

News and Views

2020 Pool Season

The 2020 pool season was a little different this year due to the COVID19 Pandemic. Precautions as no guests, no supplied furniture, and no pool parties were implemented. However, it was a successful season in keeping the community and lifeguards safe. We are very pleased that the pool remained open through the end of the season for residents use.

A 'Big Thank You' goes out to the pool staff for their work and attentiveness this year. The 2020 pool staff includes:

Manager Janette Hale; Assistant Managers Ben Milburn and Matthew Kissinger; and Life Guards Toby Frick, Ashton Hawkins, Thomas Marple, Edna Oswald, Logan Pearson, Olivia Schaffer, Hannah Womack, Jacob Womack and Glen Wright.

We would also like to thank the Swim Team Board for managing this new normal for the season. The Creekers Swim Meets were held virtually this year. This meant only our competitive swimmers and their parents were present in the pool and surrounding area. This required adjustments to the regular meet operations to comply with the USA Swim Guidelines.

Last but definitely not least, THANK YOU to our Residents for your patience and understanding through this rather unusual pool season.

Office and Facility Updates

The clubhouse and office are closed. However, during regular office hours 9:30 A.M. - 12:30 P.M. Tuesday through Saturday the phones are answered. All business will be maintained as usual, the drop box/mail collected, and emails / calls returned.

Continued on page 2

BOARD OF DIRECTORS

PRESIDENT
Ken Emerson 587-5495
Pool, Grounds

VICE PRESIDENT
Gary Droege 807-1490
Clubhouse, Pool

SECRETARY
Jacqueline Maiserouille 665-4023
Administration, Finance

TREASURER
Halley Freeman 516-7974
Finance, Administration

Carol Arnold 321-1525
Clubhouse, Community Rel.

Carol Franklin 741-3155
Clubhouse, Community Rel.

Jay McMinn 286-0939
Grounds, Administration

Howard Matteson 587-5993
Pools, Grounds

Tyler Unsell 863-0377
Community Rel., Finance

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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.

Fall is Coming Soon! The leaves will be falling from the trees soon. See the article in this newsletter for Fall Cleanup tips.

Fall Cleanup Event is scheduled for October 3rd. Please see the important information concerning this event within this newsletter.

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 trail-

ers, non operable vehicles, commercial vehicles or trailers, and any other equipment that detracts from the neighborhood is a restriction violation.

Friendly Reminder on Pets: Please be considerate to your neighbors and keep your pet on a leash and pick up the remains!

COVID 19 Impact has changed our daily routines. Please see the article in this newsletter that addresses the changes in association facility and office operations.

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! Please be prepared to wear a mask and social distance within the clubhouse.

Association Annual Members Meeting will be held November 12th at 8:00 PM. Please be watching your mail in October to receive

your Annual Letters.

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

You can also find us on our only 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.

Office and Facility Updates *continued*

The clubhouse reservation activity has been closed. The Association does not have a way to disinfect equipment after each use nor to police social distancing within this inside environment.

There is a chance that this may affect other activities prescheduled at later dates.

The opening of the clubhouse is readdressed at each monthly Board Meeting.

The Elections and Board Meetings are still being held at the clubhouse.

The shelterhouse and ballfield are open for reservations. Again, the Association does not have a way to

disinfect equipment after each use nor to police social distancing. Please use good judgement.

The Association Office will post any updates on the website in the current news tab, our official facebook page and send out email alerts.

Fall Clean-up

Fall Clean-up Day is scheduled for Saturday, October 3rd from 8:30 am to 12:30 pm at the clubhouse parking lot. In past years the Association has provided extra help to unload. This clean-up will be organized a little different due to the Pandemic. **There will not be help to unload your debris. Please bring along a teenager or family member to help you unload.**

Board members will only be available to direct traffic, direct organization of materials loaded, check dues status and 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.

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.

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.

August Community Meeting News

The August Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on August 13, 2020, at the Walnut Creek Clubhouse. Board Members in attendance were Gary Droege, Ken Emerson, Jacqui Maiserouille, Halley Freeman, Carol Franklin and Jay McMinn. Tyler Unsell, Howard Matteson and Carol Arnold 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 the suspension of privileges of those violating restrictive covenants.

Gary Droege advised that the South Platte Fire Department was expected to come out in the next

week to provide official occupancy numbers for the clubhouse.

Ken Emerson advised that the top two lien holders had paid their balance in full and that the two remaining have an expected court date of October 8th.

Committee Reports

Administration: Still waiting to hear from the insurance representative as to a quote on Liquor Liability coverage.

Recent communication from the city of Parkville as to their Master Plan was largely for getting input from Parkville and surrounding communities as to their thoughts and interest of future characteristics of the city.

Clubhouse: The August election went smoothly. The Board unanimously voted to continue to keep the clubhouse closed and suspend reservations for private events, to

be revisited at the next board meeting.

Community Relations: An ice cream truck will be available to provide residents with a free frozen treat this weekend.

The neighborhood cleanup is planned for October 3rd; residents will have to load/unload their own material, assistance will not be provided due to social distancing precautions in light of the pandemic.

Finance: Agreements with residents to pay past dues are having success.

Pools: The pool will operate under normal summer hours through Labor Day due to the start of the school year having been delayed until after the holiday and will still remain within the original budget.

The meeting was adjourned without objection.

Upcoming Activities

Community Meeting

September Board Meeting
Sept 10, 2020 7:00 pm
Walnut Creek Clubhouse

Community Fall Cleanup

Oct 3, 2020 8:30 am-12:30 pm
Clubhouse Parking Lot

Dumpsters, chipper, and metal recycling 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 08, 2020 7:00 pm
Walnut Creek Clubhouse

General Election

November 3, 2020 Please visit
<https://www.platemovotes.org/>
For more information.

Community Meeting

November Board Meeting
November 12, 2020 7:00 pm
Walnut Creek Clubhouse

Community Annual Meeting

November 12, 2020 8:00 pm
Walnut Creek Clubhouse

Walnut Creek's Future

The future of Walnut Creek South Homes Association depends on an effective Board of Directors and volunteers.

A number of area homes associations have 'outsourced' association management functions to outside companies that ultimately results in higher costs and reduced services. The main way we have avoided 'outsourced management' is with an active Board that shares responsibility for managing the various aspects of the homes association such as pools, clubhouse,

facilities, grounds, community activities and services to members.

The Annual Meeting of the Association will be coming up in November. In each Annual Meeting three Board Members terms expire and will be filled during this meeting. If you have an interest in helping your community as a Board Member, please attend this meeting. Any Association Member may nominate another member to fill the positions. Please see the article about the Annual Meeting on the next page.

If you have an interest in helping our community as a Board Member and have questions, please contact the office at (816) 587-8289 / office@wcscha.org or one of the other Board Members listed on the front of this newsletter.

Most of our community members are not aware of the work that goes into the management and administration of the Homes Association. If you are willing to volunteer your time and effort to help with the continued improvement of our community, please contact us!

Financial Summary as of July 31, 2020

Income	
Dues	220,582.72
Interest,Reimbursement,Other	<u>3,478.76</u>
Total Income	<u>224,061.48</u>
Expense	
Administration	6,279.74
Clubhouse	11,661.79
Grounds	28,193.63
Office	10,124.47
Trash Collection	58,249.85
Personnel Office/Pool	40,303.69
Pool	12,258.27
Capital Expense	
Clubhouse Improvement	22,895.00
Website	4,334.32
Grounds Improvements	2,500.00
Pool Mechanical	10,975.00
Total Expense	<u>207,775.76</u>
Net Income/Expense	16,285.72

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 preceding 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 – November 12, 2020

At 8:00 pm on November 12, 2020, 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 12, 2020).

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 three of the Association's 2021 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 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 2020 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 2021.

Homes Association Annual Member Meeting

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 12 – 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 !!

TO ALL THE TEENS OUT THERE WHO ARE INTERESTED IN PROVIDING CHILD CARE, PET SITTING OR LAWN CARE PLEASE CONTACT THE OFFICE (816)587-8289

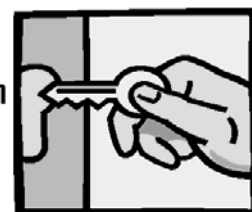
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**Kansas City Regional
Association of Realtors**

News and Views

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