

NEWS AND VIEWS

MAY/ JUNE 2023

PUBLICATION 468

WE HAVE EXCITING NEWS...

We have recently updated our HOA management system in an effort to better serve our community!

Walnut Creek residents (Renters and Owners) will now be able to create a household account in the new system. There are a variety of ways this will help you stay better connected to your community, all while helping the HOA save money by limiting printing costs.

Information on Community News and Events
Pool Pass Signups
Pool Closure Notifications
Board Meeting Information
Electronic Newsletters
Private Account to Pay Dues and Check Balances Online

We're excited to send everyone invitations, but we need to make sure we have good contact information for you. To help facilitate this we have created a quick and confidential survey for you to fill out. We are simply asking you to confirm contact information and as an added bonus we hope you will share some feedback on how we can make the community better for all.

Don't miss out on your invitation! www.wcsha.org

This survey will help us better understand your needs and preferences as a member of the community and will help us make informed decisions about community management and development.

If you prefer to provide your contact information via email, simply send an email to office@wcsha.org with your email address and your home address. We will then be able to send out an invitation for you to create your account in our new system.

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



IMPORTANT NOTICE!!!

In an effort to reduce costs, pool passes will NOT be mailed this year.

Pool passes will be available for pick up at the office during normal business hours starting May 13th.

See page 3 for more information

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Pool Information

POOL MANAGEMENT

The Pool will be opening Memorial Day weekend as always. The Homes Association will be managing the pool for the 2023 season. The Pool Board Committee consists of three Board members; Josh Owenby, Ed Cayton, and Meghan Robinson

POOL RULES

Please review the pool rules with your children. You may find the rules on pages 7-9.

POOL PASSES

Each membership will receive 10 free guest visit passes when you pick up your pool passes. After the passes are used, guests may be signed in at the pool for a \$1.00 per guest per visit. You may pay the guest fee at the gate or purchase more passes from the office.

POOL PARTIES

Private pool parties may be scheduled after regular pool hours on Fridays through Sundays. To schedule a party you may check the calendar and obtain paperwork online. However, all paperwork must be turned into the office. At that time deposits and lifeguard fees will be due to make the reservation.

Deposit \$100.00 (\$50.00 retained)

Lifeguard fees \$50.00 cash (two guards for two hours)

POOL HOURS

The Pool Opens May 27th at 11:00 a.m. for adult swim.

The hours of operation are **below**.

Sunday through Thursday

Noon.-8:00 P.M.

Friday and Saturday

Noon - 9:00 P.M.

Adult Swim on Saturday and Sunday

11:00 A.M. - Noon.

The pool will close at 3:00 P.M. on dates of home swim meets.



SWIM MEETS

June 1, 2023 Riss Lake @ Walnut Creek

June 8, 2023 Woodneath

June 22, 2023 New Mark

June 29, 2023 Kearney @ Walnut Creek

July 6, 2023 Clayview @ Walnut Creek

July 11, 2023 Coves

Upcoming Activities

COMMUNITY MEETINGS

May 11, 2023 7:00 pm Clubhouse

June 8, 2023 7:00 pm Clubhouse

NEIGHBORHOOD GARAGE SALE

May 13th, 2023 8:00—2:00

Share your sales with hashtag #WCSHA

NEIGHBORHOOD CLEAN UP

May 20th, 2023 8:30—12:30



February Community Meeting News

President Josh Owenby called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday February 9, 2023 at 7:00 p.m.

Board members in attendance were Ed Cayton, Janette Hale, Summer Hogan, Josh Owenby, Bryce Palmer, and Meghan Robinson. Unable to attend were 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—Ed Cayton made a motion to accept the January 2023 meeting minutes, seconded by Bryce Palmer. The motion passed unanimously.

POOL OPEN

May 27, 2023 12:00 pm Clubhouse Pool Opens!!

Weather permitting, the Pool will open for the summer!! Yay!!

NEIGHBORHOOD COOKOUT

June 10, 2023 Noon Clubhouse



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 to endorse an application to the Platte County Storm Water Grant Committee in regards to Raintree and 58th Terr.

Board members approved request for special project to update the video system around the pools and grounds.

Committee Reports were presented and discussed.

The meeting was adjourned without objection

March Community Meeting News

President Josh Owenby called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday March 9, 2023 at 7:00 p.m.

Board members in attendance were Ed Cayton, Janette Hale, Summer Hogan, Josh Owenby, Meghan Robinson, and Carly Rouse. Unable to attend were Bryce Palmer and Kim Wilhoite. Also in attendance were residents on the attendance list. President Josh Owenby welcomed the guests.

APPROVAL OF MINUTES—Carly Rouse made a motion to accept the February 2023 meeting minutes, seconded by Janette Hale. The motion passed unanimously.

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



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.

Pool Opening: Weather permitting, the pool will open for the summer on Saturday of Memorial Day weekend. Make sure you have read the pool pass information in this newsletter and completed your pool pass request form so that you will have your passes to enjoy the pool!

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.

Not all properties in Walnut Creek are subject to restrictive covenants. Please check with the Association Office if you are unsure about your property.

Community Highlights Cont'd

Extra trash: If you have more trash than your bin can hold stickers for extra bags can be purchased at Westlake Ace Hardware at 9200 NW Highway 40 in Parkville.

Looking for Association Information — Go to our webpage at 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/

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!

Financial Summary as of March 31, 2023

Income	
Dues	\$106,907.09
Interest, Reimbursement, Other	\$1,770.02
Total Income	<u>\$108,677.11</u>
Expense	
Administration	\$3,135.41
Clubhouse	\$5,893.61
Community Relations	\$1,593.45
Grounds	\$3,328.15
Office	\$4,898.28
Trash Collection	\$27,237.95
Personnel Office/Pool	\$10,600.56
Pool	\$7,000.00
Other Expense	
Bank Charges	\$95.00
Software Improvements	\$763.50
Total Expense	<u>\$64,545.91</u>
Net Income/Expense	<u>\$44,131.20</u>



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

Important Pool Notes ... Important Pool Notes

Who is Entitled to a Pool Pass?

Full Member Property Occupants in good standing with dues paid through August of 2023 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 2023 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 starting May 13th during regular office hours Tuesday—Friday 3:00—6:00 and Saturday 9:30—12:30.
4. Forms returned from May 6th through May 20th will be available for pickup at the Association Office May 22nd during regular business hours.
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 25th, you may pick up your pass on the 27th.

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.



Pool Operations

Pool General Information

1. Pools will generally be open from Memorial Day weekend through Labor Day weekend.
2. The schedule for operations for the pool each year will take into account the school calendar and will be published in the Walnut Creek newsletter.
3. Pool hours each year will be published in the Walnut Creek newsletter and posted at the pool.
4. Air temperature must be 70 degrees before the pools will be allowed to open.
5. In the event of any threat to the safety of members from weather or any other unsafe condition, the senior lifeguard on duty or pool management may clear the pool and/or decks, or close the pool for such a period of time as recommended for safe pool operations and instruct patrons to take appropriate precautions.

Pool Access

1. No person shall enter the pool area unless a qualified Walnut Creek lifeguard is on duty.
2. Only full members and their guests who are not basic members or non-members living in Walnut Creek may access the Clubhouse pool and wading pool. All members must be residents of Walnut Creek. The membership runs with the property itself and not with the owners.
3. Each member must present a current Walnut Creek membership identification card (pool pass) in order to gain access to the pool facilities. Identification cards will be coded to indicate adults or minors. Lost cards may be replaced for a fee of \$5.00 by contacting the Homes Association office.
4. Pool passes are prepared in April and May for the upcoming summer season. To receive pool passes:
 - The unit must have Full Member status.
 - Dues must be paid through August of the current year or be on Walnut Creek's automatic withdraw program. No exceptions made
 - The owner or renter must return a completed Pool Pass Request and provide proof of residency for non-owner occupants. Please realize, late or special requests outside of the season-opening procedures may take up to one week to process. It is to everyone's benefit to follow the standard, season-opening procedures. For the season opening, pool passes will be mailed to those who are unable to pick them up during office hours.
5. No identification cards are to be left at the pools. Cards left at the pool will be deposited in the Walnut Creek office drop box at the close of each day. It will be the responsibility of those individuals to obtain their identification cards during office hours.
6. No child under the age of 12 shall be admitted to the pool unless accompanied and supervised by someone 18 or older. If the person providing supervision for the underage swimmer leaves, so must the underage swimmer.
7. Admission to the pools shall be refused to persons under the influence of alcohol or controlled substances.
8. A swimmer may be asked to demonstrate their swimming ability to the satisfaction of the lifeguard on duty by swimming twice across the pool width on their stomach before being allowed to swim in the deep end or use either diving board.
9. No person with cuts, sores, lesions, infections, obvious communicable disease or diarrhea should be in the pools.
10. Access to the guard shack, mechanical room, or chemical storage area by unauthorized persons is prohibited.

Pool Guest Policy

1. Clubhouse pool guests may be anyone except basic members, delinquent full members, and non-members living in Walnut Creek Acres.
2. An owner or renter of record may sign in up to four (4) guests per day until the household limit is reached. Other family members, adult or youth age 12 or older, are restricted to signing in two (2) guests per day. Family members under age 12 may not sign in guests. A maximum number of four (4) guests may be signed in by a household on a single day.
3. Guests must sign in and provide their name, address, and emergency contact with telephone number.
4. The sponsoring member must accompany their guest at all times and is responsible for their guest's actions.
5. All guests must adhere to the pool rules and regulations and may be subject to expulsion from the pool area and grounds for any violation.
6. Each home will be issued ten free guest passes. Ten additional passes may be purchased at the office for \$10.00 or one pass may be purchased at the pool gate for \$1.00 per guest, per day.

Pool Attire

1. Only appropriate swimwear is to be worn by swimmers. No cutoffs are allowed. They tend to fray and clog the filter system.
2. Children who are not toilet trained shall wear tight fitting plastic underwear or swim diapers that will prevent leakage. Regular diapers are forbidden in either pool as they can easily swell and burst, forcing shutdown of the pool and potential mechanical damage.
3. At the clubhouse pool, wet swimsuits are not permitted on the clubhouse upper level. Care should be taken not to track water into the lower level of the clubhouse.
4. Wearing of earrings, necklaces, and rings in the pool is discouraged.

Pool Rules of Conduct

1. Members and guests, as citizens, are expected both to comply with and be familiar with existing Federal, State, and Local laws governing civil and criminal behavior on all Association property and at Association sponsored functions. These laws include codes regarding: Civil Disobedience, Gambling, Immoral Conduct, Libel, Theft, Use and Sale of Alcoholic Beverages, Use and Sale of Narcotics, Smoking by Minors, and Vandalism. This list is not intended to be all-inclusive and does not imply that all other laws are excluded.

Pool Operations continued

2. No firearms or weapons are permitted in the pool area.
3. Members and guests are expected to comply with all By-Laws, Rules and Regulations of Walnut Creek South Homes Association, and also the Walnut Creek South Homes Association Declaration. Violations will place members liable to disciplinary action by the Board of Directors as referenced in Section 3 of the WCSHA Declaration. Members will be monetarily responsible for damage or destruction of property or equipment of the Association.
4. Any malicious activities or behavior including, but not limited to, fighting, verbal abuse, profanity, or threats of any kind are strictly prohibited.
5. Children may not be left unattended within the wading pool enclosure. For safety, this area is restricted to 10 children at one time, each attended by their own parent or guardian.
6. No horseplay is allowed in or about the pool or bathroom areas. This includes, but is not limited to, running, dunking, pushing, rough play and any other dangerous behavior.
7. No glassware, glass containers, rocks, or metal objects are allowed in the pool or pool areas. All coolers, strollers, and other closed containers are subject to inspection. Violation of this rule will not result in a warning, but rather immediate removal from the pool and forfeiture of pool passes. The removed party or parties will need to petition the Board of Directors Pool Committee for consideration of reinstatement of pool privileges.
8. No hanging on the rope float, diving boards, pool ladders or guard stands is allowed.
9. No diving in the 3 ft to 8 ft areas of the pool. Diving is permitted in the deepest end only.
10. Use of flotation devices and ball playing in the pool will be at the discretion of the management or senior lifeguard on duty.
11. No swimming in the diving areas unless authorized by the lifeguard.
12. No pets are allowed in the pool area except for official service animals.
13. Sound levels of personal electronic devices must be maintained at a reasonable volume as determined by the pool staff.
14. Food and beverage are not allowed within the pool or the four feet area surrounding the pool. Beyond this perimeter fountain drinks or open containers of non-alcoholic beverages are allowed (such as ice water, lemonade, soda, and so on).
15. Foul language, threats, or other inappropriate behaviors are not allowed.
16. No alcohol is allowed on the pool premises except for appropriate private parties authorized by the Board of Directors Pool Committee. All large containers (coolers, strollers, and other such items) are subject to inspection. Alcoholic items are not allowed (such as beer, wine, liquor, and so on).

Pool Diving Board Rules of Conduct

1. Anyone using the diving board must meet the requirements for swimming in the deep end of the pool as defined in these rules and regulations.
2. Only one diver will be allowed on the diving stand and board at any time.
3. Dangerous behavior on diving boards is not allowed. Handstands, cartwheels and other dangerous play are prohibited.
4. Divers are allowed one bounce per dive and must jump or dive straight off the end of the board.
5. Divers may not enter the water with another person in the diving area.
6. The pool staff may restrict members or guests from further use of the boards for any persistent violations of diving board rules of conduct.
7. No flotation devices (floaties, life jackets, etc.) may be worn while using the board. No flotation devices are allowed in the deep end of the pool except when designated by the lifeguards. A swim test may be required.
8. No "assistant" is allowed in the deep end to catch another person going off the board (this includes being in the water holding onto the side of the pool). For everyone's safety, the user of the board must be capable on their own. This rule will be strictly enforced.
9. No goggles may be worn while using the diving boards.

Pool Disciplinary Actions

1. The Board of Directors and pool management shall have full authority for enforcement of all rules and regulations and they shall have the right to dismiss anyone from the pool.
2. The following are the general guidelines for disciplinary actions: *Revised 5/13/2021*
 - First Offense of the season – Explanation of rules and a warning given and/or 30 minutes removal from pool. Carefully note: any later offense (of the same or a different kind, on the same or a different day) counts as a second offense. Only one warning will be given; a record will be kept.
 - Second Offense – Expulsion from the pool for the remainder of the day and retention of the violator's pool card. The card must be retrieved from Pool Management by an adult. Minors must request a parent to go to Management to discuss the infraction and retrieve the minor's card.
 - Third Offense – The pools manager will expel this person for up to one week and the pool card will be retained. The offender will need to contact the Board of Directors' Pool Committee and make an appointment to pick up the card at a time and place convenient for a Committee member. If the offender is a minor, the parent(s) must pick-up the expelled person's pool card prior to readmission.
 - Law Enforcement Involvement – If it becomes necessary for the Sheriff's Department to become involved, the person will forfeit their pass for the remainder of the season.
3. Any **member** possessing or using alcohol or controlled substances in the pool, or parking lot, or surrounding common areas will

be expelled and forfeit their pool pass for the remainder of the season.

4. Any **guest** possessing or using alcohol or controlled substances in the pool, parking lot, or surrounding common areas will be expelled and prohibited from returning for one year from date of the offense.

5. Pool management will maintain discipline reports for any infraction resulting in expulsion and a copy will be mailed to the member's home & a copy will be provided to the Pool Committee.

6. Verbal or physical abuse of Pool Staff is strictly prohibited and will be grounds for restriction of pool use until review by the Board of Directors Pool Committee.

7. Pool management is given the right to expel from the pool any person who exhibits threatening or repeated disregard for the safety of others until a review by the Board of Directors Pool Committee.

8. Any request for appeal to decisions of the Pool Committee and/or the pool management may be made to the full Board of Directors at the regular monthly meeting.

H. Pool Maintenance

1. Trash receptacles are placed in the vicinity of the pool. These facilities are for the benefit of members; hence, it is the responsibility of all members and guests using the pool facilities to keep the pool areas clean. Staff have the duty to check and (if needed) to ask a member to clean up the area the member has occupied.

2. Lost and found articles will be picked up each night by the pool staff. All articles will be kept throughout the season in a convenient location that will be accessible to members with staff assistance. At the end of the season, all unclaimed items will be disposed of.

Pool Reservations

Reservation of Pool

1. The clubhouse pool may be reserved for functions after the normal pool hours.
2. A full member homeowner that resides in Walnut Creek or renter of record in good standing may reserve the pool by payment of appropriate deposits and completion of the pool usage agreement.
3. No reservation can be made before the first day of the year in which it will be used.
4. A household is limited to one reservation per calendar month in order to be fair to others.
5. The member signing for the use of the pool agrees to be in attendance for the entire function.
6. All Walnut Creek rules and regulations for pool usage will be enforced at all times during pool parties.
7. Any function to be held for persons under 21 years of age must be chaperoned by adults with a ratio of one adult for every ten persons under the age of 21.
8. Guests may be anyone except basic members or non-members living in Walnut Creek Acres. If a basic or non-member resident are found to be in attendance by Walnut Creek HOA or any of its board members it will be considered a violation of privilege and the full deposit of the facility reservation will be forfeited.

Pool Reservation Deposits

1. Reservations may be made by completing the following three items: a. payment of a \$100.00 damage and cleanup deposit in the form of check or cash,
- b. payment of appropriate lifeguard fees in the form of cash to the office, and

c. completion of the "Pool Usage and Deposit Agreement" form. The form and payments **MUST** be completed at the time the reservation is made. The lifeguards must be arranged through the Association Office.

2. The member or renter of record reserving the pool must pay the deposit and agrees to be responsible for any and all charges that may exceed the deposit.

3. Separate and new deposits must be made for each reservation.

4. In the event of cancellation of the function within seven (7) calendar days of the reserved date, the deposit will not be refundable. Exceptions to this rule may be made based on weather conditions or mechanical problems affecting the operation of the pool. The Pool Committee will make decisions on refunds due to extenuating circumstances.

5. A wear and tear fee of \$50.00 will be retained by Walnut Creek South Homes Association.

6. Refunds due from deposits will be available for pickup by the member or renter of record within three (3) business days after the function. The life guard monies refunds are at the discretion of the pool management.

Pool Reservation Lifeguards

1. Each pool party must have two (2) Walnut Creek lifeguards on duty for the entire function. Large parties may require more than two (2) lifeguards.
2. Lifeguards will be responsible for enforcement of all Walnut Creek rules and regulations for pool operations during pool parties.
3. Member or renter of record is responsible for payment of lifeguards. The fee is \$12.50 per hour for each lifeguard with a minimum of 2 hours per guard--total \$50.00.
4. All lifeguard fees must be provided at time of the reservation in cash. In the event of cancellation of the function within seven (7) calendar days of the reserved date, lifeguard fees will not be refundable. Exceptions to this rule may be made based on weather conditions or mechanical problems affecting the operation of the pool.

Pool Reservation Cleanup and Damages

1. Cleanup of the pool, pool area, and surrounding property is to be completed immediately following the function in accordance with the cleanup guidelines.
2. Cleanup arrangements between the member reserving the pool and other parties do not involve the WCSHA business office or Board of Directors except that all guidelines and rules still apply.
3. Member reserving the pool will be monetarily responsible for any and all expenses incurred by WCSHA for cleanup and damages to property resulting from the activity.



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.

Facebook

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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