
Glencannon

NEWSLETTER

April 2011



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GLENCANNON BOARD OF DIRECTORS

Frank Scarpaci, *President*

Dave Sarver, *Vice-President,*
ACC Chair, Financial

Lisa Ackerman, *Playground Chair*

Tony Sacco

John Morton

Richard Flood

Vicki Falleroni

Rita Manolas

Terry Creighan

Attention Residents!

Remember to visit the new Glencannon website at www.glencannonhomes.org!

PHONE: (724) 745-4911 ♦ EMAIL: glencannon15317@yahoo.com



Glencannon Community News

A.C.C. Approval

Any resident planning to change the exterior of their property must obtain approval from the A.C.C. Chairman. North Strabane Township will not issue a building permit to any resident of Glencannon unless they have this approval from the Association. Approval must be obtained for decks, doors, windows, sidewalks, patios, sheds, painting, etc. A copy of the A.C.C. form is available on page 11 of this newsletter. Let us know if you have any other questions.

Payment Reminders!

Your monthly association dues of \$43 should be sent to:

**GLENCANNON HOMES ASSOCIATION
P.O. Box 831, McMurray, PA 15317**

If you are ever unsure of the current balance on your account, please give us a call at 724-745-4911 and we will be happy to let you know.

Please include your lot number with your payment!

You may include a payment voucher, write the lot number on your check, or list it as the account number if you pay your bills online. This makes it much easier for us to ensure that your payment is credited to the proper lot!

REMINDER!

Glencannon ACC regulations require that **garbage containers** be stored indoors or *inconspicuously* outdoors (not in front of your residence).

Garbage containers should be placed in front of your residence no earlier than 6:00 p.m. the night before collection day, and should be removed following collection on collection day. Thank you!

Selling Your Property?

If you are planning to sell your property, please contact the Association Secretary once you have accepted an offer and a tentative closing date has been determined. The manager will then prepare the Resale Certificate Package.

As a reminder, under Act 180, the Association has 10 days to provide the resale certificate and other items to the seller. Please notify the Association Secretary as soon as possible so that a resale certificate can be prepared.

The fee for a resale packet is \$75.

April Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, April 12, 2011 at 7:00 p.m. at the Hilton Garden Inn Southpointe, 100 Corporate Drive, Canonsburg, PA.

All residents are invited to attend.

A Note From Your 2011 Glencannon Pool Manager:

Dear Glencannon Residents,

My name is Patrick Hogan and I will be the Manager of the Glencannon pool for the 2011 pool season. I am extremely excited about managing the pool in this great community that I grew up in and love. Growing up in Glencannon, I know many of its residents, and I am excited to get to know the many I have not yet had the pleasure of meeting. I intend on this being the first of many years as your manager of the Glencannon pool.

With that being said, as the pool manager, I feel as it is my job to provide a safe and fun atmosphere for you and your family. I want this to be a very enjoyable summer for everyone, and I will be entertaining any ideas or suggestions on how to make this summer better than years past. This is your pool, so I will be reading and factoring in all emails for the upcoming pool season.

I have talked to the Red Cross of Southwestern PA and they will soon be posting the dates for lifeguard certification on their website. I will have them posted on the Glencannon website as soon as they are made available. Unlike years prior, I will be hiring lifeguards for the pool who are Glencannon residents. If there are any boys or girls over the age of 15 looking for summer employment, I will be accepting applications in the coming months leading up to the start of the 2011 pool season. All applications can be emailed directly to me at phogan01@yahoo.com, or you can contact me directly at (724) 554-1651 with any questions.

Again, I am looking forward to managing and being a part of the Glencannon pool for the 2011 pool season.

Sincerely,
Patrick Hogan

Pond Vote Results

The Glencannon Homes Association Board of Directors has been informed by their attorneys that the results of the recent pond vote are valid. The required majority of eligible Association members voted to get rid of the pond. Many thanks to everyone who participated in this important community decision.

Glencannon Board of Directors ACCOMPLISHMENTS FROM THE PAST YEAR

- New Glencannon website offers an excellent opportunity to better communicate community news, and will generate revenue through advertisements.
- New pool pavilion is utilized daily by residents and guests during the summer for relief from the sun. Also hosted community events like Pizza Day, Hot Dog Day, and the Labor Day cookout. Will also generate revenue through parties and social events.
- Community Day had almost 200 residents in attendance, along with a steel drum performer, DJ, tattoo artists, and a children's activity tent.
- New Association Secretary and Glencannon resident Sara Minshull was hired. Phone calls and emails are now being returned promptly, and she ensures that communication in the newsletter is accurate and grammatically correct. Her new look for the newsletter has also generated positive feedback from the community.
- Fall bonfire created a sense of community among residents, with many contributing food and enjoying the music that was provided.
- Fall decorations around the pond and Christmas bows along Hunting Creek Road were appreciated by many residents.
- Collection efforts to assist a Glencannon family who lost their home in a fire resulted in several hundred dollars being raised.

COMMONS

- Dug out the sign area on upper Hunting Creek Road, planted flower beds, and removed two dead trees. Also switched lamp post heads with matching pool lamp heads.
- Asphalt walkway for Playground C.
- Lamp post on upper Hunting Creek Road fixed at no charge (the ownership of it had been in question for several years). Lamp post area was also dug out and mulched.
- Replaced damaged lamp head on Hunting Creek Road with refurbished lamp head at limited cost.
- Repaired lights around the pond, installed Lexan on all light fixtures. Several were broken due to damage from rocks.
- Reshingled and painted information board at entrance near the pond.
- Cut trees and brush 15 feet back at the back end of the pond.
- Replaced rotted railroad ties and added hand rail from the pond to Pheasant Cove.
- Replaced damaged boards behind the pool house walkway.
- Extended parking pads on Pheasant Cove
- Removed two dead Hawthorne trees on Pheasant Cove, replaced with shrubs and rocks with savings of over \$100.
- Added fence in the Pheasant Cove area due to kids and bikes.
- Fence and shrubs around the pool area entrance were added with savings.
- Storm clean up was fast and at half cost. Over 50 damaged trees were removed.
- 250 loads of debris were burned at the burn area created by the board. Over \$10,000 was saved using this method.

REC CENTER

- Rerouted the fence area in the pool area so the pavilion is accessible from the pool.
- Created more revenue with social activities and parties.
- Installed lights in the pavilion for meetings and other night activities.

- Painted the pool house inside and out, flag pole rails, baby pool, and handrails by the tennis courts.
- Fixed cracks around the pool area.
- Sealed tennis courts.
- Replaced pool heater.
- Installed primer system for pool pump so it will not cavitate.
- Replaced lamp heads at the pool so they match (there were three different kinds before).
- Winterized guard room and converted it into a temporary office for the manager.
- Passed motion to install a guard rail barrier in the pool parking lot to ensure the safety of those in the pool area.

BOARD VACANCIES

for the Glencannon Board of Directors will be available soon!

One vacancy will be available in May (unexpired term) and three vacancies will be available in June (townhouse, single family, and open). Nominations for the June vacancies will be accepted at the May regular meeting, then official ballots will be distributed to all residents. Nominees must be current on fees and assessments.

Contacting Glencannon

To better serve our community members, we have set the following phone hours when you can be assured that your calls and emails will be answered in a timely manner. (If there is no answer during these hours, PLEASE leave a message as we are most likely on another call.) If you would prefer to meet us at the pool office, please call to set up an appointment.

Glencannon Phone Hours

MONDAYS 2:00 p.m. — 8:00 p.m.

WEDNESDAYS 9:00 a.m. — 5:00 p.m.

FRIDAYS 9:00 a.m. — 5:00 p.m.

You may reach the Association Secretary, Sara Minshull, by phone at (724) 745-4911 or by email at glencannon15317@yahoo.com.

Glencannon Homes Association

Financial Report ♦ February 28, 2011

General Operating Fund

Checking	\$13,144.36
Money Market	\$47,797.18
Total as of 2/1/2011	\$60,941.54

General Fund Revenue

Association Fees	\$27,132.00
Resale Packets	\$150.00
Money Market Interest	\$3.67
Newsletter Ads	\$115.00
Rec Center Guests	\$0.00
Rec Center Deerfield	\$0.00
Total	\$27,400.67

General Fund Expenditure

Rec Center	\$509.67
Commons	\$0.00
Grounds	\$2,787.60
Trash	\$5,696.51
Administration	\$6,376.50
Total	\$15,370.28

General Operating Fund

Beginning Balance	\$60,941.54
Deposits	\$27,400.67
Disbursements	\$15,370.28
Total as of 2/28/2011	\$72,971.93

Dear Glencannon Residents,

Since this is the first month that I am preparing this financial report myself, and I realize that this information has been presented in a variety of ways in the past, I'd like to take a moment to explain how I compiled the above report.

For the purposes of this report, I take the financial information directly from the register within our accounting system, categorize expenditures into the proper categories, then total the deposits and other income generated and condense it into this report. I feel that this is the most accurate, timely, and easy-to-understand way to present this information. Also, using this method, the ending balance for this month should always match up with the beginning balance for the next month. If any resident would like to view the entire register for a particular month, I will be happy to share it with you by appointment.

I would also like to clarify why the "Administration" category will usually appear to be much higher than any other category. In our accounting system, the majority of our expenses (legal fees, insurance policies, taxes, office supplies and equipment, utilities, employee wages, and so on) are categorized under "Administration". So although this category is higher than the others, it encompasses many different types of expenses.

Finally, since the newsletter is printed prior to the end of each month, the financial report for February is not published until the April newsletter, the March report will be printed in the May newsletter, and so on.

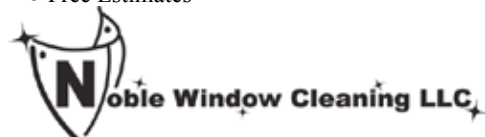
I hope this financial report is easy for everyone to understand. If you have questions about this report, or anything else relating to the Association, please feel free to contact me at 724-745-4911.

Thank you,
Sara Minshull
Association Secretary

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Glencannon Executive Meeting Minutes

February 21, 2011

Board members present: President Frank Scarpaci, Vice President Dave Sarver, Richard Flood, Tony Sacco, Terry Creighan, Vicki Falleroni

Meeting was called to order by Mr. Scarpaci at 7:09 p.m.

The minutes from the January Executive Meeting on 1/18/2011 were read by Mrs. Minshull and corrections were made. Following the meeting, an email vote was conducted to approve the January Executive Meeting minutes. Vote: 5 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Mr. Creighan, Ms. Falleroni) and 4 abstentions (Mr. Sacco, Mrs. Ackerman, Ms. Manolas, Mr. Morton).

The minutes from the February Regular Meeting on 2/8/2011 were read by Mrs. Minshull and corrections were made. Following the meeting, an email vote was conducted to approve the February Regular Meeting minutes. Vote: 5 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Mr. Creighan, Ms. Falleroni) and 4 abstentions (Mr. Sacco, Mrs. Ackerman, Ms. Manolas, Mr. Morton).

The issue of whether or not to include names of residents in the minutes was discussed. Mr. Creighan suggested that residents who choose to speak the board meetings should be given the option to have their names recorded in the minutes or not. The decision was made to not include names of residents in the March newsletter, but at future meetings residents will be asked whether or not they wish to have their names included in the minutes.

The watering of the new landscaping this spring was discussed. Mr. Sacco stated that the past use of a water tank for watering was not ideal because it was very time consuming. Mr. Scarpaci suggested asking residents closest to the landscaping sites to provide water in exchange for a reduction in dues. Mrs. Minshull will try to contact these residents to see if they would be interested in assisting with the watering efforts.

The reporting of the past-due accounts receivable was discussed, and Mrs. Minshull reviewed the revised A/R reports that she had prepared.

Mr. Sarver reported that the cost for Signal Graphics to print the newsletter every month is increasing by \$60. He also received a quote from Quality Quick Printing that was much higher than this.

Mr. Scarpaci discussed the ongoing issue with the final invoice from American Pool and mentioned that a court date has been set in March. Ms. Falleroni asked about the cost of pursuing legal action versus the cost of paying the invoice.

Mrs. Minshull reported that she has spoken with several residents who purchased properties in Glencannon during 2010 and were told, either by their real estate agent or by the previous manager of Glencannon, that their accounts were paid in advance and that they did not need to make payments for several months. Mr. Scarpaci stated that this matter will be researched

further before a decision is made about how to handle these accounts. The handling of past due late fees was also discussed, and it was determined that late fees will not be waived.

The meeting was adjourned at 9:09 p.m. after the board was notified that the meeting venue was closing early due to inclement weather.

Respectfully submitted by Sara Minshull.

Glencannon Regular Meeting Minutes

March 8, 2011

Board members present: President Frank Scarpaci, Vice President Dave Sarver, Lisa Ackerman, Tony Sacco, Richard Flood, Rita Manolas, John Morton, Vicki Falleroni, Terry Creighan

Meeting was called to order by Mr. Scarpaci at 7:15 p.m.

FINANCIALS: The board reviewed the financial information for February 2011 that had been distributed prior to the meeting. Mr. Sacco expressed concern that there still appear to be inconsistencies in the reporting of financial information, although thousands of dollars were spent on accounting functions in 2010, including the audit. Mr. Sacco also questioned the newsletter ad revenue on the January financial report. Mr. Sarver explained that this amount does not represent the ads that appeared in that month's newsletter due to the fact that most advertisers pay in advance for several months at a time. The amount on the financial report represents the actual payments that were received from advertisers that month.

Mrs. Ackerman asked for confirmation that her association dues payment was postmarked on February 28 and received on March 1. Mrs. Minshull confirmed that it was, and asked for clarification on when association dues payments are supposed to be considered late, since some members of the board have said that payments must be received by the last day of every month, while others have said that payments only have to be postmarked by the last day of the month. Mrs. Ackerman made a motion that payments only have to be postmarked by the last day of the month. Mr. Scarpaci stated that the motion would be tabled until the issue could be further discussed at the Executive Meeting.

Mr. Sacco questioned the amount that has been spent on attorney fees between last year and this year for the pond lawsuit, the retention pond issue, and the Deerfield resident who does not believe that his property is part of Glencannon.

Mr. Scarpaci made a motion to approve the February financials. Vote: 5 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Ms. Falleroni, Mr. Creighan), 3 no (Mr. Morton, Mr. Sacco, and Ms. Manolas) and 1 abstention (Mrs. Ackerman)

REC CENTER: Mr. Scarpaci discussed the washout area for the pool that was included in the 2011 budget. An estimate of \$2500 was received, which included running electricity to the pavilion and water from the pump room. A resident asked if the board

had obtained any other bids for this work. Mr. Scarpaci stated that \$2500 seemed to be a reasonable estimate when compared with other estimates for individual parts of the project. Another resident added that it is often difficult to even obtain bids from contractors other than the ones that Glencannon already deals with regularly.

Mr. Scarpaci discussed the need for guardrail barriers along the parking lot above the pool area. Ms. Falleroni said that last year she witnessed a vehicle almost come over the hill, which could have put lives in danger if it had entered the pool area. Mr. Scarpaci stated that he has received two bids for \$2400 and \$4000 to install highway-grade guardrail along the length of the parking lot above the pool. Mr. Scarpaci made a motion to proceed with the installation of this guardrail. Mrs. Ackerman seconded the motion. Vote: 9 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Ms. Falleroni, Mr. Creighan, Mr. Morton, Mr. Sacco, Ms. Manolas, and Mrs. Ackerman)

ACC: Mr. Sarver reported that no new ACC approval forms were received during the month of February.

OLD BUSINESS: Mr. Scarpaci discussed the dispute with American Pools regarding the winterization of the pool last year. Mr. Sacco stated that there were problems that resulted from the pool not being winterized properly by American Pools, and as a result the board chose to withhold the final payment to American Pools last year. There is a court date set for March 22 and Mr. Scarpaci and Mr. Sacco said that they plan to attend.

Mr. Scarpaci reported that the community vote on the pond situation is now closed, and a committee will be formed to count the votes. Residents questioned the percent of votes needed for the vote to be considered valid. Mr. Scarpaci stated that the board would seek legal advice to ensure that the bylaws and any applicable state laws are being followed.

Mrs. Ackerman discussed plans for the watering of the landscaping this spring. Residents have already volunteered to assist with watering the landscaping on upper Hunting Creek. Mrs. Minshull has also spoken with the residents who live closest to the other two landscaping sites, and both have agreed to assist with providing water at those locations as well.

NEW BUSINESS: Mr. Sarver reported that he is obtaining bids from other accounting firms, in case the board decides not to continue working with Cypher & Cypher. Three bids will be available in April for the board to choose from. Mr. Morton stated that he had suggested hiring a second accountant not to replace Cypher & Cypher, but to independently review the financial records. Ms. Manolas suggested that a financial committee be appointed to periodically review the financial records. Mrs. Ackerman stated that she would like to have an accountant continuously overseeing the financial records, who would also attend meetings and provide financial reports. A resident questioned how the cost of that would be justified.

Mr. Scarpaci and Mr. Creighan discussed setting rates for advertising on the new Glencannon website (www.glencannonhomes.org). Mr. Scarpaci made a motion to offer an introductory rate of \$75 per ad per year. Ms. Manolas seconded the motion. Vote: 9 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Ms. Falleroni, Mr. Creighan, Mr. Morton, Mr. Sacco, Ms. Manolas, and Mrs. Ackerman)

Mr. Scarpaci reviewed the list provided by Patrick Hogan of the services he will be providing as pool manager this summer.

OPEN DISCUSSION: A resident asked about the corrected financial information contained in the March newsletter. Mr. Sarver stated that he reported the information the same way that it was previously reported in 2009. The resident requested that more detailed financial information be included in the newsletter.

A resident discussed safety issues with trees on common property behind the row of townhouses on Hunting Creek Road near Old Meadow Road. Mr. Scarpaci said the board will look into the problem.

Mrs. Ackerman discussed a sewage system easement that was sold for \$3000 to the developers of Foxchase several years ago, and suggested that there could have been an opportunity to sell it for a higher price at that time. She stated that she was told by a real estate agent that a pump station would be necessary if an easement was granted by Glencannon, giving Glencannon more bargaining power. Mr. Sacco clarified the difference between an easement and tap-in fees and stated that if Glencannon had not have provided an easement to the developer, condemnation proceedings would have begun. He stated that this would have been a lengthy and expensive route for Glencannon to pursue, and Glencannon would have lost.

Mr. Scarpaci made a motion to adjourn the meeting at 8:41 p.m. Mr. Flood seconded the motion.

Respectfully submitted by Sara Minshull.

Advertise in the Glencannon Newsletter!

AD SIZE	AD FEE	TYPING FEE
Full page	\$60	\$6
Half page	\$45	\$5
Quarter page	\$30	\$4
Business card	\$17	---
Line ads		\$0.40 per word

Discounts apply when consecutive ads are placed:

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price ad when you purchase 3

**Deadline for all ads except full-page ads is
the 15th of each month. Full-page ads are
due by the 20th of each month.**

Glencannon Executive Meeting Minutes

March 15, 2011

Board members present: President Frank Scarpaci, Vice President Dave Sarver, Lisa Ackerman, Tony Sacco, Terry Creighan, Rita Manolas

Meeting was called to order by Mr. Scarpaci at 7:20 pm.

The board reviewed the information submitted by the attorneys who were consulted regarding the process for determining the terms of board members and how the board should proceed. The attorneys recommended that the first step is for the board to agree upon the exact position held by each director. They provided the board with three options based on three different interpretations of how vacancies are to be filled according to the bylaws.

After the board agrees upon the positions of each director, the attorneys recommended that a regular meeting should to be held on April 12, 2011. To ensure that residents are given 30 days notice prior to nominations being accepted, nominations will not take place until the May 2011 regular meeting. At the May meeting, the board will follow the procedures established in the bylaws regarding nominations for election to the board of directors. At the conclusion of the regular meeting in May, the names of all nominees will be placed on an official ballot, and ballots will be mailed to each member along with notice of the Annual Meeting. This Annual Meeting, as recommended by the attorneys, will be scheduled in June 2011. All board members present unanimously agreed to follow the recommendations of the attorneys.

Mr. Creighan made a motion to rule the Annual Meeting held in March as invalid and to follow the strict interpretation of the bylaws as recommended by the attorneys. Mr. Scarpaci seconded the motion. Vote: 6 yes (Mr. Scarpaci, Mr. Sarver, Mrs. Ackerman, Mr. Sacco, Mr. Creighan, Ms. Manolas)

The board discussed the three options provided by the attorneys for determining the terms of board members. Mr. Sacco made a motion to randomly select one of these options. There was no second. To give board members more time to review these options, Mr. Scarpaci made a motion to conduct an email vote. These votes must be submitted to the secretary no later than 5:00 p.m. on Saturday, March 19, 2011. Mrs. Ackerman seconded the motion. Vote: 5 yes (Mr. Scarpaci, Mrs. Ackerman, Mr. Creighan, Mr. Sacco, Ms. Manolas) (Mr. Sarver had temporarily left the meeting at this point)

[This email vote resulted in Option #3 being selected by the board. This option stated that the board terms expiring in 2011 would be those of Frank Scarpaci, Tony Sacco, and Rita Manolas.]

The minutes from the February Executive Meeting on 2/21/2011 were reviewed and corrections were made. Mr. Scarpaci made a motion to approve the February Executive Meeting minutes. Mr. Creighan seconded the motion. Vote: 3 yes (Mr. Scarpaci, Mr. Creighan, Mr. Sacco) and 2 abstentions (Mrs. Ackerman, Ms. Manolas)

The minutes from the March Regular Meeting on 3/8/2011 were reviewed and corrections were made. Mr. Scarpaci made a motion to approve the March Regular Meeting minutes. Mr. Creighan seconded the motion. Vote: 5 yes (Mr. Scarpaci, Mr. Sacco, Ms.

Manolas, Mr. Creighan, Mrs. Ackerman)

Mrs. Minshull told the board that she may be unable to answer phone calls for a few days in April due to medical reasons. She plans to notify callers of this via the outgoing voicemail message, and will return any messages in a timely manner.

Mr. Scarpaci made a motion to adjourn the meeting. Mr. Creighan seconded the motion. Meeting was adjourned at 9:42 p.m.

[An email vote took place following the meeting to determine if the board should publish the list of 2010-2011 accomplishments in the April newsletter. The results of the vote were 5 yes (Mr. Scarpaci, Mrs. Ackerman, Mr. Morton, Mr. Flood, Mr. Creighan), 1 no (Mr. Sacco), and 2 abstentions (Mr. Sarver, Mrs. Manolas)]

Respectfully submitted by Sara Minshull.

PET PLAYMATES
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Local family owned business for 15 Years

The following information was provided by the attorneys of Sweat Law Office, who were consulted regarding the process for determining the terms of board members and how the board should proceed. The attorneys recommended that the Glencannon Board of Directors follow the five steps listed below, beginning with the Executive Meeting on March 15, 2011 (see minutes on opposite page). The Board of Directors has made the decision to follow this course of action, as recommended by the attorneys.

1. Hold a Special Meeting of the Board of Directors:

Frank Scarpaci, Dave Sarver, Rick Flood, Lisa Ackerman, Rita Manolas, Terry Creighan, John Morton, Vicki Falleroni

At this special meeting, the exact position held by each Director needs to be agreed upon:

Townhouse (T)	2011, 2012, 2013
Single Family (S)	2011, 2012, 2013
Open (O)	2011, 2012, 2013

The design and form of the official election ballot must also be determined. A quorum and majority vote are needed for this.

Following this special meeting it should be clear which three (3) Directors' terms are expiring and the procedure to be determined moving forward.

2. Hold a Regular Meeting (April 12, 2011):

Use this meeting as a chance to update residents as to the upcoming procedure for elections and conduct your meeting as usual. The current timeframe does not allow for nominations to occur at the April regular meeting unless 30 days notice has been given to the residents.¹ Therefore, nominations should be held at the regular meeting in May.

3. Hold a Regular Meeting to nominate candidates (May 2011):

As long as the Members of the Association have been given at least 30 days notice of the fact that nominations for Board of Director positions are going to be held, then hold nominations at this meeting.

At the May regular meeting, the Board of Directors should further follow the procedures established in the bylaws regarding nominations for election to the Board of Directors (Article V).

At the conclusion of the regular meeting, the names of all nominees should be placed on the ballot with a nominee being eligible for only one category (T, S, or O). Ballots should be mailed to each Member, along with notice of the annual meeting, at least fifteen (15) days prior to the annual meeting.

4. Hold an Annual Meeting:

At the annual meeting, follow the procedures established in the bylaws, including the selection of an Election Committee. Have the election committee tally all eligible votes. Once the three (3) new Directors have been determined, they will begin to serve a three (3) year term.

5. Moving forward:

It is our recommendation that vacancies are only filled at regular meetings and that it is clearly detailed which vacant position is being filled and when that term is set to expire. The annual meeting should only involve the election of three expiring Director positions and not for vacancies. This should help to clear up term/position discrepancies moving forward.

Also, it should be made clear (in the minutes) that the three terms being voted on at this special annual meeting will expire March of 2014 to keep consistent with all other terms (and not run three years from the exact date of this special annual meeting which is likely to be held in June).

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6 Garbage & Recycling	7	8	9
10	11	12 BOARD MEETING 7:00 p.m. Hilton Garden Inn Southpointe	13 Garbage	14	15	16
17	18	19	20 Garbage & Recycling	21	22 No school	23
24	25 No school	26	27 Garbage	28	29	30

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