

WALNUT CREEK SOUTH HOMES ASSOCIATION

NEWS & VIEWS

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BOARD OF DIRECTORS

PRESIDENT

Bryce Palmer (605) 691-3628
Admin, 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

Upcoming Activities

Swim Team Sign-ups

To register or for more information, go to walnutcreekswimteam.swimtopia.com. See page 6 for details.

Community Meeting

March 14th 2024 7:00 pm at the Clubhouse
See you there!

Easter Egg Hunt

March 16th, 2024 10:30 am at the Clubhouse
Bring your basket and meet the Easter Bunny!

Community Meeting

April 11th, 2024 7:00 pm at the Clubhouse

Free Pancake Breakfast for Residents

April 27th, 2024 8:00 am - 10:00 am at the Clubhouse

Garage Sales

May 11, 2024 8:00 am Neighborhood
Spring Garage Sales will be advertised on social media and signs entering the neighborhood.

Spring Cleanup Day

May 18, 2024 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 May/June Newsletter for more information.

Pool opens!

May 25th, 2024
11:00 a.m. Adult swim
12:00 p.m. Open to all residents

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.

Update Your Email Address:

Please make sure to update your email address with the WCSHA Office by going online www.wcscha.org and clicking on the update link or email your updated contact info to office@wcscha.org.

2024 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.

Platte County Enforces a Leash

Law: Please 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.

Reminder on Restrictions and County Ordinances–

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.

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.

All properties are subject to county ordinances.

Looking for Association Information

— Go to our **webpage** at www.wcscha.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/wcscha/

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 and Ordinances

Restrictions were created by the developer of Walnut Creek to maintain the appearance and quality of the neighborhood.

The following is a summary of the restrictions for all of the lots in Walnut Creek Acres Numbers 4, 5, 6, 6 First Addition, 6 Second Addition, and 6 Third Addition: Please make sure you know what restrictions apply to your property.

No structure shall be erected on any residential lot other than a single family dwelling having a finished first floor area of at least 1,200 square feet and not exceeding two stories in height. No base-

ment house, shack, unattached garage or other outbuilding shall be allowed. (children's swing/play sets are not included)

Regular (seven consecutive days with a maximum of 21 days per calendar year) or permanent parking or storing of boats, boat trailers, commercial vehicles, inoperative automobiles or storage of any equipment that may detract from the general appearance of the subdivision shall not be permitted on any lot. No campers (including travel trailers, RVs, motor homes shall be parked in the subdivision. No animals, livestock or poul-

try of any kind shall be raised, bred or kept on any lot. Dogs and cats are not to be kept, bred, or maintained for any commercial purposes.

Unless written approval is obtained from the Architectural Committee no fence (unless approved) of any type may be constructed ; and no unpainted or unstained exterior of any house is allowed.

In addition to our Restrictions, Platte County Planning & Zoning Codes provides Ordinances which apply to all homes in the county.

Continued page 3

Summary of Restrictions and Ordinances *continued*

OUTSIDE STORAGE is not permitted in Walnut Creek. Outside Storage is storage, parking, assembly, fabrication, or manufacture of any vehicles, trailers, pieces of equipment (irrespective of whether any of the foregoing are in operable or inoperable condition), material, inventory or goods or property of any nature whatsoever for a period of time exceeding seven (7) consecutive days, either for hire or as part of or in any manner in connection with the carrying on of any business enterprise or commercial endeavor.

No Outside Storage of Discarded Materials, Household Furnishings, Machinery, and Vehicles is allowed.

Overgrown Weeds and Vegetation- Plants, grasses or vegetation which are allowed to exceed twelve (12) inches in height and, which, because of its height, has a blighting effect on the neighborhood are not permitted. The ordinance excludes cultivated trees, plants, bushes, or shrubbery of any height or to stock purchased at a nursery.

Off-Street Parking

All open off-street parking areas shall be graded and improved with a surface that is consistent with the road surface.

The Homes Association is actively working with Platte County to inform Walnut Creek residents of County Ordinances which apply to our community.

The Board is committed to taking actions to protect the appearance of our community and your property values. Penalties for failing to comply with restrictive covenants include suspension of member privileges until the violation is corrected. Platte County Planning and Zoning enforces the county ordinances.

If you have any questions or concerns about your area or restrictions, please feel free to contact the office.



Easter EGG HUNT

SATURDAY, MARCH 16

MEET THE EASTER BUNNY @ 10:30AM

EGG HUNT STARTS @ 11:00AM

Bring your own Easter basket!

Areas will be marked off for different age groups from newborn through 5th grade!

***Be sure to arrive early so that you don't miss the Egg hunt!**

WALNUT CREEK NEIGHBORHOOD CLUBHOUSE

December Community Meeting Minutes

President Josh Owenby called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, December 13, 2023, 7:00 P. M. at the Association Clubhouse. Board members in attendance were Ed Cayton, Janette Hale, Josh Owenby, Bryce Palmer, Meghan Robinson, and Kim Wilhoite. Carly Rouse was unable to attend. Also in attendance were Office Manager Sherri Smith and residents on the attendance list (Attachment 231213-2). Members were provided with an agenda for the meeting (Attachment 231213-1).

OPENING COMMENTS - President Josh Owenby welcomed the guests.

APPROVAL OF MINUTES – Janette Hale made a motion to accept the November 09, 2023 regular monthly meeting minutes, seconded by Ed Cayton. The motion passed unanimously.

Bryce Palmer made a motion to accept the November 09, 2023 annual meeting minutes, seconded by Janette Hale. The motion passed unanimously.

OLD BUSINESS:

Restrictions Privileges Suspension – Kim Wilhoite made a motion to suspend membership privileges on the existing noncompliant homes, seconded by Meghan Robinson.

Group to Look at Neighborhood Property Improvement Ideas – Resident Mike Howell inquired about speaking with a group of residents interested in becoming Friends of the Board.

Bryce Palmer made a motion to accept Mike working with an interested group of homeowners to become Friends of the Board, seconded by Meghan Robinson. The motion passed unanimously.

Storm Water Project Update – Mike Howell informed the Board that the Park Project was complete and updated the Board on the ongoing Raintree Project.

NEW BUSINESS:

Appointment of Board Member- Summer Hogan resigned THE Board of Directors position expiring December 2025. Josh Owenby made a motion for Carly Rouse to fill the open 2 (two) year term Board Member position, seconded by Bryce Palmer. The motion passed unanimously.

Election of 2024 Board Officers - Meghan Robinson made a motion to appoint Bryce Palmer as President, seconded by Kim Wilhoite. Motion passed unanimously.

Josh Owenby made a motion to appoint Ed Cayton as Vice President, seconded by Kim Wilhoite. Motion passed unanimously.

Meghan Robinson made a motion to appoint Janette Hale as Treasurer, seconded by Bryce Palmer. Motion passed unanimously.

Josh Owenby made a motion to appoint Carly Rouse as Secretary, seconded by Bryce Palmer. Motion passed unanimously.

2024 Committee Structure – Bryce Palmer presented a suggested committee structure.

Administration – Bryce Palmer (lead), and Sheryl Matteson.

Clubhouse – Janette Hale (lead), Meghan Robinson, and Tony Hawkins.

Community Relations – Meghan Robinson (lead), Bryce Palmer, and Carly Rouse.

Finance – Carly Rouse (lead), Janette Hale, and Tony Hawkins.

Grounds – Ed Cayton (lead), and Josh Owenby.

Pools - Josh Owenby(lead), Ed Cayton, and Sheryl Matteson.

Bryce Palmer made a motion to approve the suggested committee structure, seconded by Meghan Robinson. The motion passed unanimously.

New & Interested Board Member Orientation - With Board Members support, Mike Howell will hold a Board Member Orientation Meeting Thursday, January 4th, 2024 at 7:00 P.M.

Committee Reports were presented and discussed.

At 7:59 P.M. Kim Wilhoite made a motion that the meeting be adjourned, seconded by Meghan Robinson. The motion passed unanimously.

January Community Meeting Minutes

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, January 11, 2024, at 7:00 p.m. at the Association Clubhouse. Board members in attendance were Ed Cayton, Janette Hale, Tony Hawkins, Sheryl Matteson, Josh Owenby, Bryce Palmer, Meghan Robinson, and Carly Rouse. Also in attendance were Office Administrator Sherri Smith and resident Mike Howell. Members were provided with an agenda for the meeting (Attachment 240111-1).

OPENING COMMENTS - President Bryce Palmer welcomed the guest and new board members Tony Hawkins and Sheryl Matteson.

APPROVAL OF MINUTES – Janette Hale made a motion to accept the December 13, 2023, regular monthly meeting minutes, seconded by Ed Cayton. The motion passed unanimously.

COMMITTEE REPORTS - Committee Reports were presented and discussed.

OLD BUSINESS:

Restrictions Privileges Suspension – Ed Cayton made a motion to suspend membership privileges on the existing non-compliant homes, seconded by Josh Owenby.

Neighborhood Property Improvement Ideas Update – Resident Mike Howell informed the Board that 13 interested members wanted to participate in the neighborhood property improvement ideas group.

Storm Water Project Update – The project has begun. However, it has been challenging.

NEW BUSINESS: None

At 7:44 p.m. Josh Owenby made a motion that the meeting be adjourned, seconded by Meghan Robinson. The motion passed unanimously.

Financial Summary as of December 31, 2024

Income	
Dues	359,497.40
Interest, Reimbursement, Other	9,867.13
Total Income	369,364.53
Expense	
Administration	30,515.02
Clubhouse	21,922.63
Community Relations	4,162.51
Grounds	48,232.25
Office	21,496.75
Trash Collection	109,754.45
Personnel Office/Pool	77,058.48
Pool	25,812.66
Special Projects	(616.21)
Total Expense	338,338.54
Net Income/Expense	31,025.99

The Financial Summary includes actual WCSHA income received and expenses paid for the year to the date provided.





Join the neighborhood swim team and be a part of our 50th year celebration!

Registration for summer swim opens March 1st

Walnut Creek Swim Team MISSION: To promote the sport of competitive swimming through positive motivation and the teaching of sound stroke mechanics in a fun, healthy and respectful atmosphere, encouraging sportsmanship and personal growth at all levels.

"My children joined Walnut Creek Swim Team for the first time last year and loved it! They gained so much self confidence both in the water and within their peer groups. It was also a wonderful way to socialize and be outside all summer. We loved being a part of such a wonderful community!"

To register or for more information, go to walnutcreekswimteam.swimtopia.com

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 2024 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 2024 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 4th with all requirements met, will be processed and passes available for pick up on May 11th during regular business hours 9:30 am – 12:30 pm. Otherwise they will be mailed the week of May 13th. 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 4th through May 16th will be available for pickup May 18th.
5. Forms returned after May 17th forward will be processed on a weekly basis and be available for pick up that following Saturday if turned in by 9:00 am on the prior Thursday. For example, you turn in your request on May 17th, you may pick up your pass on May 25th.

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 !!!**

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@wcscha.org

Website:

www.wcscha.org

Facebook

www.facebook.com/wcscha/

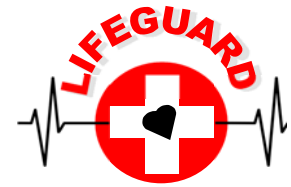
Administrator:

Sherri Smith

We're on the web
www.wcscha.org

**WALNUT CREEK
SOUTH HOMES
ASSOCIATION**

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 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 to the applicant.

All applications will be available to be picked up at the Walnut Creek Clubhouse, 5502 Clubhouse Cove, Parkville, MO. All applications must be returned completed to the Walnut Creek Clubhouse no later than March 30th to be considered for the positions. Applications for Manager positions must include a resume of previous experience.

Sitter and Lawn Care

To all the teens out there who are interested in providing child care, pet sitting or lawn care this year please contact the office.

The Association no longer prints a teen sitter or lawn care contact list in the News & Views due to privacy reasons. However, the office does keep a list of teens interested in providing child care, pet sitting or lawn care.

Please contact the office if you would like to support the young entrepreneurs in our neighborhood.