

# WALNUT CREEK SOUTH HOMES ASSOCIATION

# NEWS & VIEWS

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## President's Corner

### September/October Update



Hello Neighbors,

It's hard to believe another summer has already come to an end. With the pool now closed for the season, I want to thank everyone who came out and enjoyed it this year.

#### Thank You for a Great Pool Season

We had a successful pool season, and it was great seeing so many families, kids, and neighbors enjoying one of our most-used amenities. This was also our first full season using the new PoolEntry system. We appreciate everyone's patience as we transitioned to the new application and check-in process. As with anything new, we learned a few things along the way that will help us continue improving the experience next season.

A special thank you also goes to our pool staff and the volunteers who put in a tremendous amount of work behind the scenes to make the season possible.

#### Looking Ahead at Our Finances

As we move into fall, much of the Board's attention turns toward preparing the Association's budget for the coming year and looking further ahead at our financial needs.

As we have shared throughout the year, the cost of operating and maintaining Walnut Creek South has continued to increase.

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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*

## Fall Clean-up Day

**Fall Clean-Up Day: Friday, October 9th.**

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 9th**, 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 7th.

### 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.

## 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 :** Redgate will pick up items directly from your driveway. Please be sure to read the Clean-up Day information on page 2.

**Platte County Homeowners** - you can view your homes tax records, current/future valuation, find helpful information on Senior Tax Credit, Homestead Credit and much more at <https://www.co.platte.mo.us/>

**Update Your Email Address:** Please make sure to update your email address with the WCSHA Office by going online [www.wcsha.org](http://www.wcsha.org) and clicking on the update link or email your updated contact info to [office@wcsha.org](mailto:office@wcsha.org).



**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.

**ACH Payment:** For people who pay monthly and do it manually by mail or hand-delivery:

The HOA suggests that you consider making your monthly payment via ACH automatic debit. It is very secure, and has zero fee cost to you. If you decide to do that, there is a form on the HOA website [www.wcsha.org](http://www.wcsha.org). Simply print it, complete it and bring it into the Clubhouse office during business hours.

**Annual Association Board Member Elections** will be held November 12th, 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!

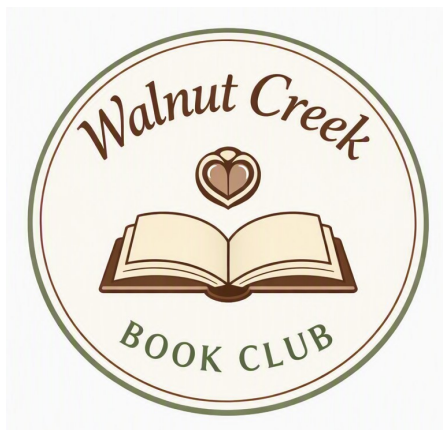
**Reminder on Restrictions and County Ordinances-** If you are thinking about adding an unattached structure or outbuilding (shed, etc.) or putting up a new fence, please contact the association office to make sure your plans are not in violation of restrictive covenants in your area.

All properties are subject to county ordinances.

**Looking for Association Information** — Go to our **webpage** at [www.wcsha.org](http://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/](http://www.facebook.com/wcsha/)



## Walnut Creek Book Club Organizational Meeting

Annie Erickson and Sheryl Matteson invite all interested neighbors to an organizational meeting to help shape the new Walnut Creek Book Club. Join us to share your input on interest, format, and meeting times.

**Tuesday, October 13 10:00 AM Walnut Creek Clubhouse**

We hope to see you there!

## President's Corner *continued from page 1*

Trash collection, pool operations, grounds maintenance, insurance, staffing, utilities, and the maintenance of an almost 50-year-old neighborhood all contribute to those costs.

The Board has been reviewing our expenses, reserves, current assessment levels, and the services and amenities provided to residents. As part of that process, we are considering whether an increase in the annual assessment will be necessary.

I also want to take a moment to thank the members of our **Finance Committee** for the time and effort they have put in over the past year. They have spent many hours reviewing our finances, budgets, expenses, and long-term needs and have provided valuable input to the Board throughout this process. Their work has been an important part of preparing for the conversations we are having today.

No final decision has been made. Before the Board makes that decision, we want homeowners to have an opportunity to understand the numbers, hear the options being considered, ask questions, and provide feedback.

### Homeowner Meetings

Additional information about the Association's finances, including the **WCSHA Financial Summary**, is available on our website. We encourage homeowners to review this information before attending one of the meetings.

### WCSHA Financial Summary:

<https://wcscha.org/assessment/>

We have scheduled two homeowner meetings at the WCSHA Clubhouse:

**Thursday, September 24 at 6:00 PM**

**Thursday, October 1 at 6:00 PM**

You only need to attend one. The same financial information will be presented at both meetings.

We know there will be questions. Why consider an increase when the Association has money in the bank? Where are our assessments currently being spent? What happens if we leave assessments where they are? What would an increase mean for the Association going forward?

Those are fair questions, and they are exactly the types of questions we plan to address.

I strongly encourage homeowners who have questions or want to better understand the Association's financial position to attend one of these meetings. We would much rather have this conversation openly, with everyone looking at the same information.

If you cannot attend, feedback can also be submitted to the WCSHA office at [office@wcscha.org](mailto:office@wcscha.org).

Thank you for another great summer and for your continued involvement in Walnut Creek South. These conversations are important as we work together to maintain the services, amenities, and neighborhood we all enjoy.

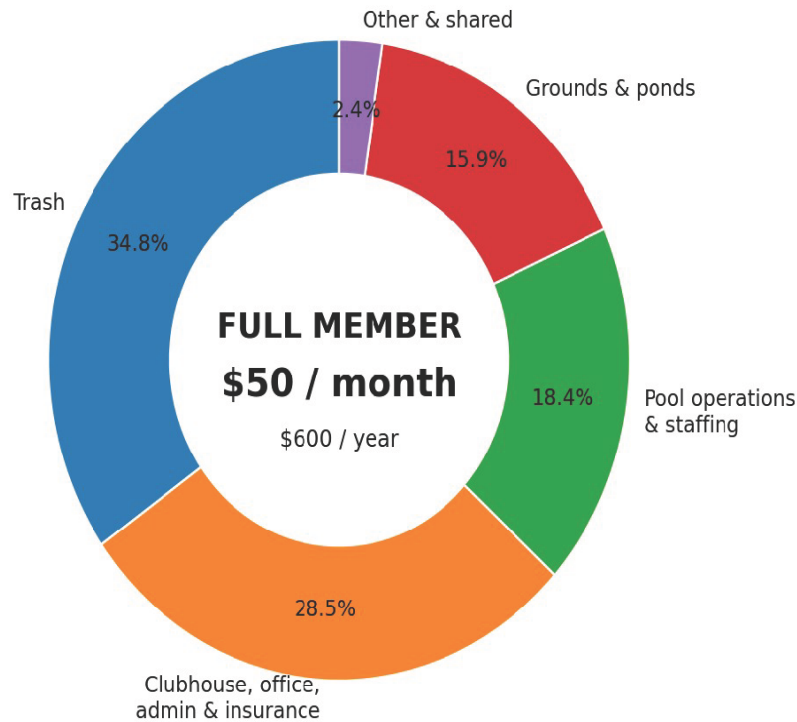
See you around,

Bryce Palmer  
President, WCSHA

## Where Do My Dues Go?

A simple look at how a full member's \$50 monthly assessment supports WCSHA's recurring operations.

**Full membership is currently \$50 per month, or \$600 per year.** WCSHA combines assessment income to pay recurring neighborhood expenses. The illustration applies each category's share of complete 2025 recurring operating costs to one \$50 payment. **It is an explanatory allocation, not a fee-for-service calculation.**



### Your \$50 Monthly Assessment

| Category                                      | Monthly        | Share         | Annual          |
|-----------------------------------------------|----------------|---------------|-----------------|
| Trash collection                              | \$17.39        | 34.8%         | \$208.68        |
| Clubhouse, office, administration & insurance | \$14.26        | 28.5%         | \$171.12        |
| Pool operations & staffing                    | \$9.20         | 18.4%         | \$110.40        |
| Grounds & ponds                               | \$7.95         | 15.9%         | \$95.40         |
| Other & shared costs                          | \$1.20         | 2.4%          | \$14.40         |
| <b>Total</b>                                  | <b>\$50.00</b> | <b>100.0%</b> | <b>\$600.00</b> |

### What These Categories Include

|                                                                                                                                                           |                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TRASH COLLECTION</b><br>Neighborhood trash collection service.                                                                                         | <b>CLUBHOUSE, OFFICE, ADMINISTRATION &amp; INSURANCE</b><br>Clubhouse operations, office service, software, communications, payroll, insurance, legal, banking and other administration. |
| <b>POOL OPERATIONS &amp; STAFFING</b><br>Lifeguards, attendants, management, cleaning, opening and closing, maintenance, repairs, equipment and supplies. | <b>GROUND &amp; PONDS</b><br>Mowing, cleanup, maintenance, snow work, pond care, utilities and upkeep of neighborhood common areas.                                                      |
| <b>OTHER &amp; SHARED COSTS</b><br>Shared employer payroll expenses and community-relations spending that support Association operations.                 | <b>HOW TO READ THIS</b><br>The categories show how WCSHA's recurring operating budget is distributed across the Association. Special projects are not included.                          |

Source: WCSHA 2025 cash-basis recurring operating costs of \$388,062. Dollar allocations are rounded. Special projects are excluded.

## What the 2026 Pool Data Tells Us

The HOA began using the Pool Entry system this year to streamline the pool application and check-in process while gaining a better understanding of how residents use the pool.

From May 23 through September 7, the pool recorded approximately 6,930 check-ins. The HOA reviewed this information to identify attendance patterns and help plan future pool operations.

Sunday was the busiest regular operating day, averaging about 93 check-ins. Saturday followed with approximately 86.

Monday through Wednesday averaged between 69 and 78 check-ins. Friday averaged about 62, while Thursday was the least-used day at approximately 33.

The hourly data showed steady activity from noon through 6 p.m. There was no consistent slow period during the afternoon. Arrivals declined after 7 p.m., although residents who entered earlier often remained at the pool later.

Guests represented approximately 14 percent of recorded pool visits. Most pool use came from Walnut Creek South residents.

The Pool Committee will use this information when reviewing the 2027 operating schedule, staffing needs, adult swim programming, and guest policies.

Attendance data will not make every decision. Weather, swim meets, special events, closures, and staffing availability also affect pool use. However, the information gives the committee a better starting point than estimates or personal impressions.

## June Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Tuesday, June 9, 2026, at 7:00 p.m. at the Association Clubhouse. The meeting was rescheduled due to a home swim meet being held on June 11, 2026. Board members in attendance were Rob Davis, Halley Freeman, Janette Hale, Tony Hawkins, Sheryl Matteson, Josh Owenby, and Bryce Palmer. Unable to attend was Ken Emerson. 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** – Janette Hale made a motion to accept the April 9, 2026 regular monthly meeting minutes, seconded by Sheryl Matteson. The motion passed with two abstentions.

Janette Hale made a motion to accept the May 14, 2026 regular monthly meeting minutes, seconded

by Josh Owenby. The motion passed with one abstention.

**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 existing non-compliant homes and the new non-compliant home, seconded by Halley Freeman. The motion passed unanimously.

New Member Request – Bryce Palmer informed the Board of a non-member Walnut Creek property. The owner requested membership for the home. After a brief discussion, Bryce Palmer made a motion to have the Association's attorney draft documents that would legally bind the property into membership, seconded by Sheryl Matteson. The motion passed unanimously.

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## June Community Meeting News *continued*

### NEW BUSINESS:

Special Project Amendment Grounds – Grounds committee informed the Board that the Grounds Special Project Welding and Grounds storm clean-up that passed last month is falling short due to the condition of the metal gate.

Special Project Pool Drainage – The Pool Committee presented a special project to repair the concrete structure surrounding the chemical storage

room. Water has damaged shelves and created electrical concerns.

After discussion Bryce Palmer made a motion to accept the special project with a cost not to exceed \$4,500.00, seconded by Sheryl Matteson. The motion passed unanimously.

At 7:40 p.m. Josh Owenby made a motion that the meeting be adjourned, seconded by Janette Hale. 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 9, 2026, at 7:00 p.m. at the Association Clubhouse. Board members in attendance were Ken Emerson, Janette Hale, Tony Hawkins, Sheryl Matteson, and Bryce Palmer. Unable to attend were Rob Davis, Halley Freeman, and Josh Owenby. 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 June 9, 2026 regular monthly meeting minutes, seconded by Janette Hale. The motion passed with one abstention.

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 existing non-compliant homes and the new non-compliant homes, seconded by Ken Emerson. The motion passed unanimously.

### NEW BUSINESS:

Special Project Pool Electrical – On behalf of the Pool Committee Bryce Palmer presented a special project to repair the electrical issue with the interior pool lights.

After discussion Bryce Palmer made a motion to accept the special project with a cost not to exceed \$5,000.00, seconded by Janette Hale. The motion passed unanimously.

At 7:35 p.m. Ken Emerson made a motion that the meeting be adjourned, seconded by Sheryl Matteson. The motion passed unanimously.

## August Community Meeting News

President Bryce Palmer called to order the regular monthly meeting of the Walnut Creek South Homes Association on Thursday, August 13th, 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 were Office Administrator Sherri

Smith and Resident Bryan Mascarenas. All were provided an agenda for the meeting.

OPENING COMMENTS – President Bryce Palmer welcomed the guest.

GUEST CONCERNS – Bryan Mascarenas expressed his concern with the grass overgrowth near the

*continued on the next page*

## August Community Meeting News *continued*

bridge/ creek area. The Board informed him that the issue had been addressed with the lawn company and should be taken care of within a couple of days and thanked him for attending the meeting.

**APPROVAL OF MINUTES** –Janette Hale made a motion to accept the July 9, 2026 regular monthly meeting minutes, seconded by Tony Hawkins. The motion passed with one abstained.

**ADDITIONS TO THE AGENDA** – None.

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

### OLD BUSINESS:

Restrictions Privileges Suspension – Ken Emerson made a motion to continue the suspension of membership privileges on existing non-compliant

homes and the new non-compliant homes, seconded by Janette Hale. The motion passed unanimously.

### NEW BUSINESS:

Clubhouse Book Club Request – Resident Annie Erickson requested to use the clubhouse during office hours to hold a monthly neighborhood book club meeting.

Ken Emerson made a motion to allow the resident to use the clubhouse during office hours once a month to hold a neighborhood book club meeting, seconded by Janette Hale. The motion passed unanimously.

At 7:30 p.m. Josh Owenby made a motion that the meeting be adjourned, seconded by Ken Emerson. The motion passed unanimously.

## Financial Summary as of August 31, 2026

|                                         |                   |
|-----------------------------------------|-------------------|
| <b>Income</b>                           |                   |
| <b>Dues</b>                             | 241,924.82        |
| <b>Interest,Reimbursement,Other</b>     | 11,188.03         |
| <b>Total Income</b>                     | <u>253,112.85</u> |
| <b>Expense</b>                          |                   |
| <b>Administration</b>                   | 5,534.67          |
| <b>Clubhouse</b>                        | 17,206.66         |
| <b>Community Relations</b>              | 1,756.83          |
| <b>Grounds</b>                          | 47,991.51         |
| <b>Office</b>                           | 12,023.62         |
| <b>Trash Collection</b>                 | 96,289.00         |
| <b>Personnel Office/Pool</b>            | 77,709.40         |
| <b>Pool</b>                             | 19,834.78         |
| <b>Special Projects/Capital Expense</b> |                   |
| <b>Other Income</b>                     | 56,136.29         |
| <b>Other Expense</b>                    |                   |
| <b>Pool</b>                             | 7,420.02          |
| <b>Grounds</b>                          | 12,082.20         |
| <b>Administration</b>                   | 1,471.75          |
| <b>Clubhouse</b>                        | 33,833.19         |
| <b>Net Income</b>                       | (23,904.49)       |



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

Year to Month End Balance Sheet and Profit / Loss Statement are available to Members for the preceding month on request after the 14th day of the following month.

Questions regarding the Financial Summary may be directed to the Board Finance Committee at [office@wcscha.org](mailto:office@wcscha.org) or (816)587-8289. You may also submit your questions to the Committee in writing.



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**HAVE QUESTIONS?**

Contact Us: [zaceber@gmail.com](mailto:zaceber@gmail.com)



**ADVENTURE IS WAITING**

The Walnut Creek HOA does not endorse or sponsor the organization or activity promoted in this material. The distribution of this information is provided as a community service.

VISIT [WWW.WCSHA.ORG](http://WWW.WCSHA.ORG)

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Parkville, MO 64152

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Tuesday - Saturday  
9:30 am - 12:30 pm

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(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**



## Upcoming Activities

### Community Special Meeting

Thursday, Oct. 1st 2026 6:00 p.m. at the Clubhouse  
See you there!

### Community Meeting

Thursday, Oct. 8th, 2026 7:00 p.m. at the Clubhouse  
See you there!

### Clean-up Day

Friday, Oct. 9th, 2026 6:00 a.m. in your driveway  
Be sure to check page 2 for details!

### Book Club

Tuesday, Oct. 13th 2026 10:00 AM at the Clubhouse  
See you there!

### Community Meeting

Thursday, Nov. 12th, 2026 7:00 p.m. at the Clubhouse  
See you there!

### Annual Elections Meeting

Thursday, Nov. 12th, 2026 8:00 p.m. at the Clubhouse  
See you there!

### Pancake Breakfast

Saturday, Nov. 14th, 2026 8-10 a.m. at the Clubhouse  
See you there!