

NEWS AND VIEWS

SEPTEMBER/OCTOBER 2019

PUBLICATION 450



End of Pool Season

The 2019 pool season provided enjoyment for homeowners and their guests as well as hosting three home swim meets and some member parties.

A 'Big Thank You' goes out to the pool staff for their work and attentiveness this year. The 2019 pool staff included:

Manager Janette Hale; Assistant Managers Cody Roberts and Ben Milburn; and Life Guards Trenton Bardwell, Derrienne Gaar, Jessica Headrick, Matthew Kissinger, Edna Oswald, Olivia Schaffer, Julia Stephens, Brett Vanice, Hannah Womack, Jacob Womack, and Brandon Wright.

Thank you homeowners for your patience and understanding when the pool has closed early due to swim meets, weather conditions, or unexpected accidents!

Creekers Swim Team News

Congratulations to our Creekers swim team on another successful season! The message below is from the Swim Coach, Kathy Schlimm:

This season I had the privilege of coaching close to 150 swimmers, including these wonderful newcomers from Walnut Creek: Lizzy Byer, Mason Love, Maxon Claerhout Nuttall, Alex Claerhout Nuttall, Jackson Wert, and Kaden Patterson .

Every team member worked hard, improving greatly, and close to 70 Creekers met the challenging time standard to attend the Northland Swim Conference. The season culminated with fast swims from the following Walnut Creek residents at conference:

Savannah Brown, Lizzy Byer, Avery Cowger, Charlotte Cowger, Olivia Davies, Molly Drake, Harper Hoopes, Alivia Kleuskens, Andon Koren, Mason Love, Jake Maiserouille, Dakota McManus, Selah Perez, Hannah Plough, Mia Sulzen, Terann Turner, and Grant Windmeyer.

Other highlights of the season include winning an exciting meet against Kearney, rescuing 100s of frogs every morning from the chlorine and winning The Most Improved Team in the conference for the second year in a row!

Continued on page 3

Board of Directors

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Pool, Grounds

VICE PRESIDENT

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Administration, Community Rel

SECRETARY

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Clubhouse, Pool

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Finance, Clubhouse

Scott Eiken 746-1891
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Jacqueline Maiserouille 665-4023
Administration, Clubhouse

Howard Matteson 587-5993
Pools, Grounds

Tyler Unsell 863-0377
Grounds, Finance



Inside this issue:

<i>Community Highlights</i>	2
<i>Fall Cleanup</i>	3
<i>Community Meeting News</i>	3 - 5
<i>Siltation Work</i>	6
<i>Financials</i>	7
<i>Annual Meeting</i>	7 - 8
<i>Upcoming Activities/Ad</i>	9

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!

Walnut Creek's Fall Festival Canceled: The Fall Festival has been canceled due to unforeseen circumstances. If this changes signs will be posted, alerts will be sent and it will be posted on our Facebook Page.

Fall Cleanup Day: The Walnut Creek Community Cleanup Day is scheduled for Saturday, October 5th from 8:30 to 12:30. More information is included in this newsletter.

Kids Halloween Party: The Kids Halloween Party is scheduled for October 20th at the clubhouse between 2:00 and 4:00 pm. Dress up for the occasion, come out, and enjoy the activities!

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 trail-

ers, 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.

New Street Signs and Amenity Signs have been installed through the neighborhood. A big thank you to Ken Rowe, Tagi Sao, Brett Vanice, Ken Emerson and Gary Droege for making this happen.

Creek Siltation Removed : With the help of The County Public Works and the Parkville Special Road District a large amount of silt was removed from the creek around the bridge. See the article written by Gary Droege in this newsletter.

Platte County Enforces a Leash Law : Please be considerate to your neighbors and keep your pet on a leash. Platte County Sherriff's Department enforces this law and may be reached at (816)858-3521.

Looking for Association Information — Go to our webpage at www.wcsha.org and find Current News, Clubhouse Calendar, Membership information, Forms and more.

You can also find fun event information on our official facebook page at www.facebook.com/wcsha/

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.

Summer Ballfield Use - The Ball Fields got a lot of use this summer. A big thank you goes out to Jay McMinn for maintaining the Fields.



Creekers Swim Team News *Continued*

Thanks to all the amazing Walnut Creek families who make this team possible, as well as the dedicated and talented pool staff and board. Thanks to Edna Oswald, Hannah Plough and Maddie Cowger for helping and encouraging even our smallest creekers to succeed. I encourage all residents to take advantage of our swim team. It is a fun, healthy way to spend

the summer and a good way to make lasting friends.

The swim team is open to children ages 5-18 with registration in the spring. We have a great group of kids and an outstanding coaching staff. If you think your child may be interested in participating please watch for additional information in future newsletters. And, again, WAY TO GO CREEKERS!

Fall Clean-up



Fall Clean-up Day is scheduled for Saturday, **October 5th 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, check dues status and proof of residence in Walnut Creek. Please expect to be asked to see your drivers license or utility bill 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.

June Community Meeting News

The June Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on June 13, 2019, at the Walnut Creek Clubhouse. Board members in attendance were Joe Blount, Gary Droege, Scott Eiken, Ken Emerson, Howard Matteson, Tyler Unsell and Siobhann Williams. Halley Freeman and Jacqui Maiseroulle were unable to attend.

Ken Emerson welcomed all guests.

Old Business:

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

continued on page 4

June Community Meeting News Continued

Ken Emerson reported that the permit has been submitted for the removal of the siltation at the bridge.

Siobhann Williams reported that the taxes extension due date is October 15th.

New Business:

Gary Droege reported that the new amenity signs and street signs have been ordered.

July Community Meeting News

The July Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on July 10, 2019, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Ken Emerson, Halley Freeman and Jacqui Maiserouille. Howard Matteson, Scott Eiken, Tyler Unsell and Siobhann Williams were unable to attend.

Ken Emerson welcomed all guests and the Board approved minutes for the June monthly Board Meeting.

Old Business:

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

Ken Emerson updated the Board as to the status of removing siltation at the bridge. Completion of the project has been delayed due to weather and the project will be completed as soon as feasible.

New Business:

The Board approved \$2,500 to pay for the cost of dumping the silt once removed from the creek.

Ken Emerson let the Board know that the street signs had been picked up from the vendor and that the common area signs were still pending production. Installation of the new street signs will begin this month.

Committee Reports

Community Relations: The July 4th cookout will be coming up soon. The Board discussed volunteers for the function.

Grounds: A tree has fallen at the playground located by the shelter house.

Pools: The pool lights failed and have been replaced with LED lights.

The meeting was adjourned without objection.

Committee Reports

Clubhouse: A skylight in the clubhouse developed a leak with the storm on July 10th, a bid will be sought to replace the flashing around the window to repair the leak.

Community Relations: Unfortunately, the weather did not cooperate with the July 4th cookout but those that did attend enjoyed the hamburgers, brats and hotdogs on the grill. Thank you to all of the volunteers that made this happen and let's hope for better weather come Labor Day. The Fall Cleanup Day will be here before you know it!

Finance: The 2018 tax return and compilation is in progress.

Grounds: The remains of the downed tree at the playground is ready to be mulched and the insurance policy regarding such storm damage is being reviewed for coverage.

Pools: The committee is very pleased with this season's pool staff and wanted to specifically commend Brett (new lifeguard this season) on the two saves he had last month! The new Dolphin pool vacuum is not only cleaning the pool better than ever imagined but its use has already reduced the pool chemical cost by 25-30% from that spent this time last year.

The meeting was adjourned without objection.

August Community Meeting News

The August Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on August 8, 2019, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Ken Emerson, Halley Freeman, Jacqui Maiserouille, Tyler Unsell and Scott Eiken. Howard Matteson and Siobhann Williams were unable to attend.

Ken Emerson welcomed all guests and the Board approved minutes for the July monthly Board Meeting.

Old Business:

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

Ken Emerson reported that, with help from some homeowners, he had installed the majority of the new signage aside from a few of the directional signs that would be posted soon. He also advised that the accountant has confirmed that she has everything she needs and the taxes should be ready soon.

Ken Emerson also confirmed that the siltation project at the bridge had been successfully completed. Due to the weather being exceptionally cooperative the project was finished quickly, in a matter of days, and under budget to boot!

A special thank you to Ken, who volunteered his time and skills to operate the heavy equipment required to remove the silt and to the Platte County Road District for hauling away between 110 -120 truckloads out of the area to a nearby construction site as fill dirt. All that remains is some fine grading and seeding.

New Business:

The Board discussed the need to make the official Walnut Creek Homes Association website more smart phone friendly.

Committee Reports

Clubhouse: A skylight in the clubhouse developed a leak with the storm on July 10th but has not leaked with subsequent storms. The bid to repair/re-flash it is estimated at \$750. Also, at some point in the near future the wood floors in the clubhouse will need to be refinished one last time with an estimated cost of \$1,000.

Community Relations: The Labor Day Cookout is scheduled at the pool on Sunday, September 1st with a rainout date of Monday, September 2nd.

Finance: We are currently under budget compared to last year!

Grounds: The pond maintenance/treatment is being handled per usual. The playground borders at the park need to be re-installed and the volleyball area requires a couple loads of sand. A new drag will be purchased for maintenance of the ball fields.

Pools: It's that time of year again so the pool schedule will change with the start of the new school year. Once school starts the pool will be open through Labor Day on Fridays from 4pm-9pm, Saturdays from noon-9pm, Sundays from noon-8pm and Labor Day from noon-8pm. Thus far, the pool cost is coming in 43% under budget!

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

Walnut Creek Siltation Work Completed

Over the past seven years, the HOA has attempted to develop a plan to reduce the potential for flooding of those living along the creek. Cooperation with elected and/or appointed county and road district officials is necessary to effect such a plan but with their consistent turnover it has been difficult to both propose and execute a solution with the same individuals. However, this year the Board of Directors (BOD), with extensive help from Board President, Ken Emerson, decided that the time was right to address the flooding. For those who may not know Ken, he has spent most of his working career (50 years) in the construction industry, largely operating heavy equipment. This past March, with the assistance of the South Platte County Special Road District (PCSRD) and Platte County Public Works (PCPW), Ken submitted a request to the BOD to rent a Komatsu long stick hydraulic excavator from Road Builders. Ken also offered to donate his expertise and time to operate this equipment as well as to coordinate with PCSRD and PCPW as to the removal and hauling away of the dirt/debris from both the north and south side of the bridge on Walnut Creek Drive (at no cost to the HOA!).

The excavator was rented for a minimum of three days and up to one week if necessary. Ken's mastery in his use of the excavator was paramount to the success of this project as was the exceptional cooperation of both PCSRD, PCPW and especially Mother Nature. It was amazing to watch Ken use the excavator and his expertise enabled him to complete the job ahead of schedule. The entire process was completed in three days, just before the area received 3/4" to 1" of rain. While PCSRD hauled the grass, tree and brush materials, some local residents were interested in the "fill dirt" removed from the creek and after they took what they wanted, Ken found a nearby construction site to take the remainder. It's estimated that well over 100 loads of dirt were removed from the creek banks with minimal disruption to traffic flow into and out of the subdivision. The little dirt that remains due to the rain stopping the work will be hauled away by PCSRD and we will hire a contractor to grade and reseed the banks to complete this phase of the project as weather permits.

Although this is not a permanent fix to the flooding in the area it is a big first step toward what needs to be done. The BOD will continue its work with PCPW to develop a final solution in improving the outlet efficiency at the spillway bridge, which may qualify as a county storm grant project and help with the cost. The significance of the contributions of the PCSRD and PCPW personnel who hauled the debris/fill dirt at no cost to the HOA and assisted Ken in grading the creek banks to the proper angle cannot be overstated. PCSRD used their own equipment to haul the dirt/debris and also furnished 90 gallons of fuel for the excavator free of charge! Without the collaborative effort of Ken Emerson, PCSRD and PCPW this project could have cost the HOA many, many thousands of dollars. A really big "THANK YOU" to Ken and all who made this happen.

Submitted by Gary Droege



FRIENDLY REMINDER

PLATTE COUNTY ENFORCES A LEASH LAW.

PLEASE BE CONSIDERATE TO YOUR NEIGHBORS AND KEEP YOUR PET ON A LEASH.

Financial Summary as of July 31, 2019

Income

Dues	226,775.33
Interest, Reimbursement, Other	3,664.35
Total Income	230,439.68

Expense

Administration	4,252.52
Clubhouse	16,050.07
Community Relations	1,484.62
Grounds	28,332.26
Office	8,396.01
Trash Collection	56,664.97
Personnel Office/Pool	43,924.74
Pool	7,358.86
Special Projects	32,194.45
Total Expense	198,658.50

Net Income/Expense 31,781.18

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 pre-ceeding 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.

Homes Association Annual Member Meeting in November

At 8:00 pm on November 14, 2019, 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 14, 2019).

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 2020 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 One(1) vote during the Board Member Election – this means each member household will be

continued on page 8

Homes Association Annual Member Meeting in November Cont.

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 2019 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 2020.

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 14 – 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 !!

Upcoming Activities

Community Meeting

September Board Meeting

Sept 12, 2019 Starting at 7:00 pm
Walnut Creek Clubhouse

Fall Cleanup

Oct 5, 2019 8:30 am to 12:30 pm
Clubhouse Parking Lot
Dumpsters, chipper, and metal re-cycling will be available at the clubhouse.
Must provide proof of residency. Please check the newsletter article for do's & don'ts.

Community Meeting

October Board Meeting

October 10, 2019 Starting at 7:00 pm
Walnut Creek Clubhouse

Kids Halloween Party

October 20, 2019 2:00 to 4:00 pm
Clubhouse
We will host a games, snacks and beverage.

Community Meeting

November Board Meeting

November 14, 2019 Starting at 7:00 pm
Walnut Creek Clubhouse

Annual Meeting

November 14, 2019 Starting at 8:00 pm
Walnut Creek Clubhouse

TO VIEW THE FACILITY CALENDAR AND MUCH MORE PLEASE VISIT OUR WEBSITE AT

WWW.WCSHA.ORG



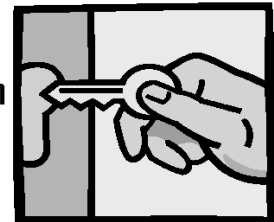
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A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK RESIDENTS

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