

# News and Views

## Welcome 2024 Board of Directors

Each year a few board of directors terms expire and association members vote to fill those positions. Officers are then appointed by the Board of Directors. The results are in and we would like to introduce the 2024 Board of Directors who are serving the community.

President, Bryce Palmer has served on the board for 2 years and has resided in the community for over 9 years.

Vice President, Ed Cayton has served on the Board for 2 years and has resided in the community for over 4 years.

Secretary, Carly Rouse has served on the board for 3 years and has resided in the community for over 9 years.

Treasurer, Janette Hale has served on the board for 1 year and has resided in the community for over 17 years.

Josh Owenby has served on the board for 3 years and has resided in the community for over 7 years.

Meghan Robinson has served on the board for 1 year and has resided in the community for over 2 years.

Welcome to the board Sheryl Matteson! Sheryl has resided in the community for over 27 years.

Welcome to the board Tony Hawkins! Tony has resided in the community for over 2 years.

We would also like to recognize the outgoing Board Members Kim Wilhoite and Summer Hogan for their dedicated service to the community!

The Board of Directors plays a critical role in guiding the direction of the association ensuring its success. With their oversight, and accountability, they provide guidance to safeguard the interests of the members to the extent of their abilities within association documents. A strong board contributes significantly to the overall success and value of your neighborhood.

Thank you all for the service you unselfishly provide!



## BOARD OF DIRECTORS

### PRESIDENT

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

### VICE PRESIDENT

Ed Cayton (337) 424-8097  
Grounds, Pools

### SECRETARY

Carly Rouse (816) 560-4212  
Finance, Community Relations

### TREASURER

Janette Hale (816) 617-2766  
Clubhouse, Finance

Josh Owenby (606) 224-9581  
Pools, Grounds

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

Sheryl Matteson (816) 304-5393  
Pools, Administration

Tony Hawkins (816) 304-1659  
Clubhouse, Finance

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## Congratulations to the 2023 **Lighting** Contest Winners!

1st Place 5715 NW Heritage Hill  
 2nd Place 5536 NW Raintree Drive  
 3rd Place 5815 and 5817 NW Creekview Drive

*Thanks to everyone who participated in lighting up Walnut Creek!*

## 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.

**New Office Hours:**

Tuesday thru Saturday

9:30 a.m. - 12:30 p.m.

Sunday and Monday Closed

**New Board Committees:** New Board Committees have been formed for 2024. Please check the front page of this newsletter for Board Member committee assignments.

**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!

**Update Your Email Address:**

Please make sure to update your email address with the WCSHA Office by going online [www.wcscha.org](http://www.wcscha.org) and clicking on the update link or email your updated contact info to [office@wcscha.org](mailto:office@wcscha.org).

**Looking for Association Information**

— Go to our webpage at [www.wcscha.org](http://www.wcscha.org) and find Current News, Clubhouse Calendar, Membership information, Forms, E-mail Signup and more.

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

**Platte County Senior Services** and Platte County Senior Fund offer a wide variety of helpful information and services to seniors in our area. If you are a senior or if you know someone who is a senior, please contact these organizations and become familiar with their services. For example: transportation to appointments & grocery stores, reduced prices on services, scholarships for continuing education, etc. Go to <https://platteseniors.org/> for more information.

## October Community Meeting News

President Josh Owenby called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, October 12th, 2023, at 7:00 P. M. at the Association Clubhouse. Board members in attendance were Ed Cayton, Janette Hale, Josh Owenby, Meghan Robinson, Bryce Palmer,

Carly Rouse, Summer Hogan and, Kim Willhoite. Also in attendance were residents on the attendance list. President Josh Owenby welcomed the guests.

APPROVAL OF MINUTES – Meghan Robinson made a motion to accept the August 2023 meeting minutes, seconded by Janette Hale. The motion passed unani-

mously.

OLD BUSINESS:

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

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## October Community Meeting News continued

### NEW BUSINESS:

Proposed Changes to 2024 Member Dues – Bryce Palmer made a motion to keep 2024 WCSHA member dues at \$600/year for full members and \$480/year for basic members, seconded by Kim Willhoite. The motion passed unanimously.

### 2024 Annual Assessment Letter –

Bryce Palmer made a motion to approve the 2024 Annual Assessment Letter, Seconded by Kim Willhoite. The motion passed unanimously

2024 Annual Election Letter – Kim Willhoite made a motion to approve the 2024 Annual Election Letter, Seconded by Bryce Palmer. The motion passed unanimously.

### 2024 Budget and Amendments –

Ed Cayton made a motion to approve the 2024 Budget with amendments, Seconded by Janette Hale. The motion passed unanimously.

Committee Reports were presented and discussed.

The meeting was adjourned without objection.

## November Community Meeting News

President Josh Owenby called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, November 9, 2023, at 7:06 P. M. at the Association Clubhouse. Board members in attendance were Josh Owenby, Ed Cayton, Janette Hale, Carly Rouse and Kim Wilhoite. Unable to attend were Bryce Palmer and Meghan

Robinson. Also in attendance were residents on the attendance list. President Josh Owenby welcomed the guests.

APPROVAL OF MINUTES – Kim Wilhoite made a motion to accept the October 2023 meeting minutes, seconded by Ed Cayton. 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.

## 2023 Annual Community Meeting News

President Josh Owenby welcomed members to the Walnut Creek South Homes Association 2023 Annual Meeting on Thursday, November 9, 2023, at 8:00 P. M. at the Association Clubhouse. Board members in attendance were Josh Owenby, Ed Cayton, Janette Hale, Carly Rouse and Kim Wilhoite. Unable to attend were Bryce Palmer and Meghan Robinson. Also in attendance were residents on the attendance list.

REVIEW OF 2023 ACTIVITIES – The Board shared the past year's activities of the Association business

with the members.

BOARD ORGANIZATION & MEMBER EXPECTATIONS – There are three 3 year terms that expires each year.

In addition to attending monthly meetings, board members will serve on two committees.

Terms Open – Three 3 year terms (Jan 2024 – Dec 2026) expiring ; Josh Owenby, Carly Rouse, and Kim Wilhoite. Plus a 1 year term expiring December 2024.

The floor opened for nominations (Term: January 2024 through De-

cember 2026).

Nominees were:

Josh Owenby

Tony Hawkins

Sheryl Matteson

With no other nominees, a motion to approve the three nominees by acclamation with a show of hands. With no objections the three 3 year terms were filled by Josh Owenby, Tony Hawkins, and Sheryl Matteson.

The meeting was adjourned without objection.

## Change in Office Hours

We appreciate the community's patience while the office was in transition of office administrators. We realize change can be unsettling.

The Association Office is now open! We would like to inform you about our updated hours of operation.  
Tuesday thru Saturday 9:30 a.m. - 12:30 p.m.

Sunday and Monday Closed

A big thank you to Bryce Palmer for volunteering his time to minimize the disruption of service to the members during this transition.

## Financial Summary as of November 30, 2023

### Income

Dues	316,282.36
Interest, Reimbursement, Other	<u>9,054.20</u>
<b>Total Income</b>	<u>325,336.56</u>

### Expense

Administration	29,654.02
Clubhouse	20,872.71
Community Relations	3,782.61
Grounds	44,556.17
Office	21,280.41
Trash Collection	100,585.96
Personnel Office/Pool	76,375.64
Pool	24,762.86
Capital Expense	-616.21
<b>Total Expense</b>	<u>321,254.17</u>
<b>Net Income/Expense</b>	4,082.39

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.

## Help Wanted for 2024 Pool Season

The Walnut Creek South Homes Assn is looking for **Pool Managers, and Lifeguards** for the 2024 Pool Season.

Candidates for the Management positions:

- Must be at least age 18 by May 15th, 2024
- 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, 2024
- Must be able to swim 500 yards non-stop with free-style or breast stroke
- Must be able to pass life-guarding 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, not mandatory

Training for all positions will be reimbursed to the applicant.

All applications will be available to be picked up at the Walnut Creek Clubhouse, 5502 Clubhouse Cove, Parkville, Mo during office 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.

## Maintaining Home Value

Maintaining the value of your home is important for both your current enjoyment and future resale value. Here are some tips on how to maintain the value of your home:

### 1. Regular Maintenance:

- Stay on top of routine maintenance tasks such as cleaning gutters, changing air filters, and inspecting the roof. Addressing minor issues promptly can prevent them from turning into major problems.

### 2. Keep it Clean:

- Regularly clean and declutter your home to maintain its appearance and prevent dirt and grime from causing damage. This includes cleaning floors, windows, and surfaces, as well as organizing and tidying up.

### 3. Update and Upgrade:

- Keep your home updated by making necessary upgrades and improvements. This can include renovating outdated areas, up-

grading appliances, or replacing worn-out fixtures. Focus on areas that potential buyers value, such as kitchens and bathrooms.

### 4. Landscaping and Curb Appeal:

- Maintain your landscaping by regularly mowing the lawn, trimming shrubs, and removing weeds and debris. A well-maintained exterior creates a positive first impression and adds to the overall curb appeal of your home.

### 5. Energy Efficiency:

- Invest in energy-efficient upgrades such as installing insulation, upgrading windows, and using energy-efficient appliances. These improvements not only save you money on utility bills but also appeal to environmentally-conscious buyers.

### 6. Regular Inspections:

- Schedule regular inspections of your home's systems, such as HVAC, plumbing, and electrical. Identifying and addressing any issues early on can prevent them

from causing more significant damage and devaluing your home.

### 7. Keep Records:

- Keep a record of all maintenance, repairs, and upgrades done to your home. This documentation can be valuable when selling your home, as it shows potential buyers that you have taken care of the property.

### 8. Stay Informed:

- Stay informed about the local real estate market and trends in your area. Understanding the market can help you make informed decisions about when to sell and what improvements to prioritize.

Remember, maintaining the value of your home is an ongoing process. Regular upkeep, attention to detail, and staying proactive will help you preserve and potentially increase the value of your home.

## Home Maintenance Tips

### 1. HVAC System:

- Change air filters regularly (usually every 1-3 months).
- Schedule annual maintenance and inspection by a professional.
- Clean the outdoor condenser unit and remove any debris.

### 2. Plumbing:

- Check for leaks in faucets, toilets, and pipes.
- Inspect and clean drains to prevent clogs.
- Test and maintain the water heater.

### 3. Electrical Systems:

- Test smoke detectors and carbon monoxide detectors regularly.

- Check for any loose or exposed wires.

- Replace light bulbs as needed.

### 4. Exterior Maintenance:

- Clean gutters and downspouts to prevent clogging.
- Inspect the roof for any damage or missing shingles.
- Trim trees and shrubs away from the house.

### 5. Interior Maintenance:

- Check for any signs of water damage or leaks.
- Test and maintain fire extinguishers.
- Clean and maintain appliances, including the refrigerator, oven,

and dishwasher.

### 6. Safety and Security:

- Test and replace batteries in smoke detectors and carbon monoxide detectors..
- Check and maintain locks on doors and windows.
- Install or update security systems as needed.

Remember, this is just a general list, and your specific home may have additional maintenance tasks. It's important to create a personalized home maintenance schedule based on your home's needs and consult professionals when necessary.

## 2024 Community Social Event Schedule

Below is a sneak peek of what's happening in Walnut Creek 2024. Watch for more information in the upcoming newsletters and the official Facebook page.

January 26th	BINGO	6:30 p.m. - 8:30 p.m.
March 16th	Easter Egg Hunt	10:30 a.m.
April 27th	Pancake Breakfast	8:00 a.m. - 10:00 a.m.
May 11th	Neighborhood Garage Sale	8:00 a.m. - 2:00 p.m.
May 18th	Clean up Day	8:30 a.m.- 12:30 p.m.
May 25th	Pool Opens!	12:00 p.m.
June 22nd	BBQ	4:30 p.m.- 6:30 p.m.
August 24th	BBQ	4:30 p.m.- 6:30 p.m.
TBD	Chili Cook-off	TBD
September 28th	Neighborhood Garage Sale	8:00 a.m. - 2:00 p.m.
October 5th	Clean up Day	8:30 a.m.- 12:30 p.m.
October 11th	Movie Night	7:00 P.M.
November 30th	Santa's Mailbox Opens	
December TBD	Ugly Sweater BINGO	TBD
December TBD	Lighting Contest	6:00 p.m. -7:00 p.m.

*\*DATES ARE SUBJECT TO CHANGES*

Address:

5502 NW Clubhouse Cove

Mailing Address:

P.O. Box 12252  
Parkville, MO 64152

Office Hours:

Tuesday -Saturday  
9:30 am - 12:30 pm

Office Phone:

(816) 587-8289

E-Mail:

office@wcsa.org

Website:

www.wcsa.org.

Facebook

www.facebook.com/wcsa/

Administrator:

Sherri Smith



*Happy Valentine's Day!*