

WALNUT CREEK SOUTH HOMES ASSOCIATION NEWS & VIEWS

INSIDE THIS ISSUE

Community Highlights	2
Neighborhood BBQ	2
Lifeguards/Pool Info	3
Back to School	3
Meeting News	4 - 6
Financials	6
Upcoming Activities	7

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

Important Update

Walnut Creek will Switch to New Trash Services Starting January 1st, 2025

We want to inform you of an important change regarding our trash collection services. After careful consideration and extensive evaluation, the Board has decided to transition our trash services from Waste Management to Redgate Disposal Services, effective January 1, 2025.

The decision to move to Redgate Disposal was made after a thorough vetting process, during which we reviewed several trash carriers. We believe Redgate Disposal will provide the best service for our neighborhood, offering reliable and efficient waste management that meets our community's needs.

To ensure a smooth transition, we will be holding informational meetings at the clubhouse to address any questions and concerns you all may have. These meetings are open to all residents and renters of Walnut Creek. The meeting dates are as follows:

- Saturday, September 14th at 11 am
- Thursday, September 19th at 7pm
- Thursday October 3rd at 7 pm
- Saturday October 19th at 11 am

In the coming months, we will be sharing additional information about Redgate Disposal's services and the transition process will be shared on our website under the Community News section: <https://wcsha.org/news-and-announcements>. We will also provide updates via Facebook, so be sure to subscribe to the Official Walnut Creek South Facebook page: <https://www.facebook.com/wcsha>.

Additionally, updates will be sent out via email. If you have not already set up your online account with our Neighborhood portal, please email the Walnut Creek HOA office at office@wcsha.org or update your contact information by clicking the link on our homepage at <https://www.wcsha.org>.

We appreciate your patience and cooperation as we make this transition and look forward to enhancing our neighborhood's waste services.

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 Season Winding Down: As everyone prepares for back to school and Labor Day the pool season begins to wind down. Information on The Pool Hours Update is on page 3.

Disposal Service Changes Coming in January: Please be sure to read the Important Update on page 1.

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.

Platte County Enforces a Leash Law: Please 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.

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!

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.

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/



Join us for good food & good company!

Saturday, August 24

4:30-6:00PM

Walnut Creek Clubhouse Pool

* If you are interested in volunteering to help with setup and cleanup please contact the office.

VISIT WWW.WCSHA.ORG

Walnut Creek Pool Lifeguards

The neighborhood pool provides enjoyment for homeowners and their guests, swim meets and private parties. Walnut Creek is very fortunate to have staffed a full crew of certified lifeguards for the 2024 pool season.

Neighborhood pool lifeguards are responsible for enforcing safety rules, responding to emergencies, and providing first aid when needed. Their quick thinking and decisive actions can mean the difference between life and death in critical situations. By constantly scanning the pool area and staying vigilant, lifeguards prevent accidents and create a safer environment for swimmers of all ages.

Lifeguarding is not an easy job—it requires extensive training and certification to ensure that lifeguards are prepared for any situation that may arise. Lifeguards undergo rigorous training in water rescue techniques, CPR, first aid, and emergency response protocols. This training equips them with the skills and knowledge needed to handle emergencies with confidence and professionalism.

The lifeguards all work to ensure the safety and well-being of swimmers, often in challenging conditions

A ‘Big Thank You’ goes out to the pool staff for their dedication to our community this year. The 2024 pool staff includes:

Manager Audrey Lynn, Assistant Manager Caleb Chambers, Assistant Manager Avery Hansen, Life Guards: Camille Booher, Avery Cowger, Kaori Donham, Claire Langer, Dakota McManus, Elijah Milks, Dakota Owenby, Ella Palermo, Brooke Robbins, Kaitlyn Stanley, and Pool Attendants Camden Frager and Addison Palmer.

Please make sure to let them know how much we appreciate their attentiveness and dedication to our community.

Pool Hours Update

In preparation for back to school the pool hours will change accordingly:

Effective August 12th, 2024

Monday - Thursday 4:00 p.m. - 8:00 p.m.
 Friday & Saturday Noon - 9:00 p.m.
 Sunday Noon - 8:00 p.m.

Effective August 19th, 2024

Monday - Thursday CLOSED
 Friday 5:00 p.m. - 9:00 p.m.
 Saturday Noon - 9:00 p.m.
 Sunday Noon - 8:00 p.m.

Labor Day Noon - 8:00 p.m.

*Adult Swim will be held on all Saturdays and Sundays 11:00 A.M. - Noon.

The pool will close for the season after Labor Day. Hope you all enjoyed your summer!

Back to School

Children go back to school
 Monday, August 19th.

Please be more alert driving
 through the neighborhood as
 children are often unpredictable.



February Community Meeting Minutes

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, February 8, 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 residents Mike Howell and Ken Emerson. Members were provided an agenda for the meeting.

OPENING COMMENTS - President Bryce Palmer welcomed the guest.

GUEST CONCERNS – None.

APPROVAL OF MINUTES – Meghan Robinson made a motion to accept January 11, 2024, regular monthly meeting minutes, seconded by Tony Hawkins. The motion passed unanimously.

ADDITIONS TO THE AGENDA – None.

COMMITTEE REPORTS - Committee Reports were presented and discussed.

OLD BUSINESS:

Restrictions Privileges Suspension – Bryce Palmer made a motion to suspend membership privileges on the existing non-compliant homes, seconded by Tony Hawkins. The motion passed unanimously.

NEW BUSINESS:

Association Credit Card – Bryce Palmer presented a Credit Card Usage Policy Form that would secure steps to permit the head of committees to use the association credit card for association expenses (Attachment 240208-3). Bryce Palmer made a motion to consider adopting the Credit Card Policy, seconded by Meghan Robinson. The motion passed unanimously.

A discussion was held among the board members about increasing the petty cash rather than using the association credit card. After discussion, Bryce Palmer made a motion to table adopting the Credit Card Policy, seconded by Sheryl Matteson. The motion passed unanimously.

At 7:55 p.m. Bryce Palmer made a motion that the meeting be adjourned, seconded by Ed Cayton. The motion passed unanimously.

March Community Meeting Minutes

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, March 14, 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, Residents Mike Howell and Steven Colombo. Members were provided an agenda for the meeting.

OPENING COMMENTS - President Bryce Palmer welcomed the guest.

GUEST CONCERNS – Mr. Colombo informed the Board of Directors about a sink hole between the two ponds. Ed Cayton stated that the grounds committee is aware of the issue and will be addressing it

this summer.

APPROVAL OF MINUTES – Ed Cayton made a motion to accept February 8, 2024, regular monthly meeting minutes, seconded by Meghan Robinson. The motion passed unanimously.

ADDITIONS TO THE AGENDA – None.

COMMITTEE REPORTS - Committee Reports were presented and **discussed**.

OLD BUSINESS:

Restrictions Privileges Suspension – Janette Hale made a motion to suspend membership privileges on the existing non-compliant homes, seconded by Ed Cayton. The motion passed unanimously.

Continued on page 5

March Community Meeting Minutes *continued*

NEW BUSINESS:

Special Project Request – Replacement of LED Pole Light Heads and Timer – Ed Cayton presented a Special Project Request to replace LED pole light heads and the tennis court light timer, not to exceed \$5,000.00, Meghan Robinson made a motion to approve the special project request, seconded by Sheryl Matteson. The motion passed unanimously.

Special Project Request – Pool Repairs – Josh Owenby presented a Special Project Request to do pool repairs, not to exceed \$10,000., Josh Owenby made a motion to approve the special project request, seconded by Sheryl Matteson. The motion passed unanimously.

At 8:25 p.m. Josh Owenby made a motion that the meeting be adjourned, seconded by Ed Cayton. The motion passed unanimously.

April Community Meeting Minutes

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, April 11, 2024, at 7:00 p.m. at the Association Clubhouse. Board members in attendance were Ed Cayton, Janette Hale, Tony Hawkins, Josh Owenby, Bryce Palmer, Meghan Robinson, and Carly Rouse. Sheryl Matteson was unable to attend. Also in attendance were Office Administrator Sherri Smith, Residents; Ken Emerson, Mike Howell and Howard Matteson, Guests Terry Peterson, Theresa Peterson, and Jacob Peterson. Members were provided an agenda for the meeting.

OPENING COMMENTS - President Bryce Palmer welcomed the guest. Terry Peterson with Redgate Trash Service gave a presentation on the services they offer. The Board thanked the representatives for their time.

GUEST CONCERNS – None

APPROVAL OF MINUTES – Ed Cayton made a motion to accept March 14, 2024, regular monthly meeting minutes, seconded by Janette Hale. The motion passed unanimously.

ADDITIONS TO THE AGENDA – None.

COMMITTEE REPORTS - Committee Reports were presented and discussed.

OLD BUSINESS:

Restrictions Privileges Suspension – Meghan Robinson made a motion to suspend membership privileges on the existing non-compliant homes, seconded by Josh Owenby. The motion passed unanimously.

NEW BUSINESS:

Pool Rules Change – Josh Owenby presented a pool rules change to amend the lifeguard pay rate for reservations.

Old C. Pool Reservation Lifeguards

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.

New C. Pool Reservation Lifeguards

3. Member or renter of record is responsible for payment of lifeguards. The fee is \$15.00 per hour for each lifeguard with a minimum of 2 hours per guard—total \$60.00.

Meghan Robinson made a motion to approve the pool rule change as presented, seconded by Ed Cayton. The motion passed unanimously.

At 8:46 p.m. Meghan Robinson made a motion that the meeting be adjourned, seconded by Ed Cayton. The motion passed unanimously.

May Community Meeting Minutes

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, May 9, 2024, at 7:00 p.m. at the Association Clubhouse. Board members in attendance were Ed Cayton, Janette Hale, Tony Hawkins, Bryce Palmer, Sheryl Matteson, and Meghan Robinson. Josh Owenby and Carly Rouse was unable to attend. Also in attendance were Office Administrator Sherri Smith, Residents; Ken Emerson, Nina Hawkins and Mike Howell. Members were provided an agenda for the meeting.

OPENING COMMENTS - President Bryce Palmer welcomed the guest.

GUEST CONCERNS – None

APPROVAL OF MINUTES – Ed Cayton made a motion to accept April 11, 2024, regular monthly meeting minutes, seconded by Janette Hale. The motion passed unanimously.

ADDITIONS TO THE AGENDA – None.

COMMITTEE REPORTS - Committee Reports were presented and discussed.

OLD BUSINESS:

Restrictions Privileges Suspension – Meghan Robinson made a motion to suspend membership privileges on the existing non-compliant homes, seconded by Tony Hawkins. The motion passed unanimously.

NEW BUSINESS:

Special Project Pool – Ed Cayton presented a pool special project to grind out old caulk. Grind out old caulk. Regrout and caulk over grout lines and replace tiles as needed throughout the entire pool not to exceed \$5000.00. Bryce Palmer made a motion to approve the pool special project request as presented, seconded by Meghan Robinson. The motion passed unanimously.

Trash Contract – Bryce Palmer presented a comparison chart of trash services provided by Waste Management and Redgate. He also presented a contract from Redgate to be reviewed. After discussion Bryce Palmer made a motion to accept the contract as presented, seconded by Meghan Robinson. The motion passed unanimously.

At 8:09 p.m. Ed Cayton made a motion that the meeting be adjourned, seconded by Meghan Robinson. The motion passed unanimously.

Financial Summary as of May 31, 2024

Income	
Dues	169,106.05
Interest, Reimbursement, Other	<u>4,263.43</u>
Total Income	<u>173,369.48</u>
Expense	
Administration	4,273.83
Clubhouse	6,972.78
Comunity Relations	1,610.77
Grounds	13,671.94
Office	6,936.96
Trash Collection	46,936.85
Personnel Office/Pool	19,745.42
Pool	10,664.83
Special Projects	16,825.00
Total Expense	<u>127,638.38</u>
Net Income/Expense	45,731.10

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@wcsa.org or (816)587-

Address:
5502 NW Clubhouse Cove

Mailing Address:
P.O. Box 12252
Parkville, MO 64152

Office Hours:
Tuesday - Saturday
9:30 a.m. - 12:30 p.m.

Office Phone:
(816) 587-8289

E-Mail:
office@wcscha.org

Website:
www.wcscha.org

Facebook
www.facebook.com/wcscha/

Administrator:
Sherri Smith

*The office will be
closed*

**We're on the web
www.wcscha.org**

**WALNUT CREEK
SOUTH HOMES
ASSOCIATION**

Upcoming Activities

Neighborhood BBQ

August 24th, 2024 4:30 p.m. - 6:00 p.m. Pool

Come join us for good food and good company!

Please contact the office if you would like to volunteer in setup or cleanup for this event.

Labor Day Last Day the Pool is Open

September 2nd, 2024 Noon - 8:00 p.m.

Community Meeting

September 12th, 2024 7:00 p.m. at the Clubhouse

See you there!

Neighborhood Trash Information Meetings

September 14th 11:00 a.m. at the Clubhouse

September 19th 7:00 p.m. at the Clubhouse

