



# News and Views

## Annual Association Meeting

At 8:00 pm on November 9th, 2023, 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 and one (1) member to serve one (1) year. 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.wcsa.org](http://www.wcsa.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.

**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.

## 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  
Administration, Community Rel.

TREASURER

Kim Wilhoite (816) 933-7760  
Grounds, Finance

Bryce Palmer (605) 691-36628  
Administration, Community Rel.

Janette Hale (816) 617-2796  
Clubhouse, Finance

Summer Hogan (620) 341-2681  
Grounds, Finance

Meghan Robinson (817) 239-4298  
Community Relations, Pools

## Inside this issue

- Community Highlights ..... 1
- Upcoming Activities ..... 2
- Santa Letters ..... 2
- Meeting Highlights..... 3
- Santa Visit ..... 4
- Waste Management ..... 4
- Holiday Hours ..... 5
- Financials ..... 5

## Upcoming Activities

### Monthly Community Meetings

Nov 9, 2023 Starting at 7:00 pm  
Dec 14, 2023 Starting at 7:00 pm  
Walnut Creek Clubhouse

### Annual Member Meeting

Nov 9, 2023 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 new members to serve on the Homes Association Board of Directors.

### Letters to Santa

November 25th—December 20th  
Walnut Creek Clubhouse  
See below for more information

### Santa Visit

December 2, 2023 10:00 am — 12:00 p.m.  
Walnut Creek Clubhouse  
See page 4 for more information

### Christmas Lighting Contest

Dec 10, 2023 6:30 pm to 7:30 pm  
Community wide

Turn on your lights and show off your Christmas decorations. There will be prizes for the most creative and spectacular displays. Open to the entire neighborhood

### Christmas Tree Disposal

Dec 30—Jan 3, 2023  
Clubhouse Parking Lot

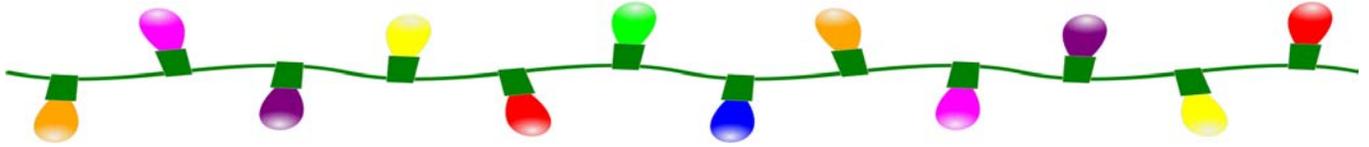
We have exciting news!! Santa has selected our neighborhood as a location for his Christmas Letter Mailbox!

Start getting your Christmas lists ready and practice writing your letters to Santa.

The mailbox will be located on the porch of the clubhouse beginning Saturday, November 25th through Tuesday, December 20th.



Unfortunately, due to Santa's busy schedule he will not have time to reply to your letters!



## Community Meeting News

### August 2023

President Josh Owenby called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, August 10, 2023, at 7:00 P. M. at the Association Clubhouse.

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

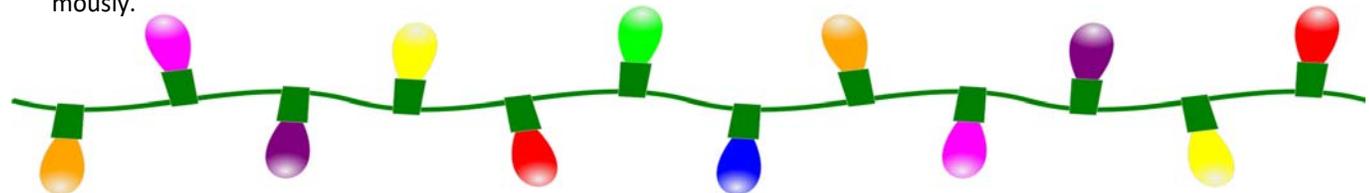
APPROVAL OF MINUTES – Janette Hale made a motion to accept the June 02, 2022, regular meeting minutes, seconded by Meghan Robinson. The motion passed unanimously.

#### 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.



### September 2023

President Josh Owenby called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, September 8, 2022, at 7:00 P. M. at the Association Clubhouse.

Board members in attendance were Ed Cayton, Josh Owenby, Bryce Palmer, Meghan Robinson, and Janette Hale. Unable to attend were Summer Hogan, 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 – Meghan Robinson made a motion to accept the August 2023, regular 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:

Bryce Palmer Made a motion to accept proposed changes to Rules and Regulations (Attachment 230914-4). The motion was seconded by Ed Cayton and passed unanimously. Committee Reports were presented and discussed.  
The meeting was adjourned without objection.

## Important Reminder:

This will be the last newsletter mailed out to the community. Starting in 2024, all newsletters will be sent out electronically. Please make sure to update your email address with the WCSHA Office by going online [www.wcsha.org](http://www.wcsha.org) and clicking on the update link or email your updated contact info to [office@wcsha.org](mailto:office@wcsha.org). Paper copies will be available at the clubhouse office. Special arrangements can also be made on a case by case basis.

## SANTA IS COMING TO TOWN!

*WHEN:* Saturday, December 2nd  
between 10 am – 12 pm.

*WHERE:* Walnut Creek Clubhouse

*Santa will be here to visit with your children and give you an opportunity to take pictures with him.*

*A professional photographer will not be provided. No Pets Allowed*

***Please note:** Santa's timeframe is firm and he will have to leave at 12:00 regardless who is left in line! Be sure to come early!*

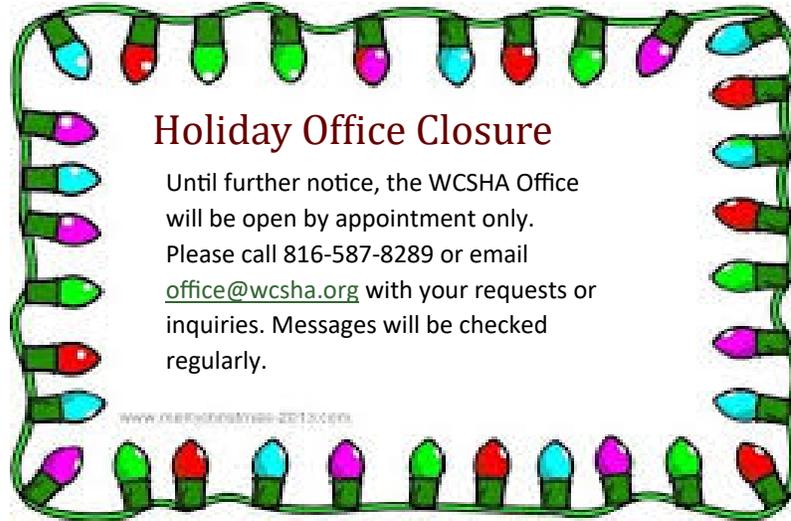
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### Waste Management Observed Holidays

Holidays may affect regular pickup schedules. If your service day falls on a Waste Management observed holiday, your service will run on Saturday.

Observed Holidays are

- New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day.



## Financial Summary as of September 30, 2023

|                                |                       |
|--------------------------------|-----------------------|
| <b>Income</b>                  |                       |
| Dues                           | 248,623.96            |
| Interest, Reimbursement, Other | 13,575.51             |
| <b>Total Income</b>            | <b>262,199.47</b>     |
| <br><b>Expense</b>             |                       |
| Administration                 | 29,280.60             |
| Clubhouse                      | 17,898.20             |
| Community Relations            | 3,652.48              |
| Grounds                        | 32,722.58             |
| Office                         | 16,327.81             |
| Trash Collection               | 82,248.89             |
| Personnel Office/Pool          | 73,289.35             |
| Pool                           | 20,932.83             |
| Capital Expense                |                       |
| <b>Total Expense</b>           | <b>276,547.74</b>     |
| <br><b>Net Income/Expense</b>  | <br><b>-14,348.27</b> |

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



## **HOMES ASSOCIATION ANNUAL MEMBER MEETING**

At 8:00 pm on November 9, 2023, 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 and one (1) member to serve one (1) years.

### **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 9, 2023).

### **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 2024 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 four (3) Board Member nominees they feel would best serve the interests of the Association for the next three years and the one (1) Board Member they feel would beset serve the interests of the Association for the next year.

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 2023 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 four 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 2024.

### **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 9th – 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 !!*



Office Hours:  
By Appointment Only

Office Phone:  
(816) 587-8289

E-Mail:  
office@wcscha.org

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

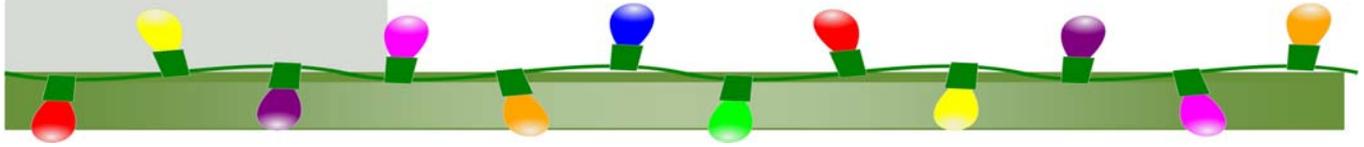
Facebook  
[www.facebook.com/wcscha/](http://www.facebook.com/wcscha/)

Administrator:  
TBD

# News and Views



**Christmas Lighting Contest December 10th 6:30 to 7:30 PM**



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