

# WALNUT CREEK SOUTH HOMES ASSOCIATION NEWS & VIEWS

## INSIDE THIS ISSUE

Community Highlights	2
Creekers Swim Team	2
Pool Season	3
Meeting News	3 - 4
Transition to Redgate	5 - 8
Financials	6
Upcoming Activities	9



## 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*

## Fall Clean-up

Fall Clean-up Day is scheduled for Saturday, October 5th from 8:30 am to 12:30 pm at the clubhouse parking lot. Begin forming a line behind the clubhouse side-walk and will be given access at 8:30. Please arrive no later than noon to ensure access to the dumpsters. We will conclude when the dumpsters are full or if there are no vehicles present at any point after 12pm. Past Clean-up Days have proved successful as residents remain patient, lining up and waiting their turn. Please bring along a teenager or neighbor to help you unload. This keeps the line moving to your and everyone’s benefit. Board members and volunteers will be available to direct traffic, organize materials, check dues status and proof of residence in Walnut Creek. Please expect to be asked to see your drivers license or utility bill for proof of residence.

Dumpsters ... will be available in the clubhouse parking lot, right side. They will be supervised. Members are encouraged to use the dumpsters with the following guidelines:

Any debris broken down and compacted into a lawn bag can be put in dumpsters beginning at 11:30, pending available room in the dumpsters

- No toxic chemicals such as solvents, gas, or oil will be accepted.
- No tires or batteries.
- Large items (swing sets, picnic tables, etc.) must be “broken down”.
- For any wood or lumber, please **remove all nails** that might wound our volunteers.

Use of the dumpsters is “first come, first served”. Once the dumpsters are filled, and the event has closed, no one will be allowed to dispose of additional materials overflowing the dumpsters or in the surrounding area.

## 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.

**Disposal Service Changes Coming in January:** Please be sure to read the Transition to Redgate on pages 5 & 6. and Redgate's flyer on pages 7 & 8.

**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).

**Platte County Senior :** Some highly-anticipated relief is on the way for anyone 62 and older in Platte County. Applications opened for the Platte County Senior Citizens' Real Property Tax Freeze Credit, locking in property taxes for people 62 and older based on when they apply and get approved. For more information and the application please visit <https://www.co.platte.mo.us/tax-credit>

**Annual Letters Mailed in October :** The Annual Assessment letters and the Annual Meeting Notification letters will be mailed USPS in October. If you do not receive your mailing by the end of October please contact the office.

**Annual Association Board Member Elections** will be held November 14th , 8:00 p.m. at the clubhouse. There are 3 expiring board member positions each year that are voted on by the members in attendance. Please plan to attend to cast your vote or be nominated for an open position. It is a great way to get involved and help help with your community. See you there!

**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](http://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/](http://www.facebook.com/wcscha/)

---

## 2024 Creekers Swim Team

Congratulations to our Creekers swim team on its 50th season and a successful one at that!

Head Coaches Katie Jones and Ashlynn Dunlop along with their Assistants: Audrey Lynn, Avery Reed and Shyann Kissinger, coached a Creeker team of 147 swimmers, including ten residents brand new to the team in 2024!

All of our swimmers worked hard this year & the following residents represented the Creekers at the Northland Swim Conference Championship: Lizzy Byer, Alex & Maxen Claerhout-Nuttall, Colin Cofer, Charlotte Cowger, Holden Downey, Hampton & Harper Hoopes,

Jake Maiseroulle, Kierra Montoya, Elsie & Mia Sulzen & Emmitt Windmeyer.

It was a busy couple of months that went by way too fast and we're already counting the days until we can get back in the water!

Thank you, Walnut Creek Home Owners' Association for your continued support of the Creekers. We can't wait to see what these athletes bring next year and to welcome our newest swimmers in the spring! Be sure to watch the newsletter after the 1st of the year for information about registration for the 2025 season!

## Pool Season Closes

Another pool season has come to an end. Walnut Creek was very fortunate to be able to staff our pool at full operating capacity all season. Thank you to our fabulous pool staff for making that possible. The pool staff included a team of Management, Lifeguards and Pool Assistants that all worked together for a successful season.

Congratulations to the following Staff for being award-

ed Employee of the Month this year for their outstanding performance: Avery Cowger, Caleb Chambers, Kauri Donham, Claire Langer, Dakota McManus, and Addison Palmer,

A big shout out to Johnson Pools, who once again kept our pool in tip top shape every day all season long. We are grateful for their hard work!

Job well done everyone!!

## Fall Yard Cleanup Tips

Leaves are beginning to fall from our trees and that yearly process of dealing with leaf cleanup is starting again! Here are some tips:

**Mulching:** Mulching is 100% beneficial for the lawn. Mulched leaves are decomposed by earthworms and microorganisms and turned into plant-usable organic matter. Mulched leaves are better for the greater community, too, because they stay on site and out of landfills. Do not mulch to the point where the leaves cover and smother the grass. The grass blades should be vertical and visible through the layer of mulched leaves. In certain areas, it may help to spread the mulch around from thick spots to areas with thinner mulch distribution.

If there is an overwhelming abundance of leaves, use some in flower beds, gardens, or a compost pile. The lawn is only one area that can benefit from mulched leaf material. The overall goal should be to avoid raking, leaf blowing, collecting, handling, and disposing of leaves off-site.

**Burning of Leaves:** Open burning without a SPFPD permit is not permitted. Use of a fire pit or burn container has generally been allowed providing the fire is controlled. Check with the Southern Platte Fire Protection District (816.741.2900) before burning.

**Raking & Bagging:** If you are determined to rake and bag your leaves, use quality paper yard waste bags that will not decompose on you before you can have them removed from your property. Moving bags where the bottoms break out and leaves go everywhere is not fun!

**Leaf Disposal:** Compost Connection (816.761.8300) provides yard waste pickup in our area. Members must contact them directly and contract for their own pickup.

Please Do Not Blow Your Leaves into the Street .... This just passes your problem off on someone else – either in their yard or the storm water system.

## June Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Tuesday, June 11, 2024, at 7:00 p.m. located at the Association Clubhouse. Board members in attendance were Janette Hale, Tony Hawkins, Bryce Palmer, Sheryl Matteson, Josh Owenby, and Carly Rouse. Ed Cayton and Meghan Robinson were unable to attend. Also in attendance was Office Administrator Sherri Smith. All were provided an agenda for the meeting.

**OPENING COMMENTS** - President Bryce Palmer welcomed the guest.

**GUEST CONCERNS** – None

**APPROVAL OF MINUTES** – Josh Owenby made a motion to accept the May 9, 2024, regular monthly meeting minutes, seconded by Bryce Palmer. The motion passed unanimously.

**ADDITIONS TO THE AGENDA** – None.

Continued on page 4

## June Community Meeting News continued

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

### OLD BUSINESS:

**Restrictions Privileges Suspension** – Bryce Palmer made a motion to continue the suspension of membership privileges on the existing non-compliant homes and put a hold on the one (1) new until further investigation of the fence, seconded by Josh Owenby. The motion passed unanimously.

### NEW BUSINESS:

**Monument located 57th Terr and Crooked Road Entrance** – Bryce Palmer informed the Board of Directors that the 57th Terrace and Crooked Road Entrance monument is placed on a homeowner's property that is currently on the market for sale.

At 7:40 p.m. Sheryl Matteson made a motion that the meeting be adjourned, seconded by Janette Hale. The motion passed unanimously.

## July Community Meeting

Association on Wednesday, July 10, 2024, at 7:00 p.m. located at the Association Clubhouse. The July meeting was rescheduled due to a home Swim Meet being held on Thursday, July 11, 2024. Board members in attendance were Ed Cayton, Janette Hale, Tony Hawkins, Sheryl Matteson, Bryce Palmer, Meghan Robinson, and Carly Rouse. Josh Owenby was unable to attend. Also in attendance were Office Administrator Sherri Smith and Resident Mike Howell. All were provided an agenda for the meeting.

**OPENING COMMENTS** - President Bryce Palmer welcomed the guest.

**GUEST CONCERNS** – None

**APPROVAL OF MINUTES** – Janette Hale made a motion to accept the June 11, 2024 regular monthly meeting minutes, seconded by Meghan Robinson. The motion passed unanimously.

**ADDITIONS TO THE AGENDA** – Bryce Palmer requested to add the use of fireworks on the Association property.

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

### OLD BUSINESS:

**Restrictions Privileges Suspension** – Bryce Palmer made a motion to continue the suspension of membership privileges on the existing non-compliant homes and add suspension to the three (3) new non-compliant homes, seconded by Ed Cayton. The motion passed unanimously.

### NEW BUSINESS:

**Special Project Request** – Pool Furniture Replacement – Ed Cayton presented a special project request from the pool committee. After discussion, Bryce Palmer made a motion to accept the special project request for pool furniture with a cost not to exceed \$2,600.00, seconded by Sheryl Matteson. The motion passed unanimously.

**Special Project Request** - Grounds Light Repair - Ed Cayton presented a special project request from the grounds committee. After discussion, Ed Cayton made a motion to accept the special project request for the replacement of a light head with a cost not to exceed \$2,000.00, seconded by Tony Hawkins. The motion passed unanimously.

**Use of Fireworks** – Bryce Palmer spoke to the Board of Directors about some issues with use of fireworks on the common grounds. After discussion, Bryce Palmer made a motion to add to the rules and regulations "The use of fireworks is prohibited in the parking lot and grounds areas adjacent to the clubhouse and pool." seconded by Janette Hale. The motion passes unanimously.

**Vaping at the Pool/Clubhouse**- After discussion Ed Cayton made a motion to add vaping to the no smoking rules, to read NO SMOKING/VAPING to the rules and regulations for the pool and clubhouse, seconded by Janette Hale. The motion passed unanimously.

At 8:30 p.m. Tony Hawkins made a motion that the meeting be adjourned, seconded by Jannette Hale.

## Transition to Redgate Disposal

### Walnut Creek South Homes Association: Transition to Redgate Disposal

We are excited to announce that Walnut Creek South Homes Association will transition to Redgate Disposal starting January 1st, 2025. This change is aimed at enhancing service quality and providing cost savings for our community. Below are the key details and answers to frequently asked questions about the switch.

#### Key Details for the Transition to Redgate Disposal

##### 1. Why is Walnut Creek South Homes Association switching to Redgate Disposal?

The switch is part of our commitment to provide enhanced services and cost savings for our residents. Redgate Disposal offers competitive pricing and improved service options that better meet our community's needs.

##### 2. When will the switch take place?

The transition officially starts on January 1st, 2025.

##### 3. How should residents prepare for the switch?

New garbage totes will be delivered to your home beginning on December 21st, 2024. These carts will be charcoal grey with red lids for trash and yellow lids for recycling. Please start using these totes once the service with Redgate Disposal begins. **\*\*DO NOT USE THE REDGATE TOTES FOR YOUR WM PICKUP.\*\***

The Waste Management totes will need to be returned to Waste Management. Prepare to have your Waste Management totes ready for pick-up. The exact day and time will be determined.

##### 4. How to handle issues with the new service?

If you encounter any problems, please contact Redgate Disposal directly at [service@redgatedisposal.com](mailto:service@redgatedisposal.com).

##### 5. Will the trash pick-up schedule change?

The day of the week for trash pick-up has not been determined yet. This announcement will come closer to October. Please have trash/recycling out by 6:00 am on the scheduled service day.

##### 6. What if I have special disposal needs like large items?

Redgate is adding a large item disposal option. Bulky items will be picked up on Mondays. Residents with a bulky item can contact Redgate via email at [service@redgatedisposal.com](mailto:service@redgatedisposal.com) to arrange a pickup. Each household is allowed one bulky item pickup per week. **\*\*Please note bulky item pickup does not permit construction/remodeling materials or any of the prohibited items listed below.\*\***

##### 7. Are there changes to recycling and trash pickup schedules?

Yes, recycling will move to every other week pickup, while trash remains weekly. Recycling is collected in Polycart cans with yellow lids. Please ensure all items are clean and rinsed. A recycling calendar will be available on our website, and a flyer with additional details will be provided.

##### 8. Can residents order a second tote?

Yes, a second tote can be ordered from Redgate for \$5/month. To arrange for a second tote and set up billing, please email Redgate at [service@redgatedisposal.com](mailto:service@redgatedisposal.com).

##### 9. What size totes will residents receive?

All residents will receive 95-gallon trash and recycle totes.

##### 10. Will the Semi-Annual Cleanup Day continue?

Yes, the Semi-Annual Cleanup Day will continue in spring and fall with some changes that should benefit everyone. Details will be provided closer to the event.

##### 11. How will updates be communicated?

We will share updates to this transition via email, our website, Facebook page, and community bulletins. **Please ensure you've liked the official WCSHA Facebook page and that your email address is up to date with the HOA office. This applies to both owners and renters.**

*Continue on next page*

## Transition to Redgate Disposal *continued*

### Waste Management Service Details

#### 1. What happens to current Waste Management services?

Waste Management will continue service until December 31st, 2024. We will provide final pickup details as they're confirmed.

#### 2. What about Waste Management garbage totes?

All homes will be expected to return their Waste Management (WM) totes. Information will be sent out closer to the end of the year with instructions on how the return of WM totes will be handled. Homeowners are responsible for the totes they are assigned.

### Important Guidelines for Disposal

- **Cardboard Boxes:** Please flatten cardboard boxes for disposal. Bundle if outside the can and cut into pieces under four feet in length/width.

- **Prohibited Items in Polycarts:** Do not dispose of board lumber, yard waste (grass, leaves, branches, mulch), carpet, remodeling/construction materials, paint, batteries, tires, fluorescent bulbs, oil, automotive fluids, toilets, fireworks, ammunition, burned debris, lumber, tile, sharp objects, loose broken glass, liquids, metal parts, or hazardous chemicals.

- **Special Assistance:** If you require special assistance with your trash pickup, please contact our Redgate at [service@redgatedisposal.com](mailto:service@redgatedisposal.com)

**We appreciate your cooperation and look forward to this new chapter with Redgate Disposal!**  
**There is an important two page flyer from Redgate inserted into this Newsletter.**  
**Stay tuned for more updates as we approach the transition date.**

## Financial Summary as of July 31, 2024

<b>Income</b>	
Dues	218,391.00
Interest,Reimbursement,Other	8,167.05
<b>Total Income</b>	<u>226,558.05</u>
<b>Expense</b>	
Administration	4,574.25
Clubhouse	12,917.00
Community Relations	2,361.15
Grounds	25,764.74
Office	8,726.39
Trash Collection	65,821.03
Personnel Office/Pool	51,788.60
Pool	20,511.54
Special Projects/Capital Expense	16,834.99
<b>Total Expense</b>	<u>209,299.69</u>
<b>Net Income/Expense</b>	17,258.36

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



# Redgate Disposal

**EMAIL: SERVICE@REDGATEDISPOSAL.COM**

The employees at Redgate Disposal are excited to be providing trash and recycling services starting the week of Jan 1<sup>st</sup> 2025. The exact date of your first pick will be announced in October. Please have your carts to the curb by 6:00 am for collection.

Each residence will be receiving a delivery of a 95-gallon trash polycart with a red lid and a 95-gallon recycling polycart with a yellow lid. Please do not use these carts prior to Dec 31<sup>st</sup>. Your current provider will not pickup waste or recycling from Redgate Disposal cans.

Your current provider will be picking up their **green cans**.



## RECYCLING OPT OUT



If you would like to opt out of the recycling program and have your recycling can picked up, you can email our office at

[service@redgatedisposal.com](mailto:service@redgatedisposal.com).

Or fill out the slip below and mail to our office at 7501 SW County Line RD, Edgerton MO 64444 and leave your cart available at the curb for pickup.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Office Hours - Monday through Friday**

**8:00 am to 4:00 pm**

**Email: [service@redgatedisposal.com](mailto:service@redgatedisposal.com)**

**Website: [www.redgatedisposal.com](http://www.redgatedisposal.com)**

**Phone/Text: 816-716-6265**

*If you require special assistance with your trash pickup, please contact our office.*

**Trash must fit in the Polycart can with the red lids. Please bag all trash inside the cans.**

**- Additional Polycarts are an extra \$5 per month**

**Recycling is collected in Polycart can with the yellow lids. Items must be clean and rinsed. See flyer for details. Please flatten cardboard and bundle if outside the can. Please cut cardboard into pieces under four feet in length/width.**

**Recycling is picked up on a bi-weekly basis**

**Like us on Facebook for schedule and holiday updates.**

- *Please have trash / recycling out by 6:00 am on scheduled service day.*
- *Contact our office regarding bulky item pickup at [service@redgatedisposal.com](mailto:service@redgatedisposal.com)*
  - *Bulky items will be picked upon Mondays*
- *Please flatten cardboard boxes for disposal. Bundle or put smaller boxes into a larger one*
- *NO board lumber or yard waste in the polycarts (Grass, leaves, branches, mulch, pallets, boards, plywood)*
- *NO carpet or remodeling/construction materials will be accepted in the regular pick up*
- *Please NO paint, batteries, tires, florescent bulbs, oil, automotive fluids, toilets, fireworks, ammunition, burned debris, lumber, tile, sharp objects, loose broken glass, liquids, metal parts or hazardous chemicals*
- *Proper Sharps Disposal: Please seal needles or other medical strips in a hard plastic jug with a lid. Seal with tape prior to disposal. Please wrap or box broken glass or items with sharp edges for safety. Place sharp objects into a box or container and label*
- *Please double bag animal waste and do not overfill the bags*

**The employees at Redgate Disposal appreciate your support of local business and your caution when passing roadside workers as you travel. Please move over whenever possible and use caution when passing a stopped vehicle. Thank you!**

**Please have your trash to the curb by 6:00 a.m. on your scheduled pick-up day.**

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](mailto:office@wcscha.org)

Website:

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

Facebook

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

Administrator:

Sherry Smith

***The office will  
be closed  
Saturday,  
October 12th.***

**We're on the web**  
[www.wcscha.org](http://www.wcscha.org)

**WALNUT CREEK  
SOUTH HOMES  
ASSOCIATION**

## Upcoming Activities

### Neighborhood Trash Information Meetings

September 14th	11:00 a.m.	at the Clubhouse
September 19th	7:00 p.m.	at the Clubhouse

### Community Meeting

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

See you there!

### Clean-up Day

October 5th	8:30 a.m.—12:30 p.m.	at the Clubhouse
-------------	----------------------	------------------

Located in the clubhouse parking lot

### Community Meeting

October 10th	7:00 p.m.	at the Clubhouse
--------------	-----------	------------------

See you there!

### Vintage Movie Night

October 11th	7:00 p.m.	at the Clubhouse Lawn
--------------	-----------	-----------------------

See you there!

### Community Meeting

November 14th	7:00 p.m.	at the Clubhouse
---------------	-----------	------------------

**Annual Elections held at 8:00 p.m.** See you there!

