

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, Admin	
TREASURER	
Tony Hawkins	(816) 304-1659
Finance, Admin	
Josh Owenby	(606) 224-9581
Pools, Finance	
Sheryl Matteson	(816) 304-5393
Clubhouse, Community Relations	
Janette Hale	(816) 617-2766
Clubhouse, Grounds	
Rob Davis	(816) 536-9545
Grounds, Pools	

Upcoming Activities

The Homes Association is excited to kick off the season with a series of activities. From community clean-up to gatherings, it's the perfect time to connect with neighbors. We hope to see you there!

Bingo Night

Friday, October 17th, 2025 6:00 p.m. - 7:30p.m. at the Clubhouse
See page 7 for more fun details

Clean-up Day

Friday, October 24th, 2025 6:00 a.m. in your driveway
Be sure to check page 3 for details!

Community Meeting

Thursday, November 13th, 2025 7:00 p.m. at the Clubhouse
See you there!

Annual Elections Meeting

Thursday, November 13th, 2025 8:00 p.m. at the Clubhouse
See you there!

Pancake Breakfast

To Be Announced 8:00 a.m. - 10:00 a.m. at the Clubhouse

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.

Clean-up Day : This year Redgate will pick up items directly from your driveway. Please be sure to read the Clean-up Day information on page 3.

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 Seniors : Applications have opened for the Platte County Senior Citizens' Real Property Tax Freeze Credit, locking in property taxes for people 62 and older. This application needs to be completed each year. The deadline for applications is December 31, 2025. 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 13th , 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 to be nominated for an open position. It is a great way to get involved and 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 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/

Fall Flowerbed Clean-up

As fall settles in, it's time to give your flowerbeds a little TLC before winter arrives. Cleaning up now not only keeps your yard looking tidy—it sets the stage for healthy growth next spring.

Start by removing spent annuals and trimming back perennials. Cut back dead foliage, but leave a few seed heads if you'd like to attract birds. Pull any lingering weeds and other growth to prevent them from taking over your flowerbed.

Next, add a layer of mulch to insulate roots and suppress new weed growth. If you compost, this is a great time to add healthy plant material to your pile.

Finally, consider planting fall bulbs like tulips or daffodils for a splash of early color next spring.

A little effort now means a vibrant, thriving garden when the seasons turn again and improves the appearance of your home in the winter.

Fall Clean-up Day

Fall Clean-Up Day: Friday, October 24th.

Redgate will pick up items directly from your driveway. Simply have your household's items at the end of your driveway by **6:00 a.m. on Friday, October 24th**, and they will be collected by Redgate. Please be prepared to have everything out Friday morning, as they will not be making more than one round trip through the neighborhood.

For safety and efficiency, organize your items in a compact area near the curb. Be sure to keep any personal belongings well away from the pickup zone to avoid accidental removal.

- ◆ Eligibility: Only WCSHA members in good standing may participate. Your account must be in good standing by Wednesday, October 22nd.

✓ 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 and heavy parts
- 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, toilets, etc. 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.

President's Corner – Fall Update

Hello Neighbors,

As the cooler weather begins to roll in and the leaves start to change, it's a great time to share an update on some of the recent progress happening around Walnut Creek South.

Drainage & Roof Projects – Complete!

We're happy to report that two major projects are now finished: the drainage improvements around the clubhouse and pool are complete, helping to reduce erosion and protect our shared spaces. And after many years of service, the clubhouse roof has been fully replaced, giving the building a fresh start and long-term durability.

Ball Field & Volleyball Court – Much Improved

We've also made significant progress on the ball field and volleyball court. While there's still some work ahead, both areas are now in much better shape and already seeing more activity. It's great to see families and kids using these spaces again — and we'll keep building on this momentum.

Neighborhood Clean-up – End of the Month

Mark your calendars: our Neighborhood Clean-up Day is coming up at the end of the month! This is a great time to clear out unwanted items, trim back overgrowth, and freshen up your property. Let's all pitch in to keep Walnut Creek South looking great.

Back-to-School Safety Reminder

As students settle into the school year, please be extra cautious during early morning and late afternoon hours. Kids are walking to bus stops and crossing streets, so let's all slow down and help keep them safe.

Looking Ahead: Budgets & Board Elections

Your board is already hard at work planning and reviewing the 2026 budget, making sure we continue to maintain our neighborhood responsibly while preparing for future projects. It's a detailed process, and we appreciate your support as we do this important work.

Also, a reminder that Board Elections are coming up this November. If you're interested in running for a board seat or would like to learn more about what's involved, please don't hesitate to reach out. You can contact the WCSHA office at:

Phone: 816-587-8289

Email: office@wcsa.org

We'd love to see more community members get involved!

Stay Connected

Be sure to follow our official Walnut Creek South Homes Association Facebook page to stay up to date on neighborhood news, events, and announcements. Just search for "Walnut Creek South Homes Association – Official" on Facebook and give us a follow.

Thanks again for being part of such a great neighborhood. Let's enjoy a beautiful fall season together.

See you around,

Bryce Palmer

President, WCSHA

June Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, June 19, 2025, at 7:00 p.m. located at the Association Clubhouse. The meeting was rescheduled due to a home swim meet event on Thursday, June 12, 2025. Board members in attendance were Ed Cayton, Rob Davis, 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. All 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 the April 13, 2025 regular monthly meeting minutes, seconded by Tony Hawkins. The motion passed with five (5) approved and 4 abstained.

ADDITIONS TO THE AGENDA – New Business - Pool Speaker Replacement

COMMITTEE REPORTS - Committee Reports were presented and discussed. A non-member located within Walnut Creek has requested to join the Association. The Board will contact the attorney for investigation of the Association documents to create the proper legal paperwork required.

OLD BUSINESS:

Restrictions Privileges Suspension – Bryce made a motion to continue the suspension of membership privileges on the existing non-compliant homes. The motion passed unanimously.

Approved Special Project Pool Door - Tabled

NEW BUSINESS:

Pool Rules Change – Bryce Palmer presented a pool rule change to Section III. Pools Operations B./ Pool Access #4 (third bullet).

Pool passes will be processed on a weekly basis up-

on submission of a completed Pool Pass Request form. Non-owner must also provide proof of residency. Requests submitted by Thursday will be available for pickup on Saturday of the same week. Passes may be collected during regular hours at the office or pool by any household member presenting valid photo ID.

After a discussion Bryce Palmer made a motion to accept the change, seconded by Ed Cayton. The motion passed unanimously.

Special Project Pool ADA Stairs – The Pool Committee presented a special project request to purchase ADA pool step system not to exceed \$10,000.00. The current stairs are broken and operating on a temporary repair.

Bryce Palmer made a motion to accept the special project request, seconded by Cheryl Matteson. The motion passed unanimously.

Special Project Deck Post Caps – Bryce Palmer presented a special project request to purchase deck post caps for the clubhouse and pool decks not to exceed \$1,500.00. The current caps are cracked and missing which allows water inside the main post, permitting rotting in the center.

Bryce Palmer made a motion to accept the special project request, seconded by Tony Hawkins. The motion passed unanimously.

Special Project Roof Replacement – Bryce Palmer presented a special project request to replace the 20+ year roof on the clubhouse. After discussion the Board tabled the request to obtain more bids to include metal roof replacement.

Pool Speaker Repair – Bryce Palmer brought to the Board of Directors attention the aging condition of the pool stereo system. After discussion the Board tabled the stereo repair until further investigation.

At 8:33 p.m. Tony Hawkins made a motion that the meeting be adjourned, seconded by Bryce Palmer. The motion passed unanimously.

July Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, July 10, 2025, at 7:00 p.m. located at the Association Clubhouse. Board members in attendance were Ed Cayton, Rob Davis, 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 Ken Emerson. All were provided an agenda for the meeting.

OPENING COMMENTS – President Bryce Palmer welcomed the guest.

GUEST CONCERNS – Ken Emerson complemented the new trash service and the pool.

APPROVAL OF MINUTES – Janette Hale made a motion to accept the June 19, 2025, 2025 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 – Tony Hawkins made a motion to continue the suspension of membership privileges on the existing non-compliant homes and begin the four (4) new suspensions, seconded by Bryce Palmer. The motion passed unanimously.

Special Project Roof Replacement – Bryce Palmer presented a special project request to replace the 20+ year old clubhouse roof. Three bids were obtained. After discussion Sheryl Matteson made a motion to approve up to \$45,000.00 to replace the roof with a class 4 shingle and not to replace the skylights, seconded by Ed Cayton. The motion passed unanimously.

NEW BUSINESS:

Pool Drainage Special Project – Ed Cayton presented an emergency drainage remediation for the pool and clubhouse area. After a discussion Bryce Palmer made a motion to accept the special project not to exceed 28,000.00 while trying to obtaining more quotes, seconded by Ed Cayton. The motion passed unanimously.

At 8:31 p.m. Ed Cayton made a motion that the meeting be adjourned, seconded by Tony Hawkins. The motion passed unanimously.

Financial Summary as of August 31, 2025

Income	
Dues	234,301.98
Interest, Reimbursement, Other	17,151.70
Total Income	<u>251,453.68</u>
Expense	
Administration	5,324.22
Clubhouse	15,484.94
Community Relations	2,513.03
Grounds	42,760.73
Office	12,831.54
Trash Collection	88,975.27
Personnel Office/Pool	71,898.68
Pool	21,821.70
Special Projects/Capital Expense	
Deck Repair	1,195.90
Computer Security	480.00
Diving Boards	4,684.95
Tree Removal	14,025.00
Total Expense	<u>281,995.96</u>
Net Income/Expense	(30,542.28)

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

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

We're on the web

www.wcscha.org

**WALNUT CREEK
SOUTH HOMES
ASSOCIATION**

The graphic is a promotional poster for "Bingo Night". It has a black background with a large, yellow, outlined oval in the center. Inside the oval, the word "BINGO" is written in large, bold, yellow capital letters. Overlaid on "BINGO" is the word "Night" in a red, cursive script. The oval is decorated with a border of small white dots. To the left and right of the oval are several gold coins with the number "2" on them. Below the oval, there is a yellow rectangular box with the text "Prizes for every round!" and "All ages are welcome!". Below that, in smaller text, it says "Children must be accompanied by an adult.". At the bottom, there are two yellow rectangular boxes. The left one contains the text "Friday" and "October 17, 2025". The right one contains the text "6:00 - 7:30 PM" and "At the Clubhouse". At the very bottom, there is a yellow bar with the text "For Walnut Creek Residents".

BINGO
Night

Prizes for every round!
All ages are welcome!
Children must be accompanied by an adult.

Friday
October 17, 2025

6:00 - 7:30 PM
At the Clubhouse

For Walnut Creek Residents

[VISIT WWW.WCSCHA.ORG](http://www.wcscha.org)