



## ***Exciting New Activities Coming Up***

School has started with all the energy and commotion of a new year. And your Walnut Creek neighborhood has several exciting new activities coming up! Read on.

### **September Movie Night**

How old were you when you first saw the movie “E.T. the Extra-Terrestrial”? How old was Elliott supposed to be in the movie? What does Elliott use to lure E.T.? E.T. said his first words to whom? Wouldn’t you like to see that classic movie again and enjoy it with your kids or neighbors? Come to our **September Movie Night** on the **8th** starting at sundown (approximately 7:45 pm). The first 50 guests will receive a free ’80s-themed surprise. Bring a blanket, maybe a pillow. Stretch out and relax on the grassy lot next to the Clubhouse. To reduce bugs, we will spray ahead of time with an environmentally friendly product. If it is raining that evening, we will move the event inside the Clubhouse.



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## ***Welcome New Board Members***

Join us in welcoming WCSHA’s new Board Members: Halley Freeman and Jacqueline Maiserouille.

During the Special Board Meeting on July 26th, the Board appointed Halley Freeman to fulfill the term of Phil Latessa that expires in December of 2020 and Jacqui Maiserouille to fulfill the term of Alex Hodges that expires in December of 2018.

Both Halley and Jacqui expressed interest in the Board positions based on our July / August newsletter article.

Jacqui Maiserouille is a long term resident of Walnut Creek. Jacqui has a BA in Criminal Justice and a Masters of Public Affairs from Park University. She then went on to complete a Law Degree from the Kansas City School of Law, University of Missouri.

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## **Board of Directors**

### PRESIDENT

Ken Emerson 587-5495  
*Pool, Clubhouse*

### SECRETARY

Mike Howell 200-1088  
*Grounds, Administration*

### TREASURER

Joe Blount 529-5107  
*Community Rel, Pool*

Gary Droege 807-1490  
*Clubhouse, Community Rel*

Scott Eiken 746-1891  
*Grounds, Finance*

Halley Freeman 516-7974  
*Clubhouse, Community Rel*

Jacqueline Maiserouille 665-4023  
*Finance, Administration*

Tyler Unsell 863-0377  
*Community Rel, Pool*

Siobhann Williams 506-5506  
*Finance, Administration*



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## ***Exciting New Activities Coming Up continued***

### **Walnut Creek Fall Festival**

Over 300 people have shown an interest in a festival. So let's make it happen! Get up off your couch and bring your neighbors to the first ever Walnut Creek Fall Festival. This community event for Walnut Creek families and guests will be **September 29** from **3-7 pm** in the ballfield park (below the dam). There will be sack races, a volleyball tournament, 3-legged races, wiffle ball, food trucks, GaGa ball, and more. Like a challenge? Put together a 4-person or 6-person volleyball team. Not competitive? There will be open/fun volleyball as well. Don't know what GaGa ball is? Come find out. Given limited parking capacity, we encourage you to walk to the park if you can.



## ***Welcome New Board Members continued***

Jacqui's professional experience includes work in Law Enforcement, Legal Analyst / Attorney, Human Resources / Benefits Administration and Corporate Accounting.

Jacqui is actively involved in her son's extracurricular activities including WC Swim Team. She is a life long resident of Southern Platte County and has a vested interest in the Walnut Creek community. Jacqui will be helping the Board with Administration and Finance Committee activities, as well as lending support to Community Relations events.

Halley Freeman purchased her home in Walnut Creek in 2017. Halley grew up in Oregon, Missouri, and attended William Jewell College receiving a BS degree in Business, Accounting, and Polit-

### **Halloween Trunk or Treat**

Isn't it fun to create decorations and give out treats for Halloween? We plan to fill the Clubhouse parking lot with our cars and load up our trunks with lots of treats! Will you be able to recognize our younger residents as they come around in their costumes? Inside the Clubhouse, we will host a few games and offer a warm beverage. You are encouraged to get together with your teens or your neighbors and organize a "trunk". Please feel free to decorate as simply or as elaborately as you wish. There are a limited number of slots and you will need to register your "trunk". Please call the Walnut Creek Office (816-587-8289) or Board Member Halley Freeman (816-516-7974) before the slots are all taken (or at least by October 1, 2018). Our Trunk or Treat will be Sunday, **October 21** from **3-5 pm** in the Clubhouse parking lot.

ical Science. Halley then completed her Masters degree in Accounting from UMKC's Bloch School of Management. With some early career work in advertising, Halley moved into Banking and Finance initially with the Federal Reserve Bank and now with United Missouri Bank where she works with audit and compliance.. Halley's extra time is spent with family, church and outdoors activities. Halley will be helping the Board with the Community Relations and Clubhouse Committees.

Both Jacqui and Halley have already demonstrated their willingness to get involved and help with community activities. Welcome Jacqui and Halley and Thank You for your interest and willingness to help our community !!



## 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.

**Kids Back to School – Slow Down!** School is back in session and kids are at bus stops in the morning and afternoon. Please ... Please ... Please ... Use extra caution while driving our neighborhood streets and watch for our children!

**September Movie Night:** Mark September 8 on your calendar for an 80's night under the stars at the lot adjacent to the clubhouse starting at sundown. In the event of rain, this activity will be moved into the clubhouse. Check the article in this newsletter for more information.

**Walnut Creek's First Fall Festival:** Join us on September 29 for this new event that includes Ga-Ga ball, a volleyball tournament, food trucks, and more! Given limited parking capacity, we encourage you to walk to the park if you live close enough to do so. Check the article in this newsletter for more information.

**Halloween Trunk or Treat:** Get together with friends and neighbors and put together a themed trunk for our Halloween event on October 21. There will also be games and activities in the clubhouse. Check the article in this newsletter for more information.

**Signup for Email Alerts & Reminders** on important information and activities in our community. To add your contact information to our alert list, go to [www.wcsha.org](http://www.wcsha.org) and click 'Get Alerts' on the home page ... or ... email your name, street address, and email address to the Association Office at [office@wcsha.org](mailto:office@wcsha.org). Initially, email is our communication method with a planned later addition of text notifications.



**Pay Membership Dues Online** through our new addition to the WCSHA website ([www.wcsha.org](http://www.wcsha.org)). You are now able to use a credit or debit card to pay association membership dues online through the website. A convenience fee (5%) will be charged to help defray the transaction costs. Credit or debit cards may not be used at the Association Office for payment – this capability is only offered online.

**Lots of Real Estate Activity in Walnut Creek:** Homes in Walnut Creek are proving to be very marketable. The Board is working hard to support our sellers' home values by keeping our amenities and services attractive to home buyers. You can help the overall appearance of the neighborhood by maintaining your yard and landscaping, removing 'stored items' (toys, equipment, tools, stuff, wood, etc) from 'street view'. If you must store this type of items outside, please store them at the back of your home rather than in the driveway or sides of your home.

**Reminder on Restrictions:** 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.

Permanent or regular parking of campers including travel trailers and RV's, boats and/or boat trailers, non operable vehicles, commercial vehicles or trailers, and any other equipment that detracts from the neighborhood is a restriction violation.

**Monthly Community Meetings** are scheduled to occur at 7:00 pm on the 2<sup>nd</sup> Thursday of each month at our clubhouse. All members are welcome to attend! If you are unable to attend, a summary of each monthly meeting is available at: [www.wcsha.org](http://www.wcsha.org).

**Trash Pickups Rescheduled:** Due to the holiday, September 7th trash pickup will be delayed one day.

## ***Update on Preferred Vendor Program***

The last couple of newsletters included information about a new Preferred Vendor Program the Board was investigating on behalf of our community. The idea included asking our community members to recommend vendors that do work such as landscaping, mowing, plumbing, electrical work, carpentry and handyman services who would be willing to offer discounted services to Walnut Creek community members.

We received a very low response from the community on such vendors. During our August Board Meeting the decision was made not to move forward with this initiative based on the limited response. Discussion included other options that Members can use to find 'recommended' service providers. One of these options included using NextDoor.com which is already setup and has an easy forum for locating lost pets, getting referrals on service providers, finding answers to questions, etc.

If you are not a member of NextDoor.com, you may want to look into the free community based information website. It provides the opportunity to share with others in your immediate community as well as a larger area that includes adjacent communities. NextDoor.com includes a search function that allows you to search posts for a specific subject.

Example: Looking for someone to clean gutters? Go to NextDoor.com and enter 'gutter cleaning' into the search window. Your results will include companies / people that have listed their business as gutter cleaners ... and ... others who have posted for recommendations of gutter cleaning people. These recommendations usually include some feedback based on the quality of the work the 'recommender' received from the provider.

Whenever you consider using a service provider, we strongly suggest the following:

- Document the scope of your project with a written description.
- Gather multiple bids / estimates from service providers.
- Check references with people the service provider has worked for previously.
- Based on the work to be done, consider whether the service provider should have professional liability insurance.
- Be very careful about paying 'upfront' money for the project. In some cases an initial partial payment is reasonable if materials need to be purchased.
- A signed agreement for the terms of the project to be performed is always the safest way.

## ***Neighborhood Garage Sale***

ARE YOU READY? We will be placing ads in the area newspapers and on the internet to bring in traffic for a successful garage sale! The neighborhood garage sale is set for

**Saturday, September 8th  
8:00 a.m. til ?**

Preview for the neighbors will be  
Friday, September 7th from 6:00 p.m. till 8:00 p.m.



## ***Walnut Creek Community Meeting News July 12, 2018***

The July Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, July 12, 2018, at the Walnut Creek Clubhouse. Board Members in attendance were Gary Droege, Scott Eiken, Ken Emerson, Mike Howell and Siobhann Williams. Board Members Joe Blount and

Tyler Unsell were unable to attend.

Ken Emerson welcomed all guests. Mike Howell introduced Jacqui Maiserouille and Halley Freeman as interested in Board Member positions.

The Board approved minutes for the June monthly Board Meeting with one wording change.

### **Old Business:**

Board Members approved a request from the Administration Committee for continuation of privilege suspensions for those violating restrictive covenants.

The additional discussions about the Preferred Vendor Program were tabled until the August meeting. Tyler Unsell is expected to be able to attend in August.

The tennis court drainage issue is still being researched and further discussion by the Board will occur once dirt work calculations and costs have been determined.

Mike Howell introduced Jacqui Maiserouille and Halley Freeman who have indicated interest in serving as Board Members. Jacqui and Halley were given the opportunity to talk about their interests and answer questions from Board Members in attendance. Their appointment to the Board will be considered in either a Special Board Meeting or the August Board Meeting based on Board Member availability.

### **New Business:**

The Administration Committee proposed a policy regarding Clubhouse and Pool Security Video requests – Copies of security video will only be provided in response to requests from law enforcement or other similar authorities. After discussion, this policy was approved by the Board.

Ken Emerson updated Board Members on the trespassing and damage incident that occurred in the pool and pool area on the night of July 4th. The Platte County Sheriff's Department is investigating the incident and will be reporting their findings.

### **Committee Reports:**

Administration – Siobhann Williams will be working with Sherri Smith and Carol Franklin on the Operations Manual.

Clubhouse – Everything is progressing well.

Community Relations – The July 4th event was well attended with lots of positive feedback from the community members. The new Community Relations Committee in conjunction with the Social Committee will review the activity schedule for potential changes or adjustments for the remainder of the year.

Finance – The Association accountant will be making some changes on the fixed asset schedule for the association.

Grounds – Everything is progressing with the dryer than normal weather.

Pools – The pool is continuing to operate and seems to be attended at a higher rate than in recent years.

The meeting was adjourned without objection.

## ***Walnut Creek Community Special Meeting News July 26, 2018***

The Special Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on Thursday, July 26, 2018, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Ken Emerson, and Mike Howell. Board Members Scott Eiken, Siobhann Williams, and Tyler Unsell were unable to attend.

The purpose of the Special Board Meeting was the nominations of Jacqui Maiserouille and Halley Freeman to fulfill open Board Member positions.

Time was allowed for discussions and comments between the current Board Members and Board Member candidates.

A motion to appoint Jacqui Maiserouille to fulfill the remainder of Alex Hodges' term ending in December, 2018, was approved unanimously by the Board.

A motion to appoint Halley Freeman to fulfill the remainder of Phil Latessa's term ending in December, 2020, was approved unanimously by the Board.

Mike Howell will work with the new Board Members and make recommendations to the Board on their committee assignments for the remainder of the year.

The meeting was adjourned at 8:00 pm.

## ***Walnut Creek Community Meeting News August 9, 2018***

The August Community Meeting was called to order by Joe Blount, Board Treasurer, at 7:00 pm on Thursday, August 9, 2018, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Halley Freeman, Mike Howell, Jacqui Maiserouille and Tyler Unsell. Board Members Scott Eiken, Ken Emerson and Siobhann Williams were unable to attend.

Joe Blount welcomed all guests.

The Board approved minutes for the July monthly Board Meeting (July 12) and the July special Board Meeting (July 26).

### **Old Business:**

Board Members approved a request from the Administration Committee for continuation of privilege suspensions for those violating restrictive

covenants.

Tyler Unsell reported on the Preferred Vendor Program referrals from the community. As of the Community Meeting, only three vendor referrals have been received. Based on the limited response, the Board determined not to pursue the Preferred Vendor Program at this time. An article updating the community will be included in the upcoming newsletter.

The tennis court drainage issue is still being researched and the Board will discuss further once dirt work calculations and overall project costs have been determined.

Work on both Storm Water Grant projects is anticipated to start in September. Contractors have been in contact and are ready to begin the projects.



## ***August Community Meeting News August 9, 2018 continued***

Mike Howell reported on the July 4<sup>th</sup> pool incident. Sheriff's Department Investigators have concluded their investigation and forwarded the information to the Prosecutor's Office. Once reviewed, the Prosecutor's Office will be in contact with the Association regarding next steps.

The Administrative Committee reminded the Board Committees of the need to provide Committee Action Reports to the office including decisions and actions taken by Committees and Committee Members. These reports are a statutory requirement for nonprofit / not for profit corporations in the State of Missouri.

### **New Business:**

Mike Howell has discussed committee assignments with the new Board Members. Halley Freeman will be working with the Community Relations and Clubhouse Committees. Jacqui Maiserouille will be working with the Administration and Finance Committees. Additionally, Halley and Jacqui have agreed to work on a project to identify 'scopes of responsibilities' for each of the six Board Committees.

The September / October newsletter is being prepared. Board Members with any items to be included need to provide content information within the next few days.

Joe Blount reported that the Swim Team should be providing their annual end of season report in the September meeting. The Board discussed a

few operational issues that need to be worked out with the Swim Team.

### **Committee Reports:**

**Administration** – Siobhann Williams will be working with Sherri Smith and Carol Franklin on the Operations Manual. Mike Howell will be in contact with our insurance broker regarding upcoming policy renewals.

**Clubhouse** – Everything is progressing well.

**Community Relations** – The Community Relations and Social Committees have met and are planning for upcoming events in September and October. Additional information will be provided for publication in the newsletter.

**Finance** – Siobhann Williams will be in contact with the association accountant regarding 2017 taxes and compilation report. Finance will also begin looking at our budget and budget planning process in preparation for 2019 budget discussions.

**Grounds** – Interested neighbors have revised the park spillway access area and re-installed the old gate. Thank you to those who assisted with this project.

**Pools** – The pool will move to 'back to school' schedule soon and will close after the Labor Day weekend.

The meeting was adjourned without objection



ASSOCIATION BOARD MEETINGS ARE HELD  
THE 2ND THURSDAY OF EACH MONTH



## ***Financial Summary as of July 31st 2018***

<b>Income</b>	
Dues	231,209.86
Interst,Reimbursement,Other	<u>5,185.04</u>
<b>Total Income</b>	<u>236,394.90</u>
<b>Expense</b>	
Administration	4,314.34
Clubhouse	21,110.36
Community Relations	1,465.08
Grounds	23,568.67
Office	9,376.31
Trash Collection	55,187.51
Personnel Office/Pool	52,593.43
Pool	12,209.98
Special Project Expense	(3,000.00)
<b>Total Expense</b>	<u>176,825.68</u>
<b>Net Income/Expense</b>	59,569.22

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

Year to Month End Balance Sheets and Profit / Loss Statements are available to Members for the proceeding month on request after the 10th 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.

## ***Fall Clean-up***



Fall Clean-up Day is scheduled for Saturday, **September 15th from 8:30 am to 12:30 pm** at the clubhouse parking lot. Past Clean-up Days have proved successful as residents remain patient, lining up and waiting their turn. Please bring along a teenager or neighbor to help you unload. This keeps the line moving to your and everyone's benefit. Board members and volunteers will be available to direct traffic, organize materials, check dues status and proof of residence in Walnut Creek. Please expect to be asked to see your drivers license for proof of residence.

Dumpsters ... will be available in the clubhouse parking lot, right side. They will be supervised. Members are encouraged to use the dumpsters with the following guidelines:

- No toxic chemicals such as solvents, gas, or oil will be accepted.



- No tires or batteries.
- Large items (swing sets, picnic tables, etc.) must be "broken down".
- For any wood or lumber, please remove all nails that might wound our volunteers.
- Use of the dumpsters is "first come, first served". Once the dumpsters are filled, and the event has closed, no one will be allowed to dispose of additional materials overflowing the dumpsters or in the surrounding area.
- Chipper...will be available in the clubhouse parking lot accepting
- Loose tree debris and branches less than 6" in diameter,
- No construction lumber,
- No bagged material of any kind.

## ***Upcoming Activities (Mark Your Calendars)***

### **Labor Day Cookout**

Sept 2, 2018 Starting at 12:30 pm  
Clubhouse Pool

Celebrate Labor Day and the closing of the pool for the season with a great family cookout, beverages, fun and (hopefully) sun at our pool. Rainout day will be Monday, September 3.

### **Fall Garage Sales**

Sept 8, 2018 All Day  
Throughout the Neighborhood

Get rid of your extra 'stuff'. Fall Garage Sales will be advertised in social media, KC Star and with signage. Check the newsletter article for more details.

### **September Movie Night**

Sept 8, 2018 Sundown (approx 7:45 pm)  
Lot next to the Clubhouse

Come view a showing of "E.T. the Extra-Terrestrial". The first 50 guests will receive a free 80's themed surprise. In the event of rain, the event will be moved into the clubhouse. Check the newsletter article for more details.

### **Community Meeting September Board Meeting**

Sept 13, 2018 Starting at 7:00 pm  
Walnut Creek Clubhouse

### **Fall Cleanup**

Sept 15, 2018 8:00 am to 12:30 pm  
Clubhouse Parking Lot

Dumpsters, chipper, and metal re-cycling will be available at the clubhouse.

Must provide proof of residency. Please check the newsletter article for do's & don'ts.

### **Walnut Creek Fall Festival**

Sept 29, 2018 3:00 to 7:00 pm  
Walnut Creek Park Area

Come out and enjoy Walnut Creek's first Fall Festival. Games, activities, food and fun! Check the newsletter article for more information.

### **Community Meeting October Board Meeting**

October 11, 2018 Starting at 7:00 pm  
Walnut Creek Clubhouse

### **Halloween Trunk or Treat**

October 21, 2018 3:00 to 5:00 pm  
Clubhouse & Parking Lot

Let's fill the Clubhouse Parking Lot with our cars and load up our trunks with lots of treats! Inside the Clubhouse, we will host a few games and offer a warm beverage. Please call the Clubhouse Office (816.587.8289) or Board Member Halley Freeman (816.516.7974) by October 1, 2018, to register your "trunk". Please feel free to decorate as simply or as elaborately as you wish. Check the newsletter article for more details!



TO VIEW THE FACILITY CALENDAR, SIGN UP FOR EMAIL ALERTS AND MUCH MORE

PLEASE VISIT OUR WEBSITE AT [WWW.WCSHA.ORG](http://WWW.WCSHA.ORG)

# News and Views

A BI-MONTHLY NEWSLETTER PUBLISHED FOR WALNUT CREEK

Office Hours:

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

Office Phone:

(816) 587-8289

Fax:

(816) 587-0595

E-Mail:

office@wcscha.org

Website:

[www.wcscha.org](http://www.wcscha.org)



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