

# NEWS AND VIEWS

MARCH / APRIL 2021

PUBLICATION 457

## Upcoming Activities

### Community Meeting

**March 11, 2021 7:00 pm Clubhouse**

### Swim Team Sign-ups

**April 12, 2021**

Online beginning April 12, 2021. Find more information in this newsletter.

### Community Meeting

**April 8, 2021 7:00 pm Clubhouse**

### Easter Parade

**March 26th**

As we roll out vaccines around the city, we want to keep the neighborhood safe! In lieu of our typical Easter egg hunt the Easter bunny will be parading around the neighborhood starting at 5:00 on Friday March 26th. Come take a socially distanced photo with the Easter bunny and grab some Easter candy and a balloon while you are at it.

### Garage Sales

**May 8, 2021 8:00 am Neighborhood**

Spring Garage Sales will be advertised on social media and signs entering the neighborhood.

### Spring Cleanup Day

**May 15, 2021 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 and be in good standing. Please check the newsletter article for do's & don'ts.

## Board of Directors

### PRESIDENT

Jacqueline Maiseroulle 665-4023  
*Pools, Administration*

### VICE PRESIDENT

Tyler Unsell 863-0377  
*Administration, Community Rel.*

### SECRETARY

Carol Franklin 741-3155  
*Administration, Clubhouse*

### TREASURER

Halley Freeman 516-7974  
*Finance, Pools*

Carol Arnold 321-1525  
*Clubhouse, Community Rel.*

Jay McMinn 286-0939  
*Grounds, Finance*

Josh Owenby 224-9581  
*Clubhouse, Grounds*

Carly Rouse 560-4212  
*Community Rel., Pools*

Kim Wilhoite 933-7760  
*Grounds, 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.

**Spring is Around the Corner!** Soon the grass will be growing, the flowers will be blooming, and the trees will be budding. What a fantastic time to clean up our yards and property ... particularly with clean up day in our near future! Great way to get rid of yard debris and other stuff! Check out the activity list for upcoming event dates & times.

**Spring Rains / Potential Spring Flooding:** Based on past years, we have experienced our fair share of high volume rains within a short duration of time resulting in flooding issues around our creek areas. If you observe flooding, please contact the Platte County Sheriff's Office immediately. Flood water is potentially dangerous – strong currents, contaminants, and other dangers are often present. If you see children playing in or around flood water, please instruct them to stay away from the water.

**2021 Creekers Swim Team:** The Swim Team will be conducting online sign ups for the upcoming season. If you have children who might be interested in joining in on the fun, please check this newsletter for additional information.

**Reminder on Restrictions** – If you are thinking about adding an unattached structure or out-building (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.

Check the Restrictions and County Ordinance summaries in this newsletter. Not all properties in Walnut Creek are subject to restrictive covenants. Please check with the Association Office if you are unsure about your property.

**Looking for Association Information** — Go to our webpage at [www.wcscha.org](http://www.wcscha.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/wcscha/](https://www.facebook.com/wcscha/)

**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.wcscha.org](http://www.wcscha.org) and click 'Get Alerts' on the home page ... or .... email your name, street address, and email address to the Association Office at [office@wcscha.org](mailto:office@wcscha.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!



## ***Spring Clean-up***

Spring Clean-up Day is scheduled for Saturday, May 15th 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 account standing 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.

## ***Summary of Restrictions***

The following is a summary of the restrictions for all of the lots in Walnut Creek Acres Numbers 4, 5, 6, 6 First Addition, 6 Second Addition, and 6 Third Addition: Please make sure you know what restrictions apply to your property.

The Board of Directors reviewed the restrictions and the *Italicized* print is the Board's interpretation of meaning.

No structure shall be erected on any residential lot other than a single family dwelling having a finished first floor area of at least 1,200 square feet and not exceeding two stories in height. No basement house, shack, unattached garage or other outbuilding shall be allowed. (children's swing/play sets are not included)

- 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.
- Metal items will be taken by a metal recycler.

Regular or permanent parking or storing of boats, boat trailers, commercial vehicles, inoperative automobiles or storage of any equipment that may detract from the general appearance of the subdivision shall not be permitted on any lot and no campers (including travel trailers, RVs, motor homes), shall be parked in the sub-division unless the same is parked inside a garage.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that .... In Walnut Creek Acres No. 4 only 2 dogs, 2 cats or 2 of any household pet may be kept, provided they

Continued on page 4

## ***Summary of Restrictions continued***

are not kept, bred, or maintained for any commercial purposes. In Walnut Creek Acres Nos. 5, 6, 6 First Addition, 6 Second Addition and 6 Third Addition, only 1 dog, 1 cat, or 1 of any household pet may be kept, provided they are not kept, bred, or maintained for any commercial purposes.

Unless written approval is obtained from the Architectural Committee no real estate sales office, construction office, or business of any type (home being used primarily for business rather than residence) may be conducted on any lot; no fence (unless approved) of any type may be constructed ; and no unpainted or unstained exterior of any house is allowed.

In addition to our Restrictions, Platte County Planning & Zoning Codes provide Ordinances regarding

overgrown weeds, debris, inoperative vehicles, and a number of other unsightly conditions that could occur in neighborhoods such as ours.

The Homes Association is actively working with Platte County to inform Walnut Creek residents of County Ordinances which apply to our community.

The Board is committed to taking actions to protect the appearance of our community and your property values. Penalties for failing to comply with restrictive covenants include suspension of member privileges until the violation is corrected. If you have any questions or concerns about your area or restrictions, please feel free to contact the office.

## ***January Community Meeting Minutes***

President Jacqueline Maiserouille called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, January 14, 2021 at 7:00 P. M. at the Association Clubhouse.

Board members in attendance were Halley Freeman, Carol Franklin, Jay McMinn, Jacqueline Maiserouille, Carly Rouse, Tyler Unsell, and Kim Wilhoite. Unable to attend was Carol Arnold, and Josh Owenby. Also in attendance were Office Manager Sherri Smith.

Due to the Platte County Covid19 Guidelines the meeting was restricted to 10 persons.

President Jacqueline Maiserouille opened the meeting by welcoming the new board members.

The Board approved minutes for the December monthly Board Meeting.

### **Old Business:**

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

Carol Franklin stated that the clubhouse committee is recommending that the clubhouse be closed through April the 8th.

### **New Business:**

Board members approved a request from the Grounds Committee to allow trappers to trap beavers free of charge around the ponds.

Committee Reports were presented.

The meeting was adjourned without objection.

## February Community Meeting Minutes

President Jacqueline Maiserouille called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, February 11, 2021 at 7:00 P. M. at the Association Clubhouse.

Board members in attendance were Halley Freeman, Carol Franklin, Jay McMinn, Jacqueline Maiserouille, Josh Owenby, Carly Rouse, Tyler Unsell, and Kim Wilhoite. Unable to attend was Carol Arnold. Also in attendance were Office Manager Sherri Smith and Angela Ray.

Due to the Platte County Covid19 Guidelines the meeting was restricted to 10 persons.

President Jacqueline Maiserouille welcomed the new Office Manager, Angela Ray.

The Board approved minutes for the January monthly Board Meeting.

### Old Business:

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

### New Business:

Board Members approved a request from the Administration Committee to change office hours to 3:00 p.m.—6:00 pm Tuesday through Friday and 9:30 am —12:30 pm on Saturday.

The meeting was adjourned without objection.



## Financial Summary as of January 31, 2021

<b>Income</b>	
Dues	69,924.43
Interest, Reimbursement, Other	758.25
<b>Total Income</b>	<u>70,682.68</u>
<b>Expense</b>	
Administration	3,066.50
Clubhouse	429.66
Community Relations	0
Grounds	757.66
Office	1,108.96
Trash Collection	8,368.73
Personnel Office/Pool	2,238.79
Pool	0
<b>Other Expense Expense</b>	
Clubhouse Improvements	0
<b>Total Expense</b>	<u>15,970.30</u>
<b>Net Income/Expense</b>	54,712.38

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@wcscha.org](mailto:office@wcscha.org) or (816) 587-8289. You may also submit your questions to the Committee in writing.



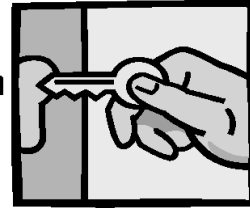
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## WHY LET A STRANGER SELL YOUR HOUSE?

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Parkville MO 64152  
MFRY57@GMAIL.COM

  
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Association of Realtors**

## Help Wanted for 2021 Pool Season

The Walnut Creek South Homes Assn is looking for pool staff for the 2021 Pool Season, including a Manager, Assistant Manager & Lifeguards.

- Candidates for all positions must provide proof of current life guard certification from an accredited organization and be at least age 15 by May 1st, 2021.
- All staff must be able to follow and enforce all pool rules while on duty.
- Prior lifeguard experience is appreciated but not mandatory.

Applications are available online at  
[www.wcscha.org](http://www.wcscha.org).

Applications can also be picked up outside the Walnut Creek Clubhouse, 5502 Clubhouse Cove, Parkville, Mo with advance notice, or emailed upon request.

All applications must be returned completed to the Walnut Creek Clubhouse to be considered for the positions. Staff wishing to return must complete a new application.

Office Phone 816 587-8289

Email [office@wcscha.org](mailto:office@wcscha.org)



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# JOIN THE CREEKERS!

## Attention Walnut Creek Families!!

Walnut Creek Swim Team wants YOU!

*Learn to swim...stay active...have fun...hang with friends...compete...  
spend hot summer days in the water*

- Open to children ages 5-18, residents and non-residents
- All skill levels welcome (You must be able to swim/keep yourself afloat the width of the pool)
- WCSHA offers subsidies for first time resident swimmers and a discount to swimmers who joined in 2020 and are returning in 2021.
- Season runs late May-mid July
- Morning and evening practices available
- Excellent coaching staff- 2 of our coaches grew up swimming for the Creekers
- 6 regular season meets – compete when you can and are ready

Register online beginning April 12<sup>th</sup> at:  
[walnutcreekswimteam.swimtopia.com](http://walnutcreekswimteam.swimtopia.com)

Questions??? Email [wcswimteam@gmail.com](mailto:wcswimteam@gmail.com)



## ***Important Pool Notes ... Important Pool Notes***

### **Pool Rules & Regulations**

A complete copy of the Pool Rules and Regulations will be provided in the May / June Newsletter.

### **Who is Entitled to a Pool Pass?**

Full Member Property Occupants in good standing with dues paid through August of 2021 or on the Association's automatic withdrawal program are eligible for pool passes. Occupants include anyone living on a regular or permanent basis within the home. Questions on eligibility may be directed to the office at (816) 587-8289.

### **How to Obtain a Pool Pass**

1. Complete 2021 Pool Pass Request and deliver to the Association Office either by mail, clubhouse drop box, or email.
2. Include proof of residency for all non-owner occupants over 18 years of age. Failure to include this can delay the processing of your pool pass.
3. Forms returned prior to May 4th with all requirements met, will be processed and passes available for pick up from the Pool Committee on Saturday, May 15th during regular business hours 9:30 am – 12:30 pm. Otherwise you will receive your passes in the mail the week of May 17th. Please keep in mind that we have no control as to how quickly USPS will make delivery so if it's important that you have your pool passes prior to the pool opening, the earlier you submit the better.
4. Forms returned from May 4th through May 20th will be available for pickup at the Association Office May 22<sup>nd</sup> during regular business hours, or they will be mailed the following week.
5. Forms returned after May 20th will be processed on a weekly basis and be available for pick up that Saturday if turned in by 2:00 o'clock on Thursday. For example, you turn in your request on May 24<sup>th</sup>, you may pick up your pass on the 29<sup>th</sup>.

Pool Pass Requests with questions about eligibility or number of occupants of the home will be directed to the Board Pool Committee and may be delayed. Therefore, please include proof of residency for all non-owner occupants over 18 years of age with your Pool Pass Requests to avoid unnecessary delays in processing and to ensure that all eligible residents and occupants have full access to the Walnut Creek pool.

**To be assured you have your passes  
before the Pool opens  
on Memorial Day Weekend,  
complete and submit your request form  
to the office early !!!**



WALNUT CREEK SOUTH HOMES ASSOCIATION  
**2021 POOL PASS REQUEST**

ADDRESS

\_\_\_\_\_  
Address of property in Walnut Creek

OWNER INFORMATION

\_\_\_\_\_  
Homeowner(s) Legal Name(s) as they appear on the Deed of Trust

\_\_\_\_\_  
Primary Email Address (optional) This may be used in the future for reminders or alerts of activities

(\_\_\_\_\_)\_\_\_\_\_  
Homeowner(s) Primary Phone

(\_\_\_\_\_)\_\_\_\_\_  
Homeowner(s) Alternate Phone

OCCUPANT/RENTER INFO  
IF PROPERTY IS NOT OWNER OCCUPIED

\_\_\_\_\_  
Occupant(s)/Renter(s) Name(s) if different than Homeowner(s) Name

\_\_\_\_\_  
Occupant(s)/Renter(s) Email Address (optional) This may be used for future reminders or alerts of activities

(\_\_\_\_\_)\_\_\_\_\_  
Occupant(s)/Renter(s) Primary Phone

(\_\_\_\_\_)\_\_\_\_\_  
Occupant(s)/Renter(s) Alternate Phone

List below all **Occupants/Renters** who will need pool passes for the Pool Season and **attach verification of residency** for those over 18 years of age.

(There will be a \$5.00 fee for replacement of pool passes.)

**Occupants/Renters** of Home

Relationship

Age if under 18


POOL PASSES REQUESTED

# News and Views

**A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK RESIDENTS**

Office Hours:

Tuesday –Friday

3:00 pm—6:00 pm

Saturday

9:30 am - 12:30 pm

Office Phone:

(816) 587-8289

E-Mail:

[office@wcscha.org](mailto:office@wcscha.org)

Website:

[www.wcscha.org](http://www.wcscha.org).

Facebook

[www.facebook.com/wcscha/](http://www.facebook.com/wcscha/)

Administrator:

Angela Ray



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