

WALNUT CREEK SOUTH HOMES ASSOCIATION NEWS & VIEWS

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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
Com. Relations, Finance

Summer Pool Time

We want to take a moment to recognize the incredible pool staff who are keeping our pool safe, clean, and welcoming this summer. Their vigilance, professionalism, and friendly smiles have made visits a pleasure.

A special thank you to:

- Managers: Tara Davis and Julie Legate
- Assistant Managers: Caleb Chambers, Dakota McManus, and Ella Palermo,
- Lifeguards: Harper Dirks, Kaori Donham, Sophie Drake, Elouise Goodin, Liam Gorman, Harper Hoopes, Alivia Kleuskens, and Dakota Owenby.
- Pool Attendants: Addison Palmer, Devree Coughlin, Tommy Fullerton, Alyza Luther, and Shiloh Palmer.

You kept our families safe, our kids confident, and our community connected. We are grateful beyond words for your dedication and care. You make a difference!

Pool Hour

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.

The pool will close at 4:00 p.m. on July 4th so that the staff may celebrate with family and friends. Our last home Swim meet is July 7th @ 6:00p.m.. The pool will close at 3:00 p.m. in preparation for the meet. Come see what the team is all about and cheer on the Creekers!

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Summer Pool Time *continued*

Come soak up the last splashes! As August winds down and back-to-school buzz begins, we find ourselves approaching the final weeks of pool season. It's hard to believe how quickly the summer goes by—but there's still time to enjoy a few more dips, laughs, and sun-soaked afternoons before the gates close for the season. In preparation for back to school the pool hours will change accordingly:

Pool Hours Effective August 24th, 2026

Monday - Thursday CLOSED

Friday 5:00 p.m. - 9:00 p.m.

Saturday Noon - 9:00 p.m.

Sunday Noon - 8:00 p.m.

Labor Day Noon - 8:00 p.m.

*Adult Swim will be held on all Saturdays and Sundays 11:00 a.m. - Noon.

The pool will close for the season after Labor Day.

Thank You for a Great Summer

To all our residents, guests, and volunteers—thank you for making this summer pool season run smoothly. We appreciate your patience with the new digital pool pass system.

Your enthusiasm and respect for the space helps keep the pool safe, fun, and family-friendly all season long.



Join us for good food & good company!

August 8th, 2026

Noon—2:00 p.m.

Clubhouse parking lot

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.

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, see you there!

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.

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.wcsha.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/wcsha/

President's Corner - July/August Update

Hello Neighbors,

Summer is in full swing, and it has been wonderful seeing so many families enjoying everything Walnut Creek South has to offer.

Pool Season is Off to a Great Start

Our pool season is off to a fantastic start! Thank you to everyone for your patience and flexibility as we introduced our new PoolEntry check-in system. We appreciate everyone adjusting to the new process, and we're pleased with how smoothly things have gone so far.

If you haven't signed up for pool passes yet, it's not too late! Visit the WCSHA website or contact the office, and we'll be happy to help get you set up so you can enjoy the rest of the summer.

Phone: 816-587-8289

Email: office@wcscha.org

Have a Safe Fourth of July

The Fourth of July is one of my favorite times of the year, and if you've lived here long, you know our neighborhood enjoys celebrating Independence Day. My family certainly does!

As everyone celebrates, please remember to use fireworks responsibly and be considerate of your neighbors. Over the past few years, we've unfortunately lost a portable restroom and several neighborhood trash cans due to improper firework use.

Once your fireworks have completely cooled, please dispose of them properly. A good practice is to soak used fireworks in a bucket of water overnight before placing them in the trash. Never dispose of hot or smoldering fireworks in trash cans or common areas. Doing so can easily start a fire that not only damages HOA property but could also spread to nearby homes, vehicles, landscaping, or other property.

Let's all do our part to celebrate safely while protecting our families, neighbors, and community.

On behalf of the Board, I wish everyone a happy, fun, and safe Fourth of July!

Road Closures & Traffic Safety

The closures of FF Highway and Crooked Road will make getting around a little more challenging over the coming months. Please allow yourself a little extra travel time as traffic patterns adjust.

With these closures, neighborhood streets, particularly NW 57th Street, will likely see increased traffic. Many families and children live along these roads, so please slow down, stay alert, and watch for pedestrians, cyclists, and children playing outside. A few extra seconds of caution can make all the difference.

Thank you for continuing to make Walnut Creek South such a wonderful place to live. I hope everyone enjoys the remainder of the summer, and I'll see you around the neighborhood.

See you around,

Bryce Palmer
President, WCSHA

March Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, March 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, Sheryl Matteson, Josh Owenby, and Bryce Palmer. 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 – Tony Hawkins made a motion to accept the February 12, 2026 regular monthly meeting minutes, seconded by Janette Hale. The motion passed with one abstained.

ADDITIONS TO THE AGENDA – None.

COMMITTEE REPORTS - Committee Reports were presented and discussed.

OLD BUSINESS:

Restrictions Privileges Suspension – Josh Owenby made a motion to continue the suspension of membership privileges on existing non-compliant homes, seconded by Janette Hale. The motion passed unanimously.

NEW BUSINESS:

Pool Rules Changes – Pool Rule Additions were presented:

Section III.A – Pool General Information (Proposed Addition)

Pool hours and operating dates may be adjusted by the Board of Directors or pool management as necessary.

Section III.E – Pool Rules of Conduct (Proposed Addition)

Pool staff and lifeguards have authority over pool operations and safety. Members and guests must follow the instructions of pool staff at all times. Failure to comply may result in removal from the pool area and suspension of pool privileges.

Section III.F – Pool Diving Board Rules of Conduct (Proposed Addition)

Divers must swim immediately to the nearest ladder or pool edge after entering the water.

Section III.H – Pool Maintenance (Proposed Addition)

Members and guests are expected to remove all personal belongings from the pool area at the end of each visit.

Bryce Palmer made a motion to accept the changes with the addition of “and trash” to Section III.H, seconded by Halley Freeman. The motion passed unanimously.

Special Project PoolEntry Pool Management System – Bryce Palmer presented a digital pool entry program that would eliminate paper passes. After discussion Bryce Palmer made a motion to accept the special project with a cost not to exceed \$1,800.00, seconded by Josh Owenby. The motion passed unanimously.

At 8:19 p.m. Josh Owenby made a motion that the meeting be adjourned, seconded by Ken Emerson.

April Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, April 9, 2026, at 7:01 p.m. at the Association Clubhouse. Board members in attendance were Rob Davis, Ken Emerson, Janette Hale, Sheryl Matteson, Josh Owenby, and Bryce Palmer. Halley Freeman and Tony Hawkins were unable to attend. Also in attendance

were residents Michael Howell and Travis Wilson, along with Office Administrator Sherri Smith. All were provided an agenda for the meeting.

OPENING COMMENTS – President Bryce Palmer welcomed the guest.

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April Community Meeting News *continued*

GUEST CONCERNS – Travis Wilson requested to build a detached garage joined to his home by a fence. The Board advised Mr. Wilson that this violated the restriction on file with his address. He is going to revise his plans to resubmit.

APPROVAL OF MINUTES – Rob Davis made a motion to accept the March 12, 2026 regular monthly meeting minutes, seconded by Janette Hale. The motion passed unanimously

ADDITIONS TO THE AGENDA – None.

COMMITTEE REPORTS - Committee Reports were presented and discussed. Mr. Emerson stated that the finance committee is recommending to set aside a cash reserve of \$100,000.00.

OLD BUSINESS:

Restrictions Privileges Suspension – Janette Hale made a motion to continue the suspension of membership privileges on existing non-compliant homes, seconded by Sheryl Matteson. The motion passed unanimously.

NEW BUSINESS:

Pool Guest Pass Price Increase – Bryce Palmer made a motion to increase the pool guest pass fee from \$1.00 to \$2.00, seconded by Ken Emerson. The motion passed with five (5) for and one (1) against.

Special Project Pool Diving Boards – Rob Davis presented a special project to repair the pool diving board platform.

After discussion Ken Emerson made a motion to approve up to \$6,000.00 to repair the platforms, seconded by Sheryl Matteson. The motion passed unanimously.

Special Project Clubhouse Storm Damage – Bryce Palmer presented the clubhouse storm damage assessment and insurance information. After discussion Bryce Palmer made a motion to accept the special project with a cost not to exceed \$15,000.00, seconded by Josh Owenby. The motion passed unanimously.

At 8:09 p.m. Bryce Palmer made a motion that the meeting be adjourned, seconded by Ken Emerson. The motion passed unanimously.

May Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, May 14, 2026, at 6:56 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. Unable to attend was Sheryl Matteson. Also in attendance were Office Administrator Sherri Smith and guests Gary Droege, Mary Droege, and Michael Howell. All were provided an agenda for the meeting.

OPENING COMMENTS – President Bryce Palmer welcomed the guest.

GUEST CONCERNS – None.

APPROVAL OF MINUTES – None

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.

NEW BUSINESS:

Financial Reserve Funding – Tony Hawkins informed the Board that the Finance Committee recommended to the Board on April 9, 2026 to segregate \$100,000 of Cash to a new reserve account. The new Reserve Account was created at Equity Bank on or about April 28, 2026.

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May Community Meeting News continued

This is a request for Board Approval to fund the amount above. Tony Hawkins made a motion to fund the reserve account in the amount of 100,000., seconded by Ken Emerson. The motion passed unanimously.

Grounds Special Project Welding and Trail – Ken Emerson presented a special project to repair the flood damage and gate issue in the park area for the amount of \$5,000.

After discussion Ken Emerson made a motion to accept the special project with a cost not to exceed \$5,000, seconded by Bryce Palmer. The motion passed unanimously.

Special Project Amendment Clubhouse Storm Damage – Bryce Palmer stated that the insurance only provided coverage for ½ of the roof replacement. The Association could replace the entire roof of the clubhouse and keep its warranty for the amount of \$4000.

After discussion Bryce Palmer made a motion to increase the Clubhouse storm damage project by \$4000, seconded by Ken Emerson. The motion passed unanimously.

Special Project Porta Potty– The Park area porta potty was vandalized by fire. Metro Storage is billing the Association for the replacement. The vandals were a couple of teens that have been referred to juvenile services. We are in hopes of recouping the amount of the damage created.

Tony Hawkins made a motion to create a special project in the amount of \$1,400 to pay for

the porta potty damage, seconded by Bryce Palmer. The motion passed unanimously.

Special Project Pool Pergola– Rob Davis presented the pool committee special project to complete the installation of the pool pergola purchased last year.

Ken Emerson made a motion to create a special project in the amount of \$1000. to complete the pool pergola, seconded by Josh Owenby. The motion passed with one abstained.

At 7:57 p.m. Josh Owenby made a motion that the meeting be adjourned, seconded by Ken Emerson. The motion passed unanimously.

Financial Summary As of May 31, 2026

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

Income	
Dues	174,499.29
Interest, Reimbursement, Other	<u>7,440.05</u>
Insurance storm damage	<u>56,136.29</u>
Total Income	<u>238,075.63</u>
Expense	
Administration	4,666.31
Clubhouse	7,921.58
Community Relations	650.03
Grounds	25,986.67
Office	7,997.14
Trash Collection	59,948.50
Personnel Office/Pool	20,703.90
Pool	10,136.90
Special Projects/Capital Expense	
Storm Repair	28,990.00
Pool	5,231.63
Total Expense	<u>172,232.66</u>
Net Income/Expense	65,842.97



**The office will be closed
on July 4th!**

**Have a safe celebration
our Country's 250th !**

ENJOY THE OUTDOORS AGAIN.

We know how hard it is to enjoy summer time in Walnut Creek when you're constantly fighting off mosquitoes and ticks.



That's why we're bringing an all-natural mosquito, tick, and deer control option to the neighborhood!



WE'RE OFFERING A DISCOUNT FOR WALNUT CREEK NEIGHBORS:

\$79 SUMMER SPRAY

SAVE \$240 OFF STANDARD SEASON PRICE



Harrison & Stephanie Lingenfelter
(816) 819-3337 | northkc@oh-deer.com
Learn more at oh-deer.com/north-kansas-city



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

Upcoming Activities

Last Home Swim Meet

July, 7th, 2026 6:00 p.m. at the Pool
See you there!

Community Meeting

July 9th, 2026 7:00 p.m. at the Clubhouse
See you there!

Community Meeting

August 13th, 2026 7:00 p.m. at the Clubhouse
See you there!

Neighborhood BBQ

August 8th, 2026 Noon—2:00 p.m. Clubhouse parking lot

Labor Day Last Day the Pool is Open

September 7th, 2026 Noon - 8:00 p.m.

Community Meeting

September 10th, 2026 7:00 p.m. at the Clubhouse

BACK TO SCHOOL

Children go back to school
Monday, August 24th.

Please be more **alert** driving through the
neighborhood as children are often unpredictable.



We're on the web
www.wcscha.org

**WALNUT CREEK
SOUTH HOMES
ASSOCIATION**