 PM

ON THE 2ND THURSDAY

OF EACH MONTH

AT OUR CLUBHOUSE.

SEE YOU THERE!

Upcoming Activities

Labor Day Cookout

Sept 3, 2017 Starting at 12:00 Clubhouse Pool

Celebrate Labor Day and the closing of the pool for the season with a great family cookout, beverages, fun and (hopefully) sun at our pool. Rainout day is September 4, same time, same place!

Community Meeting

September Board Meeting
Sept 14, 2017 Starting at 7:00 pm Walnut Creek Clubhouse

Fall Garage Sales

Sept 16, 2017 Starting at 8:00 am

Community Neighbors viewing of your items on Friday evening with Public Garage Sale starting at 8:00 am on Saturday. Great chance to sell off those things you are tired of having around the house!

Fall Cleanup Day

Sept 23, 2017 8:30am to 12:30pm Clubhouse Parking Lot

See additional information on Fall Cleanup Day in this newsletter

Community Meeting

October Board Meeting
October 12, 2017 Starting at 7:00 pm Walnut Creek Clubhouse

Kids Halloween Party

October 22, 2017 2:00 to 4:00 pm Walnut Creek Clubhouse

Games, activities, and treats for the kids! Dress up, come out, and enjoy the Halloween festivities. Prizes for best costumes!

CLASSIFIED

Certified Elementary and Special Ed.

Is your child struggling in any subject area in school? Individual attention along with an individualized instruction plan will give students the boost needed to achieve.

Paula Gramlich 816-587-1007

Sitter List

Please see in hardcopy

SCHOOL IS BACK
IN SESSION...



PLEASE
SLOW DOWN
AND WATCH FOR
CHILDREN IN THE
STREETS

TO VIEW THE FACILITY
CALENDAR,
SIGN UP FOR EMAIL
ALERTS AND MUCH MORE
PLEASE VISIT OUR
WEBSITE AT
WWW.WCSHA.ORG



Jordan Knight
Painter

All Knight Designs

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8164909695
akdpainting@gmail.com

For all your interior, exterior, and custom painting needs
Contact about other offered services

News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK

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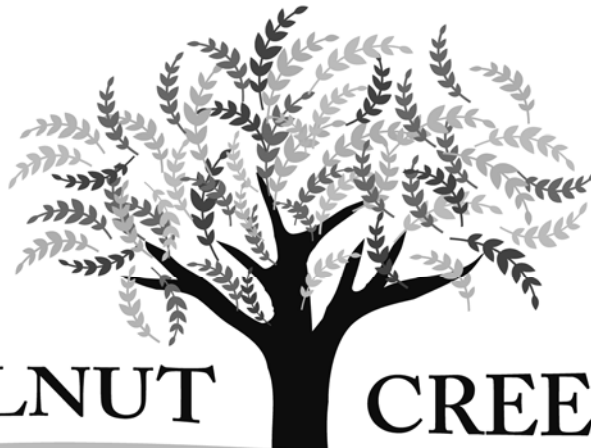
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Administrator:

Sherri Smith



WALNUT CREEK

SOUTH HOMES ASSOCIATION

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Walnut Creek South Homes Assoc.
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