

# NEWS AND VIEWS

MARCH / APRIL 2023

PUBLICATION 467

## Upcoming Activities

### Pancake Breakfast

**March 4, 2023 8:00–10:00 a.m. Clubhouse**

### Community Meeting

**March 9, 2023 7:00 pm Clubhouse**

### Swim Team Sign-ups start end of March

Online beginning late March. See page 7 for details.

### Easter Egg Hunt

**April 1, 2023 11:00 am Clubhouse**

Drinks and cookies provided

### Community Meeting

**April 13, 2023 7:00 pm Clubhouse**

### Pool Pass Applications Due

**May 6, 2023**

### Garage Sales

**May 13, 2023 8:00 am Neighborhood**

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

### Spring Cleanup Day

**May 20, 2023 8:30 AM-12:30 PM, Clubhouse Parking Lot**

Dumpsters 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.

### Pool opens!

**May 27th, 2023 11:00 a.m. Adult swim**

**12:00 p.m. Open to all residents**

## Board of Directors

### PRESIDENT

Josh Owenby (606) 224-9581  
Pools, Administration

### VICE PRESIDENT

Ed Cayton (337) 424-8097  
Grounds, Pools

### SECRETARY

Carly Rouse (816) 560-4212  
Clubhouse, Community Rel.

### TREASURER

Kim Wilhoite (816) 933-7760  
Finance, Grounds

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

Janette Hale (816) 617-2766  
Clubhouse, Finance

Summer Hogan (620) 341-2681  
Finance, Grounds

Meghan Robinson (817) 239-4298  
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 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.

**2023 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 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 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!



## ***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.

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 exterior of any house is allowed.

Unattached garages or other outbuildings are not allowed.



## ***Help Wanted for 2023 Pool Season***

The Walnut Creek South Homes Assn is looking for a **Assistant Pool Manager, and Lifeguards** for the 2023 Pool Season.

Candidates for the assistant positions:

- Must be at least age 18 by May 15th, 2023
- 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

Candidates for lifeguard positions

- Must be at least age 15 by May 15th, 2023
- Must be able to swim 500 yards non-stop with freestyle or breast stroke

- Must be able to pass lifeguarding and CPR courses prior to start of pool season.
- 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 outside the hours. All applications must be returned completed to the Walnut Creek Clubhouse no later than March 1st to be considered for the positions. Applications for Manager positions must include a resume of previous experience. Lifeguards wishing to return will need to sign a letter of intent.

## January Community Meeting Minutes

President Josh Owenby called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, January 12, 2023, at 7:00 P. M. at the Association Clubhouse.

Board members in attendance were Ed Cayton, Janette Hale, Summer Hogan, Josh Owenby, Bryce Palmer, Meghan Robinson, Carly Rouse, and Kim Wilhoite. 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:

The Board accepted the proposed changes to the Rules and Regulations in regards to overnight parking on HOA property.

Committee Reports were presented and discussed.

The meeting was adjourned without objection.

## Financial Summary as of January 31, 2023

<b>Income</b>	
Dues	\$45,743.55
Interest, Reimbursement, Other	\$401.04
<b>Total Income</b>	<u>\$46,144.59</u>
<b>Expense</b>	
Administration	\$2,768.08
Clubhouse	\$617.38
Community Relations	\$168.14
Grounds	\$832.93
Office	\$1,060.62
Trash Collection	\$8,900.97
Personnel Office/Pool	\$3,123.36
Pool	\$0.00
<b>Other Expense</b>	
Bank Charges	\$0.00
<b>Total Expense</b>	<u>\$17,471.48</u>
<b>Net Income/Expense</b>	\$28,673.11

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.

## *Spring Clean-up*

Spring Clean-up Day is scheduled for Saturday, May 20th 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".
- 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.
- No construction lumber.
- No bagged material of any kind.



**Join us April 1st at 11:00 a.m. for an  
Easter egg hunt.  
Divided by age range.  
Cookies and drinks!**




<i>2023 Event Calendar</i>			August 26th	BBQ	TBD
March 4th	Pancake Breakfast	8:00—10:00 a.m.	Sept. 23rd	Bags Tournament	TBD
April 1st	Easter Egg Hunt	11:00 AM	Sept. 30th	Garage Sale	8:00 a.m.
May 13th	Garage Sale	8:00 a.m.	Oct. 7th	Cleanup Day	8:30 AM-12:30 PM
May 20th	Cleanup Day	8:30 AM-12:30 PM	Oct. 28th	Halloween Party	TBD
May 27th	Pool opens	Noon	After Thanksgiving	Letters to Santa Mailbox	
June 10th	BBQ	TBD	Dec. 2nd	Santa Visit	2:00—4:00 p.m.
July 22nd	Ice Cream Truck	TBD	Dec. 10th	Lighting Contest	6:00 - 7:00 PM



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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 2022 and are returning in 2023.

Season runs late May-mid July

Morning and evening practices available

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

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

Online registration will begin in mid to late March at: [walnut-creekswimteam.swimtopia.com](http://walnut-creekswimteam.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 6th with all requirements met, will be processed and passes available for pick up from the Pool Committee on Saturday, May 13th 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 6th 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 21<sup>st</sup>, you may pick up your pass on June 2<sup>nd</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  
**2023 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



**RETURN SERVICE REQUESTED  
DATED MATERIAL**

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

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