

WALNUT CREEK SOUTH HOMES ASSOCIATION NEWS & VIEWS

INSIDE THIS ISSUE

Clean-up Day	2
President's Corner	3
Community Highlights	4
Summary of Restrictions	5
Minutes	6
Financials	7
Swim Team	8
Pool Passes	9-12



Upcoming Activities

Swim Team Sign-ups

To register or for more information, go to walnutcreekswimteam.swimtopia.com. See page 6 for details.

Garage Sales

Saturday, May 2nd 8:00 am Neighborhood
Spring Garage Sales will be advertised on social media and signs entering the neighborhood.

Spring Cleanup Day

Friday, May 8th 6:00 AM Redgate will pickup from your homes driveway.
Please see page 2 for more important information

Community Meeting

Thursday, May 14th 7:00 pm at the Clubhouse
See you there!

Pool opens!

Saturday, May 23rd
11:00 a.m. Adult swim
12:00 p.m. Open to all residents

POOL HOURS

Sunday through Thursday	Noon.-8:00 P.M.
Friday and Saturday	Noon - 9:00 P.M.

Adult Swim on Saturday and Sunday 11:00 A.M. - Noon.

BOARD OF DIRECTORS

PRESIDENT

Bryce Palmer

Admin, Grounds

VICE PRESIDENT

Rob Davis

Pools, Community Relations

SECRETARY

Janette Hale

Grounds, Clubhouse

TREASURER

Tony Hawkins

Finance, Admin

Josh Owenby

Pools, Finance

Sheryl Matteson

Clubhouse, Com. Relations

Ken Emerson

Grounds, Finance

Halley Freeman

Community Relations, Finance

Spring Clean-up Day

Spring Clean-Up Day: Friday, May 8th

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, May 8th**, 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, May 6th.

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 – March/April Update

Hello Neighbors,

As we start to move out of winter and into the warmer months, there's a lot happening around the neighborhood as we prepare for the upcoming summer season.

Preparing for Summer

Our committees have been hard at work getting everything ready. A lot of time and effort goes into planning and preparation behind the scenes, and we appreciate the volunteers who help make it all happen.

Upcoming Events

We've got a few events coming up as we head into spring:

- Garage Sale - Saturday, May 2nd
- Neighborhood Cleanup Day – Friday, May 8th
- Pool Opening – Saturday of Memorial Day Weekend

We encourage everyone to take part. These are great opportunities to connect with neighbors and help keep the community looking its best. Check the newsletter, HOA website, or Facebook page for additional details.

Pool Updates

We've been working through repairs and improvements to the pool and diving boards to ensure everything is safe and ready for opening day.

We're also rolling out a new pool application and pass system through PoolEntry this year. This will simplify registration, improve access, and help us better manage the pool throughout the season.

We're excited about the upgrade and will be sharing more details soon.

Grounds & Amenities

Work continues on improving the overall grounds as we head into spring and summer, with a focus on making these spaces more usable and enjoyable for everyone.

Regarding the ball fields, this week's flooding has complicated efforts to get them back in shape. The Grounds Committee will assess next steps once the fields have had time to dry out.

Finance & Ongoing Work

The finance committee continues to monitor our budget and reserves closely. Like many households, we are seeing increased costs across services and materials, and we are working to manage those responsibly while maintaining the neighborhood.

We are also actively working through the storm damage from last month, coordinating with insurance and contractors to complete repairs as quickly and efficiently as possible.

Pond & Grounds Reminder

Our ponds have recently been restocked with fish, which is great for those who enjoy spending time by the water. Please remember that all ponds are catch and release only.

Also, help us keep these areas clean. Please pick up any trash and clean up after your pets. Keeping the neighborhood clean makes a difference for everyone.

Thank you for being part of the community and for helping keep Walnut Creek South a great place to live. We're looking forward to a busy and enjoyable spring and summer.

See you around,
Bryce Palmer
President, WCSHA

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.

Update Your Email Address: Please make sure to update your email address with the WCSHA Office by emailing office@wcscha.org.

2026 Creekers Swim Team: The Swim Team will be conducting online sign ups for the upcoming season. If you have children who might be interested in joining in on the fun, please check page 6 for additional information.

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.

Reminder on Restrictions and County Ordinances—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.

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/

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!



Motorized Vehicle Safety Reminder

With spring and summer upon us, we have received a few calls about golf carts, scooters and Ebikes in the neighborhood! Residents have spoken their concern about the safety of the children driving these motorized vehicles.

The Platte County Sheriff's Department has asked us to remind residents of the rules regarding the use of these vehicles on residential roads.

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.

As a reminder, motorized vehicles, including the above, 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

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 rage, 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 that 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.

January Community Meeting Minutes

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, January 8, 2026, at 7:00 p.m. at the Association Clubhouse. Board members in attendance were Rob Davis, Ken Emerson, Janette Hale, Tony Hawkins and Bryce Palmer. Board members unable to attend were Halley Freeman, Josh Owenby, and Sheryl Matteson. Also in attendance was Office Administrator Sherri Smith (Attachment 260108-2). All were provided an agenda for the meeting (Attachment 260108-1).

OPENING COMMENTS – President Bryce Palmer welcomed the guest.

GUEST CONCERNS – None.

APPROVAL OF MINUTES – Janette Hale made a motion to accept the December 11, 2025 regular monthly meeting minutes, seconded by Tony Haw-

kins. The motion passed with one abstained (Attachment 260108-3).

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, seconded by Tony Hawkins. The motion passed unanimously (Attachment 260108-5).

NEW BUSINESS: None

At 8:14 p.m. Rob Davis made a motion that the meeting be adjourned, seconded by Bryce Palmer. The motion passed unanimously.

February Community Meeting Minutes

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, February 12, 2026, at 7:00 p.m. at the Association Clubhouse. Board members in attendance were Rob Davis, Ken Emerson, Halley Freeman, Janette Hale, Tony Hawkins, Josh Owenby, and Bryce Palmer. Board member Sheryl Matteson was unable to attend. Also in attendance was Office Administrator Sherri Smith and resident Mike Howell (Attachment 260212-2). All were provided an agenda for the meeting (Attachment 260212-1).

OPENING COMMENTS – President Bryce Palmer welcomed the guest.

GUEST CONCERNS – None.

APPROVAL OF MINUTES – Janette Hale made a motion to accept the January 8, 2026 regular monthly meeting minutes, seconded by Tony Hawkins. The motion passed with two abstained (Attachment 260212-3).

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, seconded by Tony Hawkins. The motion passed unanimously (Attachment 260212-4).

NEW BUSINESS:

Potential Rule Changes – Bryce Palmer presented a few rule changes (Attachment 260212-5). After discussion and changes, Bryce Palmer made a motion to change

1. Section VII.A.2 – Recreational Areas Hours Current Language:

“The recreational area is open from sunrise until sunset each evening. No one is allowed in this area after sunset without written permission from the Homes Association Board of Directors.”

Continued on next page

February Community Meeting Minutes continued

Revision:

“The recreational areas, including ball fields, picnic shelters, volleyball court, half basketball court, tennis court and playground are open daily from sunrise until sunset 6:00 am to 10:00 pm. All activity must cease and the area must be vacated by 10:00 pm unless written permission from the Homes Association Board of Directors the event has been formally approved or reserved through the Association. Approved Association events, swim meets, team activities, or properly reserved private functions may extend beyond 10:00 pm as authorized by the Board of Directors or its designated committee. All participants must vacate the premises promptly upon conclusion of the approved event.”

The motion was seconded by Tony Hawkins. The motion passed unanimously.

Bryce Palmer made a motion to add:

2. Section II – Clubhouse Parking Lot Hours (New Subsection) Subsection II.E.10:

“The clubhouse parking lot is open daily from 6:00 am to 10:00 pm. No loitering or gathering is permitted after 10:00 pm. Overnight parking is prohibited without written permission from the Board of Directors. Exceptions: Parking lot access may extend beyond 10:00 pm for officially approved Association events, swim meets, team activities, or properly reserved private clubhouse or pool functions. Vehicles associated with approved events must vacate the premises promptly upon conclusion of the event.”

The motion was seconded by Tony Hawkins. The motion passed unanimously.

Bryce Palmer made a motion to table 3. Section VII.B.2 – Vehicles on Grassy Areas, seconded by Janette Hale. The motion passed unanimously.

Bryce Palmer made a motion to add:

4. Section VII.B – Recreational Areas Rules of Conduct (New Subsection)

“Pets are permitted in common areas unless otherwise restricted. Pet owners or handlers must immediately remove and properly dispose of all animal waste deposited by their pets on any Association common area, including but not limited to ball fields, recreational fields, trails, grassy areas, and landscaped beds. Pet waste must be disposed of in appropriate trash receptacles. Failure to remove pet waste may result in disciplinary action as provided under these Rules and Regulations.”

The motion was seconded by Rob Davis. The motion passed unanimously.

Swim Team Subsidy – Bryce Palmer made a motion to continue the Swim Team subsidy, \$100.00 for first year resident swimmers and \$50.00 for second year resident swimmers, seconded by Ken Emerson. The motion passed unanimously.

At 8:17 p.m. Josh Owenby made a motion that the meeting be adjourned, seconded by Ken Emerson. The motion passed unanimously.

Financial Summary as of 02/28/26

Income	
Dues	82,370.49
Interest,Reimbursement,Other	<u>2,530.98</u>
Total Income	<u>84,901.47</u>
Expense	
Administration	3,852.92
Clubhouse	2,863.71
Community Relations	225.00
Grounds	1,228.24
Office	3,267.93
Trash Collection	23,608.00
Personnel Office/Pool	7,044.14
Pool	74.35
Special Projects/Capital Expense	
Pool Doors	10.98
Total Expense	<u>42,175.27</u>
Net Income/Expense	42,726.20

JOIN THE 2026 WALNUT CREEK
**CREEKERS
SWIM TEAM!**



**GAIN CONFIDENCE & SKILL IN THE
WATER, MAKE FRIENDS, & HAVE
FUN!**

Registration open March 6–May 15!

**NEW RESIDENT SWIMMERS RECEIVE GENEROUS
HOA SUBSIDIES TOWARDS REGISTRATION**

*Junior Creekers Program enrollment is limited. Practices
available morning or evening*

walnutcreekswimteam.swimtopia.com
wcswimteam@gmail.com

WCSHA POOL UPDATE

APPLICATIONS OPEN!

2026 Pool Applications are officially open.

First round of emails (**Subject: Pool Entry Invitations**) has been sent for 2026 Pool Season.

Didn't get an email?

- First, check your junk or spam folder
- Look for an email with the subject: **Pool Entry Invitations**

<https://wcscha.org/pool-pass-app-request/>

- Or send an email to: **office@wcscha.org**



! IMPORTANT

- Only one person needs to fill out the application for the family
- Once approved, you can share access to the passes with your family
- Have photos of all household members ready
- You can use photos already on your phone and crop them in the app
- If you're a renter, or have a household member age 18+ who is not the homeowner, have **proof of residency** ready to avoid delays

If you requested access and still did not receive an email, reach out and we will resend instructions.



More updates to follow as we continue the rollout.

PoolEntry Resident Questions & Answers

What is PoolEntry?

PoolEntry is the digital system used to manage pool access for Walnut Creek South residents.

It allows you to:

- Register your household
- Manage pool passes
- Check in and check out

Why is the association switching to PoolEntry?

The board is testing this system to improve operations and resident experience.

Key improvements:

- No paper passes to carry or replace
- Updates about pool closures, changes in hours, and real time pool occupancy
- Faster entry
- Better security
- Less paperwork
- More accurate tracking of pool usage

This is being introduced as a trial for the 2026 season.

Who needs to register?

Every household that wants to use the pool must register.

You will include:

- Primary household member
- All adults
- All children living in the home

Do I need to register every year?

Yes.

This ensures:

- Accurate records
- Updated contact information
- Proper access control

Applying for Pool Passes

How do I register?

The HOA office will send out a registration link so you can complete your application.

To receive the link, make sure one main household adult member completes the Pool Pass App Request.

The Pool Pass App Request may be found electronically on our website or paper form in the newsletter or at the clubhouse office.

Will proof of residency still be required?

Yes. You must provide dated proof of residency.

Examples:

- Utility bill
- Lease agreement
- Closing documents
- Official school documents

Name and address must match the property.

Do I have to agree to pool rules?

Yes. During registration, you will be required to review and agree to all pool rules and regulations.

You cannot receive a pool pass without agreeing.

When does my pool pass become active?

Your pass is not active immediately after submitting your application. The HOA will review and approve your application as always. Once approved, your digital pool pass becomes active.

Why do I need to upload a photo for household members?

Photos allow staff to verify identity at check-in and prevent unauthorized use.

What if I already submitted a previous pool application?

You still need to register through the app. A new registration link has been emailed out.

Continued on next page

PoolEntry Resident Questions & Answers *continued*

What if I need to add a household member during the summer?

Email or call the HOA office:

- office@wcscha.org or 816-587-8289

Include:

- Your name
- Your address
- Name of the person to add

Proof of residency is required. The office may follow up with additional questions. That person cannot access the pool until approved.

Once my application for a pool pass has been approved, can I change my household information?

No. You cannot make changes to your household directly after your application has been approved. To request any changes to the makeup of your household, you must contact the WCSHA HOA office.

Contact:

- Email: office@wcscha.org
- Phone: 816-587-8289

The office will review your request and provide next steps.

Do I need to download an app on all of my family's smartphones?

Yes. Once approved anyone who received a pool pass should download the PoolEntry app. You will share your login information with them.

Pool Check-In and Check-Out

How does check-in work?

Open your pass, show it to the lifeguard, get verified, and enter.

Do I check myself in or does the lifeguard do it?

Both.

Self check-in with guard verification or lifeguard-assisted check-in may be used.

What if I forget my phone?

The lifeguard can look you up by name and address, but it will slow entry.

What if I or my child does not have a phone?

The lifeguard can look up your household and verify identity. This may take longer, especially during busy times.

What if my household does not have a smart phone?

Contact the HOA office for assistance:

- office@wcscha.org or 816-587-8289

They will provide guidance on how to access the pool without a smartphone.

Do I need to check out when leaving?

Yes. You can check out in the app or at the lifeguard shack.

How do I check out?

Use the app or tell the lifeguard at the shack to check you out.

Why is checking out important?

It keeps occupancy accurate, improves safety, and prevents overcrowding.

What happens if I don't check out?

The system may show the pool as full and affect other residents.

Can I see how busy the pool is?

Yes. Real-time occupancy is available.

Continued on next page

PoolEntry Resident Questions & Answers *continued*

Guest

Can I bring guests?

Yes.

Each household receives 10 guest passes. Daily Limits are based on pool rules.

Can I buy more guest passes?

Yes. Additional passes can be purchased during the season for \$2.00.

Bringing in a guest – what is the process?

Add guest, upload photo, arrive together, and check in.

Why do I need to upload a photo of my guests?

To verify identity and prevent misuse of guest passes.

What are my responsibilities for guests?

You are responsible for guests. They must follow rules and leave with you.

Enforcement & Support

How are pool rules enforced with PoolEntry?

The system verifies access, tracks attendance, and monitors usage.

What happens if pool rules are not followed?

Warnings, suspension, or removal may occur.

Can my pool pass be suspended?

Yes, for violations or misuse.

Can pool staff deny entry?

Yes, if not checked in or not following rules.

Who do I contact for help?

Contact the HOA office:

- office@wcscha.org or 816-587-8289

Do you need an email for everyone in our household?

No. You only need to provide one email per household. This will be the primary email for your home.

Communication

This system allows WCSHA pool staff to send alerts when the pool is closed due to weather or for important updates.



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

2026 POOL PASS APP REQUEST

Full Member Property Occupants in good standing with dues paid through August of 2026 or participating in the Association’s automatic ACH 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.

For the 2026 pool season Walnut Creek South Homes Association will introduce a trial digital pool access system. This system will replace the current paper pool application and pool pass process and will allow residents to check in at the pool using a mobile app.

To ensure you receive your registration link, please have one main household member complete the below Pool Pass App Request. Additional information and registration instructions will be shared in the coming weeks.

You can register online @ www.wcscha.org/pool-pass-app-request or you may fill out the form below and return it to the office.

Name _____

Address _____

Phone _____

Email _____



**WALNUT CREEK
SOUTH HOMES
ASSOCIATION**