

# News and Views

## Annual Community Meeting Highlights

The November Annual Community Meeting was called to order by Ken Emerson, Board President, at 8:00 pm on Thursday, November 14, 2019 at the Walnut Creek Clubhouse. Board members in attendance were Joe Blount, Gary Droege, Ken Emerson, Scott Eiken, Halley Freeman, Jacqui Maiserouille and Tyler Unsell. Howard Matteson, and Siobhann Williams were unable to attend.

Ken Emerson welcomed all guests. Mr. Emerson recognized and expressed his appreciation to all of the volunteers that made projects possible throughout the year. Guests were given a review of the 2019 year improvements and financials.

### Board Member Election:

The terms of Joe Blount, Scott Eiken, and Siobhann Williams were scheduled to complete at end of the year 2019.

The floor was opened for nominations to fulfill the expiring terms. The nominees included Carol Arnold, Lisa Eiken, Carol Franklin, and Jay McMinn.

Each nominee then provided a brief introduction of themselves to members in attendance.

The ballots were collected and tabulated. The three positions were filled by Carol Arnold, Carol Franklin, and Jay McMinn, The three nominees were welcomed to the Board of Directors.

Appreciation was expressed to everyone who participated in this important Homes Association Annual Meeting process!

## 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.

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## BOARD OF DIRECTORS

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**PRESIDENT**  
Ken Emerson 587-5495  
*Pool, Grounds*

**VICE PRESIDENT**  
Gary Droege 807-1490  
*Clubhouse, Pool*

**SECRETARY**  
Jacqueline Maiserouille 665-4023  
*Administration, Finance*

**TREASURER**  
Halley Freeman 516-7974  
*Finance, Administration*

Carol Arnold 321-1525  
*Clubhouse, Community Rel.*

Carol Franklin 741-3155  
*Clubhouse, Community Rel.*

Jay McMinn 286-0939  
*Grounds, Administration*

Howard Matteson 587-5993  
*Pools, Grounds*

Tyler Unsell 863-0377  
*Community Rel., Finance*

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## Community Highlights

**Member Annual Meeting and Election of Board Members:** On November 14, community members met at the clubhouse for the 2019 Annual Member Meeting.

Three Board Member positions were up for election. Three nominees were elected to three year terms. See page 1 for more info.

**New Board Committees:** New Board Committees have been formed for 2020. Please check the front page of this newsletter for Board Member committee assignments.

**For Proper Snow Removal** please do not leave vehicles parked in the street during times when snow is highly predicted.

**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.

**Christmas Lighting Contest:** There were a lot of really nice Christmas lighting displays in Walnut Creek in 2019. Certainly, the lighting contest winner decision had to be difficult! The results are below.

**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).

### Waste Management Observed Holidays

Holidays may affect regular pickup schedules. If your service day falls on a Waste Management observed holiday, your service will run on Tuesday.

Observed Holidays are

- New Year’s Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day.

## Lighting Contest

There was a lot of holiday spirit in the neighborhood this year. Thanks to everyone for lighting up Walnut Creek!

Congratulations to the 2017 Lighting Contest Winners!

- 1st: 10708 NW 58th Ter
- 2nd: 11306 NW 60th St
- 3rd: 11102 NW 58th St

Honorable Mention Addresses:

- |                            |                        |
|----------------------------|------------------------|
| 5902 NW Whispering Oaks Ln | 5506 NW Verlin         |
| 11201 NW 58th St           | 5760 NW Michaels Cove  |
| 11105 NW 58th St           | 5715 NW Heritage Hill  |
| 5916 NW Walnut Creek Dr    | 5645 NW Heritage Hill  |
| 11100 NW 58th St           | 5377 NW Heritage Hill  |
| 11101 NW 58th St           | 11109 NW Heritage Hill |
| 5714 NW Creekview          | 11105 NW Heritage Hill |
| 5712 NW Creekview          | 11103 NW Heritage Hill |
| 10906 NW Walnut Creek Dr   | 5510 Seminole          |
| 10703 NW Crooked Rd        | 5512 Seminole          |
| 10601 NW 58th Ter          | 5508 NW Raintree       |
| 5829 NW 59th St            | 5607 NW Raintree       |
| 5816 NW Whispering Oaks Ln | 5534 NW Raintree       |
| 5527 NW Verlin             | 5536 NW Raintree       |
| 5508 NW Verlin             | 5501 NW Clubhouse Cove |

## November Meeting Highlights

The November Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on November 14, 2019, at the Walnut Creek Clubhouse. Board Members in attendance were Joe Blount, Gary Droege, Ken Emerson, Halley Freeman, Jacqui Maiseroulle and Scott Eiken. Howard Matteson, Siobhann Williams, and Tyler Unsell were unable to attend.

Ken Emerson welcomed all guests and the Board approved minutes for the October monthly Board Meeting. Ken also took the opportunity to thank numerous HOA members both named and unnamed who have been of assistance throughout the past year with a special thanks to Sherri for all that she does day to day, without her assistance and dedication the HOA would cease to effectively function.

### Old Business:

Board Members approved a request from the Administration Committee for continuation of privilege suspensions for those violating restrictive covenants with one new addition to

the previous month.

Ken Emerson reported that the website management updates would be tabled until the next meeting when Tyler Unsell could speak to the issue.

Ken Emerson recommended that the Waste Management Contract be accepted so long as it includes free totes for the recreation areas (pool, park etc.) and that the award of the contract will be revisited at the December meeting.

Ken Emerson announced that the HOA operations expenses for 2019 are expected to land \$35K under budget barring any unforeseen expenses through year end. A motion to accept the 2020 budget passed unanimously.

### Committee Reports:

**Administration:** The Platte County Assessor's questionnaire and the Workers' Comp audit is in progress.

**Clubhouse:** The front entrance was repainted by a local resident who did an outstanding job, eventually some wood will need replacing due to nor-

mal deterioration over time. The normal maintenance/cleaning of the ice machine was completed and a couple of faucets in the kitchen have been replaced.

**Community Relations:** The leftover candy from the Halloween party was donated to the Boy Scouts and the Christmas party will be on December 15th along with the Christmas lighting contest that evening. The clubhouse needs to be decorated for the Christmas season and the committee will be reaching out for assistance.

**Finance:** Account balances exceeded \$146K as of October 30th and one of the outstanding liens has been released.

**Grounds:** Sprinkler systems have been winterized.

**Pools:** The pool was shocked again and will be "super" shocked every 6-8 weeks until opening day.

The meeting was adjourned without objection.

## December Meeting Highlights

The December Community Meeting was called to order by Ken Emerson, Board President, at 7:00 pm on December 12, 2019, at the Walnut Creek Clubhouse. Board Members in attendance were Gary Droege, Ken Emerson, Halley Freeman, Jacqui Maiseroulle, Tyler Unsell, Joe Blount and Howard Matteson. Scott Eiken and Siobhann Williams were unable

to attend.

Ken Emerson welcomed all guests and the Board approved minutes for the November monthly Board Meeting.

### Old Business:

Board Members approved a request from the Administration Committee for continuation of privilege suspen-

sions for those violating restrictive covenants.

Tyler Unsell provided a website management update as to the cost and time frame for making the website more user friendly for mobile devices. This conversation will continue at the next meeting.

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## December Meeting Highlights *continued*

Ken Emerson stated that the Waste Management Contract was updated to reflect a more accurate number of neighborhood residences and to include the free totes that are used in the community areas. He stated that there needed to be a further update to include the dumpster at the clubhouse. A motion to accept the contract once updated passed unanimously.

### New Business:

Ken Emerson presented the proposed 2020 committee structure and Board Officers which were subsequently approved unanimously.

It was decided that discussion as to the Swim Team would wait until the next meeting.

Gary Droege presented a Club House Special Project request to replace the failing windows, sliding glass doors,

installation of gutter guards (to replace the current non-functioning gutter guards), one last refinish of the dance floor and replacement of the poolside urinals in the men's restroom (which haven't been functioning properly for quite some time). A motion was made and the project was approved.

Ken Emerson presented a Pools Special Project request to replace and relocate the electrical system as it's current location in the pump room is not up to code and is a safety concern. A motion was made and the project was approved.

### Committee Reports

Administration: In January there will be a review and discussion of next steps for those properties that have been in lien status for an extended period.

Clubhouse: Board members will be provided with clubhouse reservation information (member contact information etc.) each week in the event of an alarm trip.

Community Relations: Still in search of a Santa for the Christmas party on December 15th and the Christmas lighting contest is planned for that evening from 6-8pm.

Finance: Account balances at around \$155K and are expected to be at \$215K at end of month with a balance of \$178K after considering Special Projects. With interest rates improving, \$80K will be moved into a Certificate of Deposit.

The meeting was adjourned without objection.

## FINANCIAL SUMMARY AS OF DECEMBER 31, 2019

### Income

Dues	372,117.03
Interest, Reimbursement, Other	<u>9,205.96</u>
<b>Total Income</b>	<u><b>381,322.99</b></u>

### Expense

Administration	22,468.05
Clubhouse	24,852.12
Community Relations	3,000.75
Grounds	53,096.41
Office	13,913.76
Trash Collection	97,369.88
Personnel Office/Pool	72,466.44
Pool	13,206.70
Stormwater Project Expense Expense	203.97
Capital Expenses	46,417.19
<b>Total Expense</b>	<u><b>346,995.27</b></u>

**Net Income/Expense** 34,327.72

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 preceding 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.

### Sitter and Lawn Care

The Association no longer prints a teen sitter or lawn care contact list in the News & Views due to privacy reasons. However, the office does keep a list of teens interested in providing child care, pet sitting or lawn care.

Please contact the office if you are looking for help and would like to support the young entrepreneurs in our neighborhood.

To all the teens out there who are interested in providing child care, pet sitting or lawn care this year please contact the office.

### UPCOMING ACTIVITIES (MARK YOUR CALENDARS)

#### Monthly Community Meeting

February 13, 2020

Starting at 7:00 pm

Walnut Creek Clubhouse

### Friendly Reminder

Please be considerate to your neighbors and keep your pet on a leash and pick up the remains!



TO VIEW UP TO DATE  
FACILITY CALENDAR  
INFORMATION  
PLEASE VISIT OUR  
WEBSITE AT  
WWW.WCSHA.ORG

# HOW 'BOUT' THOSE CHIEFS 2020

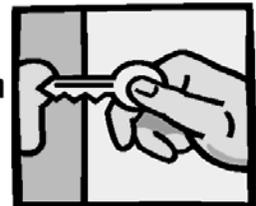


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MFRY57@GMAIL.COM



# News and Views

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Tuesday - Saturday  
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Sherri Smith



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