



News and Views

Annual Association Meeting

At 8:00 pm on November 11, 2021, 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.

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

Annual Assessments will be Mailed. If you have not received your Annual Letter and Assessment by the end of November, 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.

Continued on page 2

See page 2 for Holiday Office Operation Hours

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



BOARD OF DIRECTORS

PRESIDENT

Jacqueline Maiseroulle 665-4023
Pools, Administration

VICE PRESIDENT

Halley Freeman 516-7974
Finance, Pools

SECRETARY

Carol Franklin 741-3155
Administration, Clubhouse

TREASURER

Kim Wilhoite 933-7760
Grounds, Finance

Carol Arnold 321-1525
Clubhouse, Community Rel.

Scott Mallory (308)-235-5303
Administration, Community Rel.

Jay McMinn 286-0939
Grounds, Finance

Josh Owenby (606)-224-9581
Clubhouse, Grounds

Carly Rouse 560-4212
Community Rel., Pools

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Community Highlights

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 Sherriff's Department enforces this law and may be reached at (816)858-3521.

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!

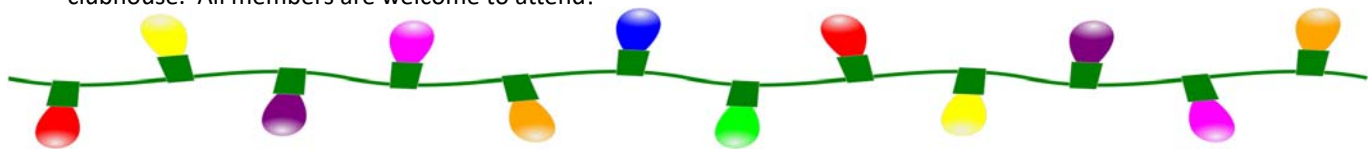
Holiday Office Closures

Due to the holidays the office will be closed and phones will not be answered on the following dates:

11-25 and 11-26 — Thanksgiving

12-24 and 12-25 — Christmas

12-31-21 and 1-1-22 — New Years



Upcoming Activities

Monthly Community Meeting

Nov 11, 2021 Starting at 7:00 pm
Walnut Creek Clubhouse

Annual Member Meeting

Nov 11, 2021 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 19, 2021 Starting at 7:00 pm
Walnut Creek Clubhouse

Christmas Lighting Contest

Dec 12, 2021 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.

August Community Meeting News

President Jacqueline Maiserouille called to order the regular monthly meeting of the Walnut Creek South Homes Association on Wednesday, August 12, 2021, at 7:00 P. M. at the Association Clubhouse.

President Jacqueline Maiserouille opened the meeting by welcoming guests and allowing them to air their concerns.

OLD BUSINESS:

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

Board Members approved a request from the Pool Committee to continue subsidies for the Creekers Swim Team next year.

NEW BUSINESS:

There was no new business presented.

Committee Reports were presented and discussed.

The meeting was adjourned without objection.

September Community Meeting News

President Jacqueline Maiserouille called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, September 9, 2021, at 7:00 P. M. at the Association Clubhouse.

President Jacqueline Maiserouille opened the meeting by welcoming guests and allowing them to air their concerns.

OLD BUSINESS:

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

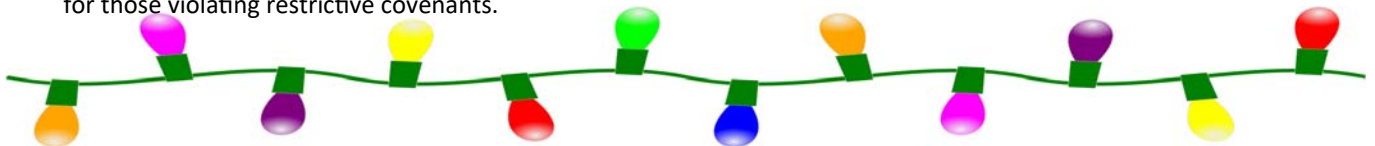
NEW BUSINESS:

Board members approved a special project request from the Grounds Committee for aeration and reseeding of association landscaping.

Board members discussed a special project request from the Grounds Committee for landscaping around the pool. The motion was voted on and did not pass.

Committee Reports were presented and discussed.

The meeting was adjourned without objection.



Financial Summary as of September 30 2021

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.

Income	
Dues	289,351.23
Interest,Reimbursement,Other	6688.80
Total Income	<u>296,040.03</u>
Expense	
Administration	26,620.74
Clubhouse	12,296.21
Community Relations	1,743.56
Grounds	44,243.87
Office	11,728.96
Trash Collection	77,416.51
Personnel Office/Pool	61,993.91
Pool	19,358.64
Capital Expense	2,537.64
Total Expense	<u>255,402.40</u>
Net Income/Expense	38,099.99



HOMES ASSOCIATION ANNUAL MEMBER MEETING

At 8:00 pm on November 11, 2021, 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 5:00 pm on the day of the Annual Meeting (November 11, 2021).

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 2022 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 2021 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. 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 2022.

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 11 – 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 be heard !!

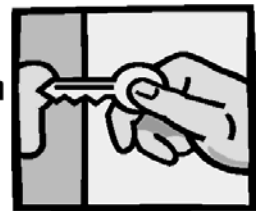
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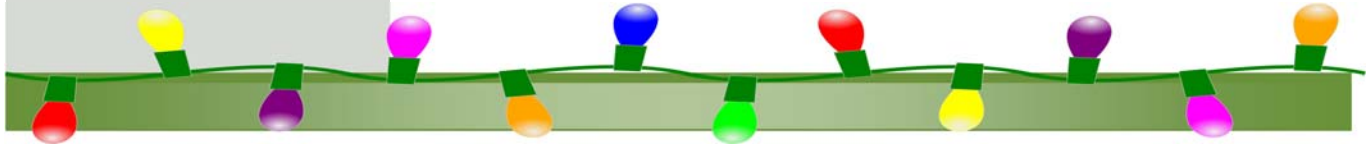
Administrator:

Angela Ray

News and Views



Christmas Lighting Contest December 12th 6 to 8 PM



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