

# WALNUT CREEK SOUTH HOMES ASSOCIATION

# NEWS & VIEWS

## INSIDE THIS ISSUE

Community Highlights	2
Summary of Restrictions	3
Clean-up Day Info	4
Easter Egg Hunt	5
Community Meeting News	6 & 7
Swim Team	8
Pool Passes	9 & 10
Job Opportunities	11

## 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**  
Tony Hawkins (816) 304-1659  
Finance, Admin

Josh Owenby (606) 224-9581  
Pools, Clubhouse

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

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

Janette Hale (816) 617-2766  
Clubhouse, Grounds

Rob Davis (816) 536-9545  
Grounds, Pools



## Upcoming Activities



### Swim Team Sign-ups

To register or for more information, go to [walnutcreekswimteam.swimtopia.com](http://walnutcreekswimteam.swimtopia.com). See page 8 for details.

### Community Meeting

Thursday, April 10th, 2025 7:00 p.m. at the Clubhouse  
See you there!

### Easter Egg Hunt

Saturday, April 12th, 2025 10:30 a.m. at the Clubhouse  
Bring your basket and meet the Easter Bunny!

### Garage Sales

Saturday, May 3rd, 2025 8:00 a.m. Neighborhood  
Spring Garage Sales will be advertised on social media and signs entering the neighborhood.

### Community Meeting

Thursday, May 8th, 2025 7:00 p.m. at the Clubhouse  
See you there!

### Spring Cleanup Day

Friday, May 9th, 2025 7:00 a.m. Redgate will pickup from your homes driveway. Please see page 4 for important information

### Pool opens!

Saturday, May 24th

11:00 a.m. Adult swim

12:00 p.m. Open to all residents

## Community Highlights

**New Homeowner or Resident in our Neighborhood?** Welcome to the 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](http://www.wcscha.org) and clicking on the update link or email your updated contact info to [office@wcscha.org](mailto:office@wcscha.org).

**New Cleanup Day Procedures:**

Be sure to read the about Cleanup day on page 4 of this newsletter.

**Golf Carts on the Streets:** Per the Platte County Sherriff's Department, drivers of a golf cart must have a valid drivers license.

**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.



**2025 Creekers Swim Team:** The Swim Team will be conducting online sign ups for the upcoming season. The Association offers subsidies for resident swimmers joining the team for the first time in 2025 and discounts to swimmers who joined in 2024 and are returning in 2025. If you have children who might be interested in joining in on the fun, please check this newsletter for additional information.

**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/)

**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.

**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 basement 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 poultry 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.

**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 shrub-

bery 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.

For one and two-family dwellings, parking shall be restricted to customary passenger cars and motor vehicles of less than twenty (20) feet in length and having a chassis rated at one (1) ton or less, and only one of the following: an unoccupied camper trailer or recreational vehicle, a motor boat or a sailing boat. Such vehicles must be parked on driveways relating to the garage or carport and paved in accordance with

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.

## Walnut Creek Clean-up Day



**WCSHA Clean-up Day     Friday, May 9th!**

### **!! Important Changes This Year !!**

This year, Dump Day will NOT take place at the clubhouse. Instead, Redgate will be picking up items directly from each home's driveway. Simply have your household's items at the end of your driveway the morning of Friday, May 9th, and they will be collected by Redgate. Please prepared to have everything out Friday morning, as they will not be making more than one round trip through the neighborhood.

- ◆ Eligibility: Only WCSHA members in good standing may participate. Your account must be in good standing by Wednesday, May 7th.

#### **✓ Accepted Items:**

- Furniture
- Lawnmowers (must be empty of any fuel or oil)
- Barbeque grills WITHOUT propane tanks, charcoal, or ashes
- Carpeting (up to 4ft long rolls, securely tied, weighing less than 40lbs.
- Mattresses and Box Springs
- Lumber (bundled in 4ft lengths, each bundle weighing less than 40lbs. 1"x4" or smaller)
- Miscellaneous debris (must be in bags no bigger than 39 gallons, weighing no more than 40lbs.

#### **✗ Not Accepted Items:**

- White Goods/Appliances – Missouri law prohibits white goods/appliances in MO landfills (even if freon-free). Examples: refrigerators, freezers, washers/dryers, stoves, water tanks.
- Hazardous Waste – Flammable, corrosive, explosive, toxic, radioactive materials: engine oil, fuel tanks, paint (latex/oil-based), fluorescent light bulbs, fertilizer, pesticide, solvent, etc.
- Liquid Waste
- Tires & Automotive Batteries
- Compressed Gas Cylinders – Oxygen tanks, propane tanks, air bubbles, etc.
- Riding Lawnmowers
- Glass Panels
- Yard Waste, Brush, or Tree Limbs
- Rocks, Bricks, or Concrete
- Construction Materials – Roofing material, loose flooring materials, or railroad ties.
- Regular Trash & Recyclables – Any waste collected as part of regular service or prohibited at landfills.

If you have any questions, please call Sherri at Walnut Creek South Homes Association at (816) 587-8289. Info.



## Neighborhood Safety Reminder

Neighborhood Safety Reminder  
for the Warmer Months

With spring and summer upon us, we have received a few calls about golf carts out and about in the neighborhood! The Platte County Sheriff's Department has asked us to remind residents of the rules regarding golf carts use on residential roads.

Golf carts are allowed on neighborhood streets, but Missouri law requires that all drivers have a valid driver's license (Missouri Revised Statutes Section

304.034). This ensures that everyone—drivers, pedestrians, and fellow neighbors—can enjoy a safe and responsible community.

Additionally, Missouri law distinguishes golf carts from low-speed vehicles (LSVs) (Section 304.029), which must be registered, insured, and equipped with safety features.

As a reminder, motorized vehicles, including golf carts and 4 Wheelers are not permitted on Walnut Creek South Homes Association (WCSHA) common

ground areas, such as parks, recreational fields, and green spaces, without approval from the Board of Directors. This rule helps maintain the safety and upkeep of shared community spaces for all residents to enjoy.

Let's all do our part to keep our streets and community safe and enjoyable for everyone. Thanks for helping make Walnut Creek South a great place to live!

— Walnut Creek South Homes Association



# EASTER EGG HUNT

## SATURDAY, APRIL 12

MEET THE EASTER BUNNY AT 10:45 AM

HUNT STARTS AT 11:00 AM

*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**

VISIT [WWW.WCSHA.ORG](http://WWW.WCSHA.ORG)

## December Community Meeting Minutes

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, December 12, 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, and Meghan Robinson. Sheryl Matteson and Carly Rouse were unable to attend. Also in attendance were Office Administrator Sherri Smith and Residents Rob Davis, Ken Emerson, and Mike Howell (Attachment 2412124-2). All were provided an agenda for the meeting (Attachment 241212-1).

OPENING COMMENTS - President Bryce Palmer welcomed the guest.

GUEST CONCERNS – Mr. Emerson inquired about Board Meeting notification signs at the entrances. The Association will be more proactive in putting out the signs for meetings.

APPROVAL OF MINUTES – Bryce Palmer made a motion to accept the November 14, 2024, regular monthly meeting minutes, seconded by Janette Hale. The motion passed unanimously.

Janette Hale made a motion to accept the November 14, 2024, annual 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 – Meghan Robinson made a motion to continue the suspension of

membership privileges on the existing non-compliant homes, seconded by Janette Hale. The motion passed unanimously. (Attachment 241212-3).

NEW BUSINESS:

Election of 2025 Officers -

President - Josh Owenby made a motion that Bryce Palmer fill the 2025 President position, seconded by Meghan Robinson. The motion passed by acclamation.

Vice President – Josh Owenby made a motion that Ed Cayton fill the Vice President position, seconded by Bryce Palmer. The motion passed by acclamation.

Treasurer - Josh Owenby made a motion that Janette Hale fill the 2025 Treasurer position, seconded by Meghan Robinson. The motion passed by acclamation.

Secretary – Bryce Palmer made a motion that Meghan Robinson fill the 2025 Secretary position, Meghan conceded. Josh Owenby made a motion that Carly Rouse fill the 2025 Secretary position, seconded by Meghan Robinson. The motion passed unanimously.

Special Project Request Legal Fees – After discussion Bryce Palmer made a motion to approve the Special Project Request for investigating rental limitations, funding not to exceed \$5000.00 for attorney fees (Attachment 241212-3), seconded by Ed Cayton. The motion passed unanimously.

At 7:45 p.m. Josh Owenby made a motion that the meeting be adjourned, seconded by Ed Cayton. 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 9th, 2025, at 7:00 p.m. located at the Association Clubhouse. Board members in attendance were Ed Cayton, Rob Davis, Janette Hale, Tony Hawkins, Bryce Palmer, Meghan Robinson, and Carly Rouse. Josh Owenby and Sheryl Matteson were unable to attend. Also in attendance were Office Administrator Sherri Smith and

Resident Mike Howell (Attachment 250109-2). All were provided an agenda for the meeting (Attachment 250109-1).

OPENING COMMENTS - President Bryce Palmer welcomed the guest and the new board member Rob Davis.

GUEST CONCERNS – None.

*next page*

## January Community Meeting Minutes *continued*

APPROVAL OF MINUTES – Tony Hawkins made a motion to accept the December 12, 2024 regular monthly meeting minutes with the correction of Carly Rouse to Carly Rouse on page 2, 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 – Ed Cayton made a motion to continue the suspension of membership privileges on the existing non-compliant homes, seconded by Meghan Robinson. The motion passed unanimously. (Attachment 250109-3).

NEW BUSINESS:

Committee Structure - President Bryce Palmer presented a 2025 Suggested Committee Structure (Attachment 250109-4). Meghan Robinson made a motion to approve the 2025 Suggested Committee Structure, seconded by Rob Davis. The motion passed unanimously.

The 2025 Committee Structure is:

Administration

\*Bryce Palmer, Tony, Hawkins, & Carly Rouse

Clubhouse

\*Janette Hale, Josh Owenby, & Meghan Robinson

Finance

\*Tony Hawkins, Sheryl Matteson, & Carly Rouse

Community Relations

\*Meghan Robinson, Sheryl Matteson, & Bryce Palmer

Grounds

\*Ed Cayton, Rob Davis, & Janette Hale

Pools

\*Josh Owenby, Ed Cayton, & Rob Davis

\* denotes lead

At 8:15 p.m. Carly Rouse made a motion that the meeting be adjourned, seconded by Meghan Robinson. The motion passed unanimously.

## Financial Summary December 31, 2025

<b>Income</b>	
<b>Dues</b>	371,734.84
<b>Interest, Reimbursement, Other</b>	18,860.09
<b>Total Income</b>	390,594.93
<b>Expense</b>	
<b>Administration</b>	32,326.23
<b>Clubhouse</b>	23,833.50
<b>Community Relations</b>	4,953.51
<b>Grounds</b>	46,227.53
<b>Office</b>	16,881.72
<b>Trash Collection</b>	113,903.01
<b>Personnel Office/Pool</b>	84,897.62
<b>Pool</b>	28,080.52
<b>Special Projects/Capital Expense</b>	
<b>Deck Repair</b>	5,623.82
<b>Grounds</b>	8,833.23
<b>Lights</b>	4,815.00
<b>Pool</b>	16,819.99
<b>Total Expense</b>	387,195.68
<b>Net Income/Expense</b>	3,399.25

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





# Creekers



## JOIN THE WALNUT CREEK SWIM TEAM

Build Community

Make Friends

Gain confidence & skills in the water

**SWIM all summer long!**



**NEW swimmers who live in Walnut Creek get \$100  
off registration price**

WE HAVE PRACTICE SESSIONS IN THE MORNINGS AND EVENINGS FOR YOU TO CHOOSE FROM  
SWIMMERS MUST BE BETWEEN AGES 5-18

REGISTRATION OPENS MARCH 16TH

WCSWIMTEAM@GMAIL.COM

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 2025 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 2025 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 3rd with all requirements met, will be processed and passes available for pick up on May 10th during regular business hours 9:30 a.m. – 12:30 p.m. Otherwise they will be mailed the week of May 12th. 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.
  - Forms returned to the office May 3th - 15th (before 12:30p.m.) will be available for pick up on May 17th.
  - Forms returned to the office May 16th - 22nd (before 12:30p.m.) will be available for pick up on May 24th.
  - All forms returned after May 22nd forward will be processed on a weekly basis and be available for pick up that following Saturday if turned in by 12:30 p.m. on the prior Thursday (before 12:30p.m.) .
4. 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 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 !!!**

**WALNUT CREEK SOUTH HOMES ASSOCIATION**  
**2025 POOL PASS REQUEST**

ADDRESS

\_\_\_\_\_  
 Address of property in Walnut Creek

OWNER INFORMATION

\_\_\_\_\_  
 Homeowner(s) Legal Name(s) as they appear on the Deed of Trust

\_\_\_\_\_  
 Primary Email Address (optional) This may be used in the future for reminders or alerts of activities

(\_\_\_\_\_) \_\_\_\_\_  
 Homeowner(s) Primary Phone

(\_\_\_\_\_) \_\_\_\_\_  
 Homeowner(s) Alternate Phone

OCCUPANT/RENTER INFO  
IF PROPERTY IS NOT OWNER OCCUPIED

\_\_\_\_\_  
 Occupant(s)/Renter(s) Name(s) *if different than Homeowner(s) Name*

\_\_\_\_\_  
 Occupant(s)/Renter(s) Email Address (optional) This may be used for future reminders or alerts of activities

(\_\_\_\_\_) \_\_\_\_\_  
 Occupant(s)/Renter(s) Primary Phone

(\_\_\_\_\_) \_\_\_\_\_  
 Occupant(s)/Renter(s) Alternate Phone

List below all Occupants who will need pool passes for the Pool Season.

**ATTACH VERIFICATION OF RESIDENCY** for all non-owner occupants over 18 years of age.

*(There will be a \$5.00 fee for replacement of pool passes.)*

POOL PASSES REQUESTED

<u>Occupants/Renters</u> of Home	Relationship	Age if under 18

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/

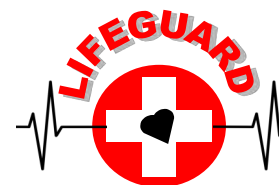
Administrator:

Sherri Smith

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

**WALNUT CREEK  
SOUTH HOMES  
ASSOCIATION**

## Job Opportunities for the 2025 Pool Season



The Walnut Creek South Homes Assn is looking for Pool Managers, and Lifeguards for the 2025 Pool Season.

### Candidates for the assistant positions:

- Must be at least age 18 by May 15th, 2025
- 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 but not mandatory

Certification Training for all positions will be reimbursed to the employees.

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://wcscha.org>

Applications for Manager positions must include a resume.

*Happy  
Easter*

VISIT [WWW.WCSHA.ORG](http://WWW.WCSHA.ORG)