

WALNUT CREEK SOUTH HOMES ASSOCIATION NEWS & VIEWS

INSIDE THIS ISSUE

Community Highlights	2
Disposal Transition	2
Job Opportunities	3
Meeting News	3- 5
Financials	5
2025 Trash Calendar	6
Upcoming Activities	7



Welcome 2025 Board of Directors

Each year three 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 2025 Board of Directors who are serving the community.

President, Bryce Palmer has served on the board for 3 years and resided in the community for over 10 years.

Vice President, Ed Cayton has served on the Board for 3 years and resided in the community for over 5 years.

Secretary, Carly Rouse has served on the board for 4 years and resided in the community for over 10 years.

Treasurer, Janette Hale has served on the board for 2 years and resided in the community for over 18 years.

Josh Owenby has served on the board for 3 years and resided in the community for over 8 years.

Meghan Robinson has served on the board for 2 years and resided in the community for over 3 years.

Sheryl Matteson has served on the board for 1 year and resided in the community for over 28 years.

Tony Hawkins has served on the board for 1 year and resided in the community for over 3 years.

Welcome to the board Rob Davis! Rob has resided in the community for over 4 years.

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 for the service you each unselfishly provide the community!

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, Admin

TREASURER

Janette Hale (816) 617-2766
Clubhouse, Grounds

Josh Owenby (606) 224-9581
Pools, Clubhouse

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

Sheryl Matteson (816) 304-5393
Finance, Community Relations

Tony Hawkins (816) 304-1659
Finance, Admin

Rob Davis (816) 536-9545
Grounds, Pools

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 Calendar : Please see the Redgate Recycle /Trash pickup calendar on page 6.

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 were mailed USPS in October. If you did not receive your mailing please contact the office.

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!

Looking for Association Information — Go to our **webpage** at www.wcscha.org and find Current News, Trash Disposal Info, Clubhouse Calendar, Membership information, Forms and more.

You can also find fun event information on our **Official Facebook Page** at www.facebook.com/wcscha/

Trash Disposal Transition

We welcomed Redgate Disposal as our new trash disposal service this year. This change was made with the goal of improving service to the community. Changes like these can be challenging, but thanks to your patience and understanding, the transition has gone smoothly. Your efforts to adapt to the new collection schedule along with your communication has been invaluable.

To help you acclimate to the new schedule, you will find a 2025 Recycle & Trash Calendar in this news-

letter or on our webpage at <https://wcscha.org/transition-to-redgate-disposal/> .

You may also find a Message from Redgate on the website that informs you of the additional services that Redgate has to offer.

If you have any questions or concerns about the new service please feel free to contact the office by email at office@wcscha.org or by phone (816) 587-8289.



Happy Valentine's Day

Job Opportunities for 2025 Pool Season

The Walnut Creek South Homes Association is looking for a Pool Manager, and Lifeguards for the 2025 Pool Season.

Candidates for the Management position:

- Must be at least age 18 by May 15th, 2025
- Must be able to pass CPR courses prior to start of pool season.
- 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, 2025
- 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, not mandatory

Certification 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 or obtained on the website <https://wcsa.org>

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.

October Community Meeting News continued

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, October 10, 2024, at 7:00 p.m. located 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 and Residents Gary Droege and Mary Droege (Attachment 2401010-2). All were provided an agenda for the meeting (Attachment 241010-1).

OPENING COMMENTS - President Bryce Palmer welcomed the guest.

GUEST CONCERNS – None

APPROVAL OF MINUTES – Meghan Robinson made a motion to accept the September 19, 2024 regular monthly meeting minutes, seconded by Ed Cayton. The motion passed unanimously.

ADDITIONS TO THE AGENDA – None

COMMITTEE REPORTS - Committee Reports were presented and discussed.

OLD BUSINESS:

Restrictions Privileges Suspension – Carly Rouse made a motion to continue the discussion of Restriction Privileges Suspension, Janette Hale seconded. After discussion, Bryce Palmer made a motion to continue the suspension of membership privileges on the existing non-compliant

continued on page 4

October Community Meeting News continued

homes, seconded by Janette Hale. The motion passed unanimously. (Attachment 241010-3). Bryce Palmer made a motion to table the new non-compliant home, seconded by Ed Cayton. The motion passed unanimously.

NEW BUSINESS:

2025 Budget Requests – Tony Hawkins made a motion to open the discussion of the 2025 Budget Requests, Megan Robinson seconded. After a brief discussion, Bryce Palmer made a motion to table the topic until a later meeting date, second-

ed by Tony Hawkins. The motion passed unanimously. (Attachment 241010-4).

Special Project Request Trees- Meghan Robinson made a motion to open the discussion, seconded by Ed Cayton. A vote was taken to accept the Trees Project request not to exceed \$15,000. The vote passed unanimously. (Attachment 241010-5).

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

November Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, November 14, 2024, at 7:03 p.m. located at the Association Clubhouse. Board members in attendance were Ed Cayton, Janette Hale, Tony Hawkins, Sheryl Matteson, Josh Owenby, Bryce Palmer, and Carly Rouse. Meghan Robinson was unable to attend. Also in attendance were Office Administrator Sherri Smith and Residents Rob Davis, Gary Droege, Mary Droege, Ken Emerson, and Mike Howell (Attachment 2401114-2). All were provided an agenda for the meeting (Attachment 241114-1).

OPENING COMMENTS - President Bryce Palmer welcomed the guest.

GUEST CONCERNS – None

APPROVAL OF MINUTES – Janette Hale made a motion to accept the October 10, 2024 regular monthly meeting minutes, seconded by Tony Hawkins. The motion passed unanimously.

Sheryl Matteson made a motion to accept the November 7, 2024 special meeting minutes, seconded by Janette Hale. The motion passed unani-

mously.

ADDITIONS TO THE AGENDA – None

COMMITTEE REPORTS - Committee Reports were presented and discussed.

OLD BUSINESS:

Restrictions Privileges Suspension – Janette Hale made a motion to continue the suspension of membership privileges on the existing non-compliant homes, seconded by Ed Cayton. The motion passed unanimously. (Attachment 241114-3).

NEW BUSINESS:

Rules and Regulations Change of Office Hours - Carly Rouse made a motion to amend the Rules to reflect the current office hours, seconded by Janette Hale (Attachment 241114-4). The motion passed unanimously.

At 7:24 p.m. Tony Hawkins made a motion that the meeting be adjourned, seconded by Ed Cayton. The motion passed unanimously.

November Annual Meeting News

President Bryce Palmer welcomed all guests to the 2024 Annual meeting of the Walnut Creek South Homes Association on Thursday, November 14, 2024, at 8:00 p.m. located at the Association Clubhouse. Board members in attendance were Ed Cayton, Janette Hale, Tony Hawkins, Sheryl Matteson, Josh Owenby, Bryce Palmer, and Carly Rouse. Meghan Robinson was unable to attend. Also in attendance were Office Administrator Sherri Smith and Residents Rob Davis, Gary Droege, Mary Droege, Ken Emerson, and Mike Howell, and Allan Moore (Attachment 2401114-2.2). All were provided an agenda for the Annual Meeting (Attachment 241114-2.1).

REVIEW OF 2024 ACTIVITIES – The Board Committee Leads shared the past years activities of business with the members.

BOARD ORGANIZATION & MEMBER EXPECTATIONS – In addition to attending monthly meet-

ings, board members will serve on two committees.

Terms Open – Three 3 year terms expires each year. Three 3 year terms (Jan 2025 – Dec 2027) are up for election. The expiring terms are currently held by Ed Cayton, Bryce Palmer, and one open position.

The floor opened for nominations (Term: January 2025 through December 2027).

Nominees presented themselves. With no other nominees, ballots were collected and tallied. The three 3 year terms were filled by Ed Cayton, Bryce Palmer, and Rob Davis.

At 8:50 p.m. Tony Hawkins made a motion that the meeting be adjourned, seconded by Janette Hale. The motion passed unanimously.

Financial Summary as of November 30, 2024

Income	
Dues	329,233.93
Interest, Other	17,551.71
Total Income	346,785.64
Expense	
Administration	32,159.88
Clubhouse	22,504.24
Community Relations	4,418.07
Grounds	45,109.71
Office	15,547.93
Trash Collection	104,460.74
Personnel Office/Pool	81,517.62
Pool	28,037.74
Capital Expense	
Clubhouse	5,623.82
Grounds	4,815.00
Pool	16,819.99
Total Expense	361,014.74
Net Income/Expense	(14,229.10)

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 14th day of the following month.

Questions regarding the Financial Summary may be directed to the Board Finance Committee at office@wcscha.org or (816)587-8289. You may also submit your questions to the Committee in writing.

2025 Trash & Recycle Calendar

January 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

REDGATE DISPOSAL: Email: service@redgatedisposal.com
 Website: www.redgatedisposal.com
 Phone/Text: 816-716-6265

= RECYCLE PICKUP
 = TRASH PICKUP

Address:

5502 NW Clubhouse Cove

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

Congratulations to the 2024 Lighting Contest Winners!

1st Place 5534 Raintree Drive

2nd Place 5715 NW Heritage Hill

3rd Place 5536 NW Raintree Drive

Upcoming Activities

Community Meeting

February 13th 7:00 p.m. Walnut Creek Clubhouse
See you there!

Happy Valentine's Day ♥

February 14th

Line Dancing

Friday, February 28 7:00-8:30 PM Walnut Creek Clubhouse
See you there!

We're on the web

www.wcscha.org

**WALNUT CREEK
SOUTH HOMES
ASSOCIATION**

HOA EVENT

LINE DANCING

Friday, February 28

7:00-8:30 PM

AT THE CLUBHOUSE

- **No experience necessary!**
- **Learn from an experienced Line Dance Instructor**
- **Light Refreshments will be served**

»» **For Adults 18 & older** ««

VISIT WWW.WCSHA.ORG