



News and Views

Annual Association Meeting

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 follows the regular monthly meeting which begins at 7:00 pm. The Board of Directors will be reviewing activities for the year and hold the election for three (3) Members to serve on the Association Board of Directors for three (3) year terms. Mark your calendars! Come out to cast your vote, have a voice in who you want to see make the decisions for your Association’s upkeep and financial well being. If you would like to be more involved come show your interest in becoming a Board Member.

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.

Annual Assessments were Mailed. If you did not receive your Annual Letter and Assessment please contact the office.

Christmas is Around the Corner! Walnut Creek will be celebrating the season with a Christmas 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.

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Holiday Office Operations

Due to the holidays the office operations will be closed and phones will not answered on Thanksgiving Day, Christmas Day, and New Years Day.

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

BOARD OF DIRECTORS

PRESIDENT Ken Emerson <i>Pool, Grounds</i>	587-5495
VICE PRESIDENT Gary Droege <i>Clubhouse, Pool</i>	807-1490
SECRETARY Jacqueline Maiseroulle <i>Administration, Finance</i>	665-4023
TREASURER Halley Freeman <i>Finance, Administration</i>	516-7974
Carol Arnold <i>Clubhouse, Community Rel.</i>	321-1525
Carol Franklin <i>Clubhouse, Community Rel.</i>	741-3155
Jay McMinn <i>Grounds, Administration</i>	286-0939
Tyler Unsell <i>Community Rel., Finance</i>	863-0377

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Community Highlights

Office and Facility Updates—The Association Clubhouse / Office remains closed through 2020 due to the Pandemic.

During regular office hours 9:30 – 12:30 Tuesday through Saturday the phones will be answered and emails returned. The dropbox/mail will be retrieved and all office operations will be maintained.

The clubhouse reservation activity is also closed through the end of 2020. The Association does not have a way to disinfect equipment after each use nor to police social distancing within this inside environment.

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

Thank you for your patience during this unusual time.

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, etc. Contact information is available at WCSHA.org under Helpful Resources.

Pets in Cool Weather : Please remember to pay attention to the temperatures and keep your pets inside during freezing weather.

Remember to be considerate to your neighbors and keep your pet on a leash. Platte County Sheriff'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.

Signup for Email Alerts : Receive newsletters & 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.

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!

Upcoming Activities

Monthly Community Meeting

Nov 12, 2020 Starting at 7:00 pm
Walnut Creek Clubhouse

Annual Member Meeting

Nov 12, 2020 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.

Monthly Community Meeting

Dec 10, 2020 Starting at 7:00 pm
Walnut Creek Clubhouse

Christmas Lighting Contest

Dec 13, 2020 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 2 & 3, 2021
Clubhouse Parking Lot

Live trees may be left in the southwest corner of the parking lot for disposal. Please no ornaments, tinsel, plastic, tree bags or other items.

September Community Meeting News

The September Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on September 10, 2020, at the Walnut Creek Clubhouse. Board Members in attendance were Gary Droege,

Ken Emerson, Jacqui Maiserouille, Halley Freeman, Carol Franklin and Tyler Unsell. Jay McMinn, Howard Matteson and Carol Arnold were unable to attend.

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

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September Community Meeting News

Old Business:

Board Members approved a request from the Administration Committee for the suspension of privileges of those violating restrictive covenants.

Ken Emerson advised that although the top two lien holders had paid their balance in full the

two remaining have an expected court date of October 8th.

New Business:

Swim Team Board Member, Amber Drake, provided a brief synopsis of the 2020 Swim Team season. Due to the pandemic there were only three swim meets this year and they were held virtually, so there was no intermingling between teams as each swam at their home pool. The coaches, swimmers, parents and spectators did a great job with social distancing and taking individual responsibility, resulting in zero instances of COVID during the season. All in all it was a great season with many

swimmers qualifying for the Northland Conference, although there was no conference held this year.

Ken addressed the Board as to the need to get a preliminary budget together for this next year and tentatively scheduled a meeting for the committee chairs to gather for that purpose on October 1st.

Committee Reports

Administration: The assessment letters are in process and will be available for review at the next meeting. The phone service provider for the office was changed in order to provide for more flexibility when working remotely due to the pandemic. The insurance will renew in October.

Clubhouse: A couple of non-working outlets were replaced in the clubhouse.

Community Relations: There was a good turnout for the ice cream truck and everything went smoothly.

Finance: When the CDs at Central Bank mature on the 15th, the funds will be moved to Equity Bank.

Grounds: Neighborhood Clean-up will be October 3rd. Poison ivy is climbing the blue spruce at the entrance will need to be eradicated.

Pools: The pool operated during this pandemic with zero instances of COVID. Although there were extra costs due to new protocols because of the pandemic and some unforeseen increased chemical costs, the pool operated under budget. It was noted that this season the pool was much more family oriented and pleasant overall, seemingly due to the age limits and supervision requirements included in the new protocols.

The meeting was adjourned without objection.

October Community Meeting News

The October Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on October 8, 2020, at the Walnut Creek Clubhouse. Board Members in attendance were Gary Droege, Ken Emerson, Jacqui Maiserouille, Jay McMinn, Carol Franklin, Carol Arnold and Tyler Unsell. Halley Freeman and Howard Matteson were unable to attend.

Ken Emerson welcomed all guests and the Board approved minutes for

the September monthly Board Meeting.

Guest Concerns:

A resident expressed concern over unregistered dirt bikes/mini-bikes riding recklessly in the park area, going off road and destroying grass, requiring reseeding etc. The Board will address/repair the property damage.

A resident expressed concern over the parking situation for the upcoming

election. She noted the congestion that was seen during the last presidential election and her anticipation of the same next month. The resident was advised that although the Board understands her concerns the HOA has no authority over the public streets.

A number of residents expressed concern over a rental property that was being made available on Airbnb and Vrbo for nightly rentals.

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October Community Meeting News

The residents advised the Board of the problematic activity on the property and provided their thoughts on how the HOA can prevent this kind of property use in the future.

Old Business:

Board Members approved a request from the Administration Committee for the suspension of privileges of those violating restrictive covenants.

Board Members approved a motion to continue with the Clubhouse closure until the January 2021 board meeting.

Ken Emerson advised that on October 8th, the HOA got a default judgment in its favor for one of the lien holders who failed to appear and the other lien holder got a continuance until

December due to his belief that amount owed was inaccurate.

New Business:

Board members approved the budget for 2021.

Board members approved to continue with the Creeker Swim Team new resident sponsorship into the 2021 season.

Board members approved the Annual Assessment letters along with the Annual Meeting letter.

Board members approved with proceeding with the Annual Meeting with the requirement of social distancing measures and the wearing of masks.

Committee Reports

Administration: The annual Workers' Comp audit is in process.

Clubhouse: HVAC maintenance and maintenance on the ice machine is complete. The clubhouse are to be cleaned in the coming weeks.

Community Relations: Although Waste Management mismanaged our dumpster request the Neighborhood Clean-up was a success.

Finance: The CDs were cashed and the funds moved from Central Bank to Equity Bank as anticipated.

Grounds: The poison ivy climbing the blue spruce at the entrance will be dealt with along with nut grass to be treated at both entrances.

Pools: The pool is closed.

The meeting was adjourned without objection.

Financial Summary as of September 30 2020

Income	
Dues	278,156.14
Interest, Reimbursement, Other	7,850.73
Total Income	<u>286,006.87</u>
Expense	
Administration	28,043.18
Clubhouse	15,553.21
Community Relations	566.89
Grounds	34,728.89
Office	11,245.38
Trash Collection	74,984.71
Personnel Office/Pool	68,354.60
Pool	15,081.92
Capital Expense	
Clubhouse Improvement	22,895.00
Website	4,334.32
Grounds Improvements	2,500.00
Pool Mechanical	10,975.00
Total Expense	<u>289,263.10</u>
Net Income/Expense	(3,256.23)

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

Pumpkin Crunch

Ingredients

- 1 (15 ounce) can pumpkin puree
- 1 (12 fluid ounce) can evaporated milk
- 4 large eggs
- 1½ cups white sugar
- 2 teaspoons pumpkin pie spice
- 1 teaspoon salt
- 1 (18.25 ounce) package yellow cake mix
- 1 cup chopped pecans
- 1 cup margarine, melted

Directions

Preheat oven to 350 degrees F (175 degrees C).
Lightly grease one 9x13 inch baking pan.

In a large bowl, combine pumpkin, evaporated milk, eggs, sugar, pumpkin pie spice, and salt. Mix well, and spread into the prepared pan.

Sprinkle cake mix over the top of the pumpkin mixture, and pat down. Sprinkle chopped pecans evenly over the cake mix, then drizzle with melted margarine.

Bake for 60 to 80 minutes, or until done.

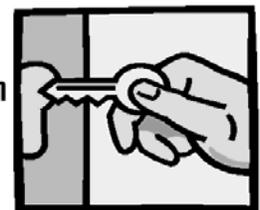
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MFRY57@GMAIL.COM


**Kansas City Regional
Association of Realtors**

News and Views

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

Office Phone:
(816) 587-8289

E-Mail:
office@wcscha.org

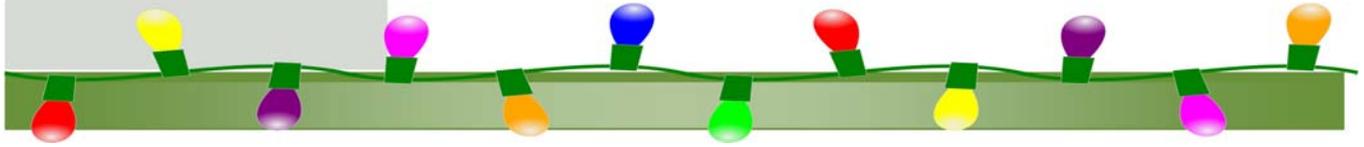
Website:
www.wcscha.org

Facebook
www.facebook.com/wcscha/

Administrator:
Sherri Smith



Christmas Lighting Contest December 13th 6 to 8 PM



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Walnut Creek South Homes Assoc.
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Parkville, MO 64152