

# WALNUT CREEK SOUTH HOMES ASSOCIATION NEWS & VIEWS

## INSIDE THIS ISSUE

Community Highlights	2
President’s Corner	3
Trash/Recycle Calendar	4
Meeting News	5-8
Financials	8
Pool Pass Request	9



## BOARD OF DIRECTORS

### PRESIDENT

Bryce Palmer (605) 691-3628  
*Admin, Grounds*

### VICE PRESIDENT

Rob Davis (816) 536-9545  
*Pools, Community Relations*

### SECRETARY

Janette Hale (816) 617-2766  
*Grounds, Clubhouse*

### TREASURER

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

Josh Owenby (606) 224-9581  
*Pools, Finance*

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

Ken Emerson (816) 587-8289  
*Grounds, Finance*

Halley Freeman (816) 304-5393  
*Community Relations,*

## FF Highway Road Project

The Missouri Department of Transportation will begin long-awaited improvements on FF Highway in Spring 2026. Road closures are expected throughout the spring and summer seasons.

The Association will share updates through our newsletter, website, official Facebook page, and email communications. At this time, MODOT has not provided an exact start date.

We have also requested that our neighborhood **not** be used as a detour during the project.

Please see the following message from MODOT.

### *Upcoming Corridor Upgrades Project Along Route FF in Platte County*

*The Missouri Department of Transportation Kansas City (KC) has an upcoming corridor upgrades project along Route FF from Rush Creek Bridge to Crooked Road in Platte County. The purpose of this project is to redirect drainage to ditches and crossroad pipes to prevent erosion on the roadway slopes as well as resurface the route. Sections of the roadway will be closed to through traffic and signed detours will be utilized.*

*For more information about MoDOT news, projects, or events, please visit our website at <https://www.modot.org/kansascity>. For instant updates, follow [https://x.com/MoDOT\\_KC](https://x.com/MoDOT_KC) on X, or share posts and comments on our Facebook at [www.facebook.com/MoDOT.KansasCity](http://www.facebook.com/MoDOT.KansasCity). MoDOT Kansas City maintains more than 7,000 miles of state roadway in nine counties.*

## Community Highlights

### Homeowner or Resident in our Neighborhood?

Please contact the Association Office to receive a packet containing information about our community and homes association.

**Redgate Disposal:** Call Redgate (816) 277-8572 and they will pickup one large item on the following Monday at no extra fee.

**Ball field:** The ball field is available for spring reservations through April 15th. Call the office for more information.

**Motorized vehicles** are prohibited on the grass and recreational areas of the association common grounds.

**Please pick up after your pets** - Please be a considerate neighbor and pick up after your pet.

**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.wcsa.org](http://www.wcsa.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/wcsa/](http://www.facebook.com/wcsa/)

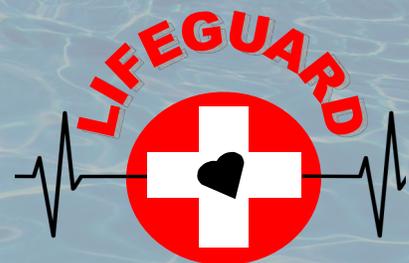
## Job Opportunities for 2026 Pool Season

We're looking forward to warmer weather and the start of the 2026 pool season—and we hope you are too! Tara and Julia will be back this year to help manage the pool, and we're excited to build on the amazing experience our staff created last season.

We truly couldn't do this without the best pool staff in the Northland. We encourage you to apply soon so we can begin finalizing our 2026 team.

Scan the QR code for more information and the application.

The 2026 pool team will be selected by March 15, 2026.



## President's Corner – New Year Update

Hello Neighbors,

As we start a new year, I want to say thank you for the continued support and involvement across our community. A new year is always a good opportunity to reset, look ahead, and keep building on the progress we've made together.

### Thank You to Our Outgoing Board Members

I want to personally thank our outgoing board members — Ed Cayton, Meghan Robinson, and Carly Rouse. Serving on the board takes real time and commitment, and their willingness to step up and give back to the neighborhood has made a difference. We truly appreciate the energy and care they've brought to Walnut Creek South.

### Welcome to Our New Board Members

Please join me in welcoming Halley Freeman and Ken Emerson to the board. We're grateful they've chosen to get involved, and we're looking forward to working together as we move into the year ahead.

### Preparing for the Upcoming Pool Season

Even with winter still here, preparations for the upcoming pool season are already underway. The board has started planning early to make sure everything is in place for another smooth and enjoyable summer.

### Looking Ahead to Spring

As spring approaches, we'll continue focusing on general maintenance, planning, and preparation throughout the neighborhood. That includes watching how common areas come through the winter months, finalizing pool plans, and preparing for the busier seasons ahead.

Thank you for being part of such a great community. We're looking forward to another positive year together and appreciate the role each of you plays in making Walnut Creek South a wonderful place to live.

See you around,

Bryce Palmer

President, WCSHA

# 2026 Trash & Recycle Calendar

## January 2026

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 2026

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 2026

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 2026

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 2026

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 2026

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 2026

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 2026

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 2026

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 2026

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 2026

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 2026

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 816-277-8572

■ = RECYCLE PICKUP  
■ = TRASH PICKUP

2026 Holidays Observed : New Year's Day, Memorial Day, Labor Day, Thanksgiving, & Christmas

## October Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, October 9, 2025, at 7:01 p.m., located at the Association Clubhouse. Board members in attendance were Ed Cayton, Rob Davis, Tony Hawkins, Sheryl Matteson, and Bryce Palmer. Board members absent: Janette Hale, Josh Owenby and Carly Rouse. Also in attendance were Office Administrator Sherri Smith, Residents Gary Droege and Mary Droege. (Attachment 251009-2). All were provided an agenda for the meeting (Attachment 251009-1).

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

**GUEST CONCERNS** – None.

**APPROVAL OF MINUTES** – Ed Cayton made a motion to accept the September 11, 2025, regular monthly meeting minutes, seconded by Tony Hawkins. The motion passed unanimously (Attachment 251009-3).

**ADDITIONS TO THE AGENDA** – None.

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

Ed Cayton informed the Board that his last meeting will be December 2025. He is resigning after that date.

**OLD BUSINESS:**

Restrictions Privileges Suspension – Bryce Palmer made a motion to continue the suspension of membership privileges on the existing non-compliant homes, seconded by Tony Hawkins. The motion passed unanimously (Attachment 251009-4).

**NEW BUSINESS:**

Annual Assessment Letter Basic- Bryce Palmer made a motion to accept the Basic Annual Assessment Letter as written, seconded by Sheryl Matteson. The motion passed unanimously (Attachment 251009-5).

Annual Assessment Letter Full – Tony Hawkins made a motion to accept the Full Annual Assessment Letter as written, seconded by Bryce Palmer. The motion passed unanimously (Attachment 251009-6).

Annual Meeting Letter- Bryce Palmer made a motion to accept the Annual Meeting Letter as written, seconded by Tony Hawkins. The motion passed unanimously (Attachment 251009-7).

2026 Budget – The budget was reviewed. Bryce Palmer made a motion to accept the 2026 Budget, seconded by Sheryl Matteson. The motion passed unanimously (Attachment 251009-8).

At 8:29 p.m. Sheryl Matteson made a motion that the meeting be adjourned, seconded by Rob Davis. 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 13, 2025, at 7:07 p.m., located at the Association Clubhouse. Board members in attendance were Ed Cayton, Rob Davis, Janette Hale, Tony Haw-

kins, Sheryl Matteson, Josh Owenby, and Bryce Palmer. and Carly Rouse. Also in attendance were Office Administrator Sherri Smith and Residents, Karla Calhoun, Tara Davis, Gary Droege, Mary Droege, Ken Emerson, Halley Freeman,

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## November Community Meeting News *continued*

Mike Howell, Debbie Vaughn, and Cynthia Williamson (Attachment 251113-2). All were provided an agenda for the meeting (Attachment 251113-1).

OPENING COMMENTS – President Bryce Palmer welcomed the guest.

GUEST CONCERNS – Resident Cynthia Williams inquired about whom is responsible for street repairs. The Board informed her that the Parkville Special Road District takes care of the streets.

Gary Droege commented about the water line work going on in the neighborhood.

Deb Vaughn inquired about renters being able to participate in the annual election. According to the documents, Renters may not vote in the Association Annual Election.

APPROVAL OF MINUTES – Ed Cayton made a motion to accept the October 9, 2025, regular

monthly meeting minutes, seconded by Janette Hale. The motion passed unanimously (Attachment 251113-3).

ADDITIONS TO THE AGENDA – None.

COMMITTEE REPORTS - Committee Reports were presented and discussed.

OLD BUSINESS:

Restrictions Privileges Suspension – Rob Davis made a motion to suspend the new noncompliant home and to continue the suspension of membership privileges on the existing non-compliant homes, seconded by Sheryl Matteson. The motion passed unanimously (Attachment 251113-4).

NEW BUSINESS: None

At 7:49 p.m. Tony Hawkins made a motion that the meeting be adjourned, seconded by Josh

## November Annual Community Meeting News

President Bryce Palmer welcomed all guests to the 2025 Annual meeting of the Walnut Creek South Homes Association on Thursday, November 13, 2025, at 8:00 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 Carly Rouse. Also in attendance were Office Administrator Sherri Smith and Residents, Karla Calhoun, Tara Davis, Gary Droege, Mary Droege, Ken Emerson, Halley Freeman, Mike Howell, Debbie Vaughn, Becky Way, and Cynthia Williamson (Attachment 251113-2.2). All were provided an agenda for the Annual Meeting (Attachment 251113-2.1). Each home owner (1 per home) was provided with a Ballot and a Tie breaker Ballot.

REVIEW OF 2025 ACTIVITIES – The Board Committee Leads shared the past years activities of business with the members.

BOARD ORGANIZATION & MEMBER EXPECTATIONS – In addition to attending monthly meetings, board members will serve on two committees.

Terms Open – Three 3 year terms expires each year. Three 3 year terms (Jan 2026 – Dec 2028) are up for election. The expiring terms are currently held by Janette Hale, Carly Rouse, and one open position.

The floor opened for nominations (Term: January 2026 through December 2028).

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## November Annual Community Meeting News *continued*

Nominees were: Halley Freeman  
Ken Emerson  
Deb Vaughn  
Jannette Hale  
With no other nominees, ballots were collected

and tallied. The three 3 year terms were filled by Halley Freeman, Ken Emerson, and Deb Vaughn.

At 8:40 p.m. Tony Hawkins made a motion that the meeting be adjourned, seconded by Josh Owenby. The motion passed unanimously.

## December Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, December 11, 2025, at 7:02 p.m. at the Association Clubhouse. Board members in attendance were Rob Davis, Janette Hale, Tony Hawkins, Josh Owenby, and Bryce Palmer. Board members unable to attend were Ed Cayton, Sheryl Matteson, and Carly Rouse. Also in attendance were Office Administrator Sherri Smith and residents Ken Emerson and Halley Freeman (Attachment 251211-2). All were provided an agenda for the meeting (Attachment 251211-1).

OPENING COMMENTS – President Bryce Palmer welcomed the guest.

GUEST CONCERNS – None.

APPROVAL OF MINUTES – Bryce Palmer made a motion to accept the November 13, 2025, regular monthly meeting minutes, seconded by Tony Hawkins. The motion passed unanimously (Attachment 251211-3).

Janette Hale made a motion to accept the November 13, 2025, annual meeting minutes, with the correction of spelling Jannette to Janette seconded by Tony Hawkins. The motion passed unanimously (Attachment 251211-4).

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 existing non-compliant homes and to suspend the new noncompliant home on December 21st if it continues to be in violation, seconded by Rob Davis. The motion passed unanimously (Attachment 251211-5).

NEW BUSINESS:

Annual Election Legal Correction – Bryce Palmer informed the Board of the Bylaws Article IV Section 8 (adopted February 4th, 2004).

Term of Directors

Directors shall be elected to serve three (3) year terms. Directors may be re-elected to serve consecutive terms. A directors' term shall commence on January 1 following the election. At the time of election and throughout the term, a Director must be a property owner of record within the Walnut Creek South Homes Association.

Upon the advice of the Association Attorney Bryce Palmer made a motion that in accordance with Bylaw Article IV Section 8, the election of Deb Vaughn be removed, seconded by Rob Davis. The motion passed unanimously.

Tony Hawkins made a motion to fill that vacant spot with the next vote getter, Janette Hale. The motion was seconded by Josh Owenby. The motion passed unanimously.

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## December Community Meeting News *continued*

Parking Lot Light – Bryce Palmer presented a Special Project Request for parking lot pole light replacement and preventive upgrade (Attachment 251211-6).

Tony Hawkins made a motion to accept the parking lot light project, seconded by Josh Owenby. The motion passed unanimously.

Election of 2026 Officers;

President – Rob Davis made a motion that Bryce Palmer fill the 2026 President position. The motion passed unanimously.

Vice President – Janette Hale made a motion that Rob Davis fill the 2026 Vice President position. The motion passed unanimously.

Treasurer - Josh Owenby made a motion that Tony Hawkins fill the 2026 Treasurer position. The motion passed unanimously.

Secretary – Bryce Palmer made a motion that Janette Hale fill the 2026 Secretary position. The motion passed unanimously.

Appointment of Committees – After discussion the Board of Directors agreed upon the following 2026 committee structure:

Admin – \*Bryce Palmer and Tony Hawkins

Clubhouse - \*Sheryl Matteson, Josh Owenby, and Janette Hale

Finance - \*Tony Hawkins, Ken Emerson, and Halley Freeman

Community Relations - \*Halley Freeman, Sheryl Matteson, and Rob Davis

Grounds - \*Ken Emerson, Janette Hale, and Bryce Palmer

Pools - \*Josh Owenby, and Rob Davis

\*Notes Lead

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

## Financial Summary as of December 31, 2025

Income	
Dues	372,109.58
Interest, Reimbursement, Other	<u>26,655.11</u>
<b>Total Income</b>	<b><u>398,764.69</u></b>
Expense	
Administration	30,508.37
Clubhouse	24,051.96
Community Relations	2,842.66
Grounds	61,666.38
Office	18,915.96
Trash Collection	134,953.27
Personnel Office/Pool	86,337.22
Pool	28,277.63
Capital Expense	
Tree Removal	14,025.00
Clubhouse	28,302.80
Office	480.00
Grounds Drainage	22,523.59
Pool	15,076.66
<b>Total Expense</b>	<b><u>467,961.50</u></b>
<b>Net Income/Expense</b>	<b>(69,196.81)</b>

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

WALNUT CREEK SOUTH HOMES ASSOCIATION  
**2026 POOL PASS REQUEST**

*Dues must be paid through pool season (August) to obtain pool passes.*

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 a pool pass.)*

POOL PASSES REQUESTED

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

**Admin use:** Verified \_\_\_ Status \_\_\_ Acct # \_\_\_\_\_

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

## Congratulations to the 2025 Lighting Contest Winners!

1st Place 5715 NW Heritage Hill

2nd Place 5534 Raintree Drive

3rd Place 11102 NW 58th Street

*Thanks to everyone who participated in lighting up Walnut Creek!*

## Upcoming Activities

### Community Meeting

Thursday, March 12th

7:00 p.m.

Walnut Creek Clubhouse

See you there!

### Easter Egg Hunt

Saturday, March 28th

11:00 a.m.

Walnut Creek Clubhouse

### Community Meeting

Thursday, April 9th

7:00 p.m.

Walnut Creek Clubhouse

See you there!

### Neighborhood Garage Sale

Saturday, May 2nd

8:00 a.m.

Neighborhood

### Spring Clean-up Day

Friday, May 8th

6:00 a.m.

In your driveway

### Community Meeting

Thursday, May 14th

7:00 p.m.

Walnut Creek Clubhouse

See you there!

**We're on the web**

**www.wcscha.org**

**WALNUT CREEK  
SOUTH HOMES  
ASSOCIATION**

Watch for your  
March/April News & Views  
arriving in mid-March  
for more information on  
upcoming events, pool rules and more.