

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

Janette Hale (816) 617-2766
Clubhouse, Grounds

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

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.

Holiday Trash Schedule: Trash pickup will be delayed one day on the weeks of Thanksgiving, Christmas and New Years Day.

Office Closed: The office will be closed November 28th, December 24th & 25th, 26th and January 1st.

Platte County Senior : Applications have opened for the Platte County Senior Citizens' Real Property Tax Freeze Credit. Deadline 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 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!

For Proper Snow Removal please do not leave vehicles parked in the street during times when snow is highly predicted.

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Community Highlights *continued*

Platte County Enforces a Leash Law: Please be considerate to your neighbors and keep your pet on a leash. Platte County Sheriff's Department enforces this law and may be reached at (816) 858-3521.

Pets in Cool Weather - Please remember to pay attention to the temperatures and keep your pets inside during freezing weather.

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/



August Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, August 14, 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, Josh Owenby, Bryce Palmer, and Meghan Robinson. Carly Rouse. was 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 – Meghan Robinson made a motion to accept the July 10, 2025, regular monthly meeting minutes, seconded by Tony Hawkins. The motion passed unanimously.

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 Tony Hawkins. The motion passed unanimously.

NEW BUSINESS: None

At 8:31 p.m. Meghan Robinson made a motion that the meeting be adjourned, seconded by Sheryl Matteson. The motion passed.



November 30-December 23

Send your letter directly to Santa via the Walnut Creek Clubhouse Santa Mailbox

September Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, September 11, 2025, at 7:01 p.m. located at the Association Clubhouse. Board members in attendance were Ed Cayton, Rob Davis, Janette Hale, Tony Hawkins, Sheryl Matteson, Bryce Palmer, and Carly Rouse. Josh Owenby was unable to attend. Also in attendance were Office Administrator Sherri Smith, Residents; Gary Droege and Mary Droege. All were provided an agenda for the meeting.

OPENING COMMENTS – President Bryce Palmer welcomed the guest.

APPROVAL OF MINUTES – Janette Hale made a motion to accept the August 14, 2025, regular monthly meeting minutes, seconded by Rob Davis. (Attachment 250911-3). The motion passed unanimously.

ADDITIONS TO THE AGENDA – None.

COMMITTEE REPORTS - Committee Reports were presented and discussed.

A budget work session has been set for Tuesday, October 7th at 6:00 pm at the Association Clubhouse.

Bryce Palmer informed the Board of Directors that the cost to install a camera in the pool room would be \$325.00 and the amount will fit into the regular 2025 budget. After discussion Bryce Palmer made a motion to install the camera in the pool room, seconded by Rob Davis. The motion passed unanimously.

OLD BUSINESS:

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

unanimously.

NEW BUSINESS:

Special Project Request: A Special Project Request was presented to repair the concrete around the baby pool. After discussion Sheryl Matteson made a motion to accept the project to raising the concrete for the amount of \$7000.00, seconded by Tony Hawkins. The motion passed unanimously.

At 8:00 p.m. Sheryl Matteson made a motion that the meeting be adjourned, seconded by Rob Davis. The motion passed unanimously.

Financial Summary as of October 31, 2025

Income	
Dues	289,358.58
Interest, Reimbursement, Other	20,050.24
Total Income	309,408.82
Expense	
Administration	29,931.81
Clubhouse	20,207.36
Community Relations	2,639.80
Grounds	56,244.93
Office	15,878.33
Trash Collection	111,964.27
Personnel Office/Pool	80,407.64
Pool	28,277.63
Special Projects/Capital Expense	
Deck Repair	1,195.90
Computer Security	480.00
Diving Boards/Pool	7,018.91
Tree Removal	14,025.00
Roof Replacement	27,106.90
Grounds Drainage	22,412.85
Total Expense	417,791.33
Net Income/Expense	(108,382.51)

President's Corner – Holiday Update

Hello Neighbors,

As we close out the year, I want to take a moment to wish each of you a joyful and peaceful holiday season. Whether you're staying close to home or traveling to visit family and friends, we hope your holidays are filled with warmth, rest, and safe travels.

Neighborhood Support & Partnership

As always, the board remains committed to keeping Walnut Creek South a safe and welcoming place to live. We will continue working closely with Platte County Planning and Zoning and the Platte County Sheriff's Department to address neighborhood concerns and ensure that county ordinances and HOA restrictions are consistently upheld. If you ever have questions about what those rules include or how they apply, don't hesitate to contact the WCSHA office — we're happy to help.

Winter Reminder – Keep Roads Clear for Plows

With the winter season upon us, please help the Parkville Special Road District maintain safe and passable streets by keeping excess vehicles off the roadways. This allows snowplow trucks to clear roads quickly and safely during snow events. If you can, park in your driveway instead of on the street — it makes a real difference in how effectively the roads can be treated and cleared.

Record Amenity Usage This Season

It's been wonderful to see so many of you taking advantage of our community amenities — especially during the holidays. We've had a record number of clubhouse rentals, with neighbors using the space for celebrations, family events, and gatherings. We also saw a nice uptick in shelter house reservations down by the ball fields, which is great to see.

One of the board's ongoing priorities is to keep these spaces well-maintained and ready for use. It's your continued interest and engagement that makes it all worthwhile, and we're excited to keep improving these areas in the years ahead.

On behalf of the entire WCSHA board, thank you for being a part of what makes this community so special. Here's to a strong finish to 2025 and a great start to the new year ahead.

See you around,
Bryce Palmer
President, WCSHA

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@wcsa.org

Website:

www.wcsa.org

Facebook

www.facebook.com/wcsa/

Administrator:

Sherri Smith

***The office will
be closed
December 24th, 25th & 26th
January 1st***

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

**WALNUT CREEK
SOUTH HOMES
ASSOCIATION**

Upcoming Activities

Letters to Santa

November 30th—December 23th

Walnut Creek Clubhouse



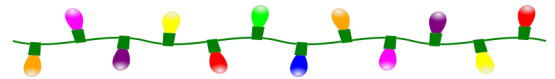
Community Meeting

December 11th 7:00 p.m. Walnut Creek Clubhouse

See you there!

Neighborhood Lighting Contest

December 16th



Community Meeting

January 8th 7:00 p.m. Walnut Creek Clubhouse

See you there!

Merry Christmas
And happy new year