

# NEWS AND VIEWS

MARCH / APRIL 2022

PUBLICATION 461

## Upcoming Activities

**Community Meeting**  
**March 16, 2022 7:00 pm Clubhouse**

**Swim Team Sign-ups**  
**End of March**  
Online beginning late March. See page 7 for details.

**Community Meeting**  
**April 14, 2022 7:00 pm Clubhouse**

**Easter Egg Hunt**  
**April 16, 2022 11:00 am Clubhouse**  
Drinks and cookies provided

**Family Food Truck Night**  
**May 13, 2022 5:30 pm—8:30 pm in the park**

**Pool Pass Applications Due**  
**May 7, 2022**

**Garage Sales**  
**May 14, 2022 8:00 am Neighborhood**  
Spring Garage Sales will be advertised on social media and signs entering the neighborhood.

**Spring Cleanup Day**  
**May 21, 2022 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.

**Memorial Day Weekend Cookout**  
**Saturday, May 28th, 2022 Noon Clubhouse**

## Board of Directors

### PRESIDENT

Josh Owenby (606) 224-9581  
Pools, Administration

### VICE PRESIDENT

Carol Franklin (816) 741-3155  
Finance, Pools

### SECRETARY

Carly Rouse (816) 560-4212  
Administration, Clubhouse

### TREASURER

Kim Wilhoite (816) 933-7760  
Grounds, Finance

Carol Arnold (816) 321-1525  
Clubhouse, Community Rel.

Ed Cayton (337) 424-8097  
Pool, Grounds

Jay McMinn (816) 286-0939  
Grounds, Finance

Bryce Palmer (605) 691-3628  
Community Relations, Pools



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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.

**2022 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.wcsha.org](http://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/](https://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](http://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](mailto: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!



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

Spring Clean-up Day is scheduled for Saturday, May 21st 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.
- Large items (swing sets, picnic tables, etc.) must be "broken down".

## ***Summary of Restrictions***

Regular or permanent parking of boats, boat trailers, campers, commercial vehicles, inoperative vehicles, or any equipment which may detract from the general appearance of the sub-division is not permitted, unless they are stored in your garage.

In Walnut Creek Acres No. 4 only 2 dogs, 2 cats or 2 of any household pet may be kept, provided they are not kept, bred, or maintained for any commercial purposes. In Walnut Creeks 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

- 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.



kept, bred, or maintained for any commercial purposes.

Without written approval of the Architectural Committee...no real estate sales office, construction office, or business of any type may be conducted on any lot; no fence of any type may be constructed; and no unpainted or unstained exte-



## January Community Meeting Minutes

President Josh Owenby called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, January 13, 2022, at 7:00 P. M. at the Association Clubhouse.

Board members in attendance were, Ed Cayton, Carol Franklin, Josh Owenby, Bryce Palmer, Carly Rouse, and Kim Wilhoite. Unable to attend was Jay McMinn and Carol Arnold. Also in attendance were Office Manager Angela Ray and residents on the attendance list

President Josh Owenby welcomed the guests.

APPROVAL OF MINUTES – 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.

### NEW BUSINESS:

#### No new business

Committee Reports were presented and discussed.

The meeting was adjourned without objection.



### *2022 Event Calendar*

April 16th	Easter Egg Hunt	11:00 AM
May 13th	Family Food Truck	5:30 PM—8:30 PM
May 14th	Garage Sale	8:00 AM
May 21st	Cleanup Day	8:30 AM-12:30 PM
May 28th	Memorial Cookout	Noon - ?
July 2nd	Fourth Cookout	Noon - ?
July 23rd	Bags Tournament	TBD
August 6th	Ice Cream Truck	TBD
Sept. 3rd	Labor Day Cookout	Noon - ?
Oct. 1st	Cleanup Day	8:30 AM-12:30 PM
Oct. 31st	Costume Contest	4:00 - 6:00 PM
After Thanksgiving	Letters to Santa Mailbox	
Dec. 3rd	Santa Visit	TBD
Dec. 11th	Lighting Contest	6:00 - 8:00 PM

## ***Illegal use of ATVs in neighborhood***

It has come to our attention that ATVs have been seen riding on neighborhood streets as well as on HOA property.

It is illegal to drive unlicensed vehicles on the street and the HOA does not wish to have ATVs used on areas designated for all residents.

Therefore, we have contacted the Platte County Sheriff and they will be sending extra patrols out. We have also informed them that we will prosecute anyone riding ATVs on HOA property.

The Sheriff's Department has asked homeowners to call their non-emergency number, 816-858-3521 if they observe someone riding ATVs in the area.



## ***Financial Summary as of February 28, 2022***

<b>Income</b>	
Dues	\$81,841.70
Interest, Reimbursement, Other	<u>\$2,809.12</u>
<b>Total Income</b>	<u>\$84,650.82</u>
<b>Expense</b>	
Administration	\$3,447.04
Clubhouse	\$1,629.87
Community Relations	\$0.00
Grounds	\$3,287.73
Office	\$2,067.84
Trash Collection	\$17,517.74
Personnel Office/Pool	\$4,468.08
Pool	\$0.00
<b>Other Expense</b>	
Bank Charges	\$112.12
<b>Total Expense</b>	<u>\$32,530.42</u>
<b>Net Income/Expense</b>	\$52,120.40

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.

## ***Help Wanted for 2022 Pool Season***



The Walnut Creek South Homes Assn is looking for a **Manager, Asst Mgr, and Lifeguards** for the 2022 Pool Season.

Candidates for the manager and assistant positions:

- Must be at least age 21 by May 15th, 2022
- Must have scheduling experience
- Must be able to enforce all pool rules as stated by the WCSHA board and WCSHA By-laws
- Prior pool or recreation facility experience preferred but not mandatory

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@wsha.org](mailto:office@wsha.org)

Candidates for lifeguard positions

- Must be at least age 15 by May 15th, 2021
- Must be able to swim 500 yards non-stop
- Must be able to pass lifeguarding and CPR courses
- Must be able to follow and enforce all pool rules while on duty
- Prior lifeguard experience preferred but not mandatory

Training for all positions will be provided at no cost to the applicant.

All applications will be available to be picked up at the Walnut Creek Clubhouse, 5502 Clubhouse Cove, Parkville, Mo during regular office hours. All applications must be returned completed to the Walnut Creek Clubhouse no later than March 31st to be considered for the positions. Applications for Manager positions must include a resume of previous experience. Lifeguards wishing to return must complete a new application.



# 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 2021 and are returning in 2022.

Season runs late May-mid July

Morning and evening practices available

Excellent coaching staff- 1 of our coaches grew up swimming for the Creekers

6 regular season meets – compete when you can and are ready

Online registration will begin in mid to late March 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 2022 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 7th** with all requirements met, will be processed and passes available for pick up from the Pool Committee on Saturday, May 14th during regular business hours 9:30 am – 12:30 pm. Otherwise you will receive your passes in the mail the week of May 15th. 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 7th through May 21st** 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 21st** 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 26<sup>th</sup>, you may pick up your pass on the 28<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 !!!**





# 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

Website:

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

Facebook

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

Administrator:

Angela Ray



WALNUT CREEK



SOUTH HOMES ASSOCIATION

PRESORTED STANDARD  
U.S. POSTAGE PAID  
KANSAS CITY, MO  
PERMIT NO. 1336

RETURN SERVICE REQUESTED  
DATED MATERIAL

Walnut Creek South Homes Assoc.  
P.O. Box 12252 - 5502 NW Clubhouse Cove  
Parkville, MO 64152