
Glencannon

NEWSLETTER

December 2011



***Happy
Holidays!***

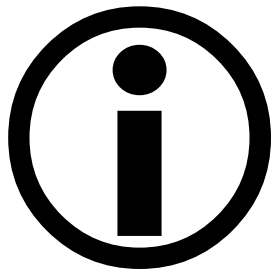
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GLENCANNON BOARD OF DIRECTORS

Dave Sarver, *President*
April John, *Vice President*
Lisa Ackerman Richard Flood
Brent Adams Tony Sacco
Terry Creighan

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



Glencannon Resource Page

Babysitters

Krystina Litton	746-6747
Mary Lloyd	745-5988
Ashley Lucot	746-2730
Sarah Ackerman	745-3989
Carly Cappelli	743-3345
Katie Rosemeier	223-9653
Sarah Rosemeier	223-9653
Kaylyn Kusluch	746-8649
Breanna McDade	328-1731

Teen Yard Work

Nolan Poness	746-5210
Riley Poness	746-5210
Mark Gault	678-0664
Patrick Bonner	746-0249
Cody Kusluch	678-5640

Dog Walking

Bethany Henderson	746-4087
Janine Dolanch	328-0716
Natalie Ackerman	745-3989
Ethan Hopf	746-8655

Canon McMillan School District

Administration Building	746-2940
Borland Manor Elementary	745-2700
N. Strabane Intermediate	873-5252
Canon McMillan High School	745-1400
Transportation Department	745-1502
St. Patrick Catholic School	745-7977

North Strabane Twp. Municipal

Animal Control	746-4344
Police/Fire/Ambulance	911
Township Office	745-8880
Police Administration	746-8474
Maintenance	745-1404

Utilities

Waste Management	800-866-4460
Allegheny Power	800-255-3443
PA American Water	800-474-7292
Equitable Gas	412-395-3050
Verizon	800-660-2215
Comcast Cable	724-745-4734
Gas Leaks	800-253-3928
PA-1 Call	800-242-1776

If you would like to add your name to any of the above lists, just call the Association at 724-745-4911.

Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

glencannon15317@yahoo.com

December Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, December 13, 2011 at 7:00 p.m. at the North Strabane Fire Hall, 2550 Washington Road, Canonsburg, PA 15317.

All residents are invited to attend.

BOARD VACANCIES for the Glencannon Board of Directors are available.

The available vacancies are for an OPEN position that expires in March 2014 and a SINGLE FAMILY position that expires in March 2012 (3-month term).

These positions will be filled at the Regular Meeting on December 13, 2011.

Prospective Board members 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.

NOTICE TO RESIDENTS:

Your assessments for 2012 will remain at \$43 per month.



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 from the association secretary or online at www.glencannonhomes.org/accrequestform.pdf

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!

Garbage Containers

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.

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/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 Homes Association FINANCIAL REPORT October 31, 2011

General Operating Fund

Checking	\$2,153.17
Money Market	\$10,318.44
Total as of 10/1/2011	\$12,471.61

General Fund Revenue

Association Fees	\$18,778.01
Resale Packets	\$150.00
Money Market Interest	\$0.25
Newsletter Ads	\$0.00
Rec Center Guests	\$0.00
Rec Center Rental	\$0.00
Rec Center Deerfield	\$0.00
Total	\$18,928.26

General Fund Expenditure

Rec Center	\$811.51
Commons	\$37.40
Grounds	\$2,917.54
Trash	\$5,696.51
Administrative	\$3,456.27
Total	\$12,919.23

General Operating Fund

Beginning Balance	\$12,471.61
Deposits	\$18,928.26
Disbursements	\$12,919.23
Total as of 10/31/2011	\$18,480.64


PLEASE NOTE:

- The amount that has been spent on the pond lawsuit to date as of November 15, 2011 is \$86,875.20.
- The current balances of our other accounts are:

Citizens CD	\$18,105.43
Citizens Capital Reserves	\$44,777.24
Washington Federal CDs	\$42,916.86
Edward Jones	\$242,339.00


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McMurray, PA 15317
724-941-8680 ext 217
412-997-3969 CELL

RealtorJAA@aol.com
<http://JudiAgostinelli.Realtor.com>

Glencannon Executive Meeting Minutes

October 18, 2011

Board members present: Vice President April John, Tony Sacco, Dave Sarver, Terry Creighan, Brent Adams, and Lisa Ackerman. Mr. Flood arrived later in the meeting.

Meeting was called to order by Mrs. John at 7:45 p.m.

Mrs. Ackerman introduced a representative from Heartland Payment Systems to present information on their payment processing services. Mrs. John said that although the Board may consider accepting credit cards in the future, hiring a payment processing firm is not an option at this time due to the added expense.

Mrs. John discussed the proposed procedures for handling delinquent accounts. These procedures include retaining a collection agency to collect on moderately delinquent accounts and filing or updating liens against severely delinquent accounts. Mrs. John made a motion to accept these procedures for handling delinquent accounts. Mr. Adams seconded the motion. Vote: 6 yes (Mrs. John, Mr. Adams, Mr. Sacco, Mrs. Ackerman, Mr. Sarver, and Mr. Creighan).

Mrs. John made a motion to require that Board members give a reason for abstaining from votes. Mr. Adams seconded the motion. Vote: 4 yes (Mrs. John, Mr. Adams, Mr. Sarver, and Mr. Sacco) and 2 no (Mr. Creighan and Mrs. Ackerman).

Mr. Flood arrived at the meeting.

The minutes from the September Executive Meeting on 9/20/2011 were reviewed and additions were made. Mr. Flood made a motion to approve the 9/20/2011 Executive Meeting Minutes. Mr. Creighan seconded the motion. Vote: 6 yes (Mr. Flood, Mr. Creighan, Mrs. John, Mr. Sacco, Mr. Sarver, and Mr. Adams) and 1 no (Mrs. Ackerman).

The minutes from the October Regular Meeting on 10/11/2011 were reviewed and additions were made. Mr. Flood made a motion to approve the 10/11/2011 Regular Meeting Minutes. Mr. Creighan seconded the motion. Vote: 5 yes (Mr. Flood, Mr. Creighan, Mrs. John, Mr. Sacco, and Mr. Sarver), 1 no (Mrs. Ackerman), and 1 abstention (Mr. Adams, due to the fact that he was not present at the October Regular Meeting).

Mrs. Ackerman left the meeting at 9:04 p.m.

The financials from September 2011 were discussed, and Mr. Sarver made a motion to approve them. Mr. Creighan seconded the motion. Vote: 6 yes (Mr. Sarver,

Mr. Creighan, Mrs. John, Mr. Sacco, Mr. Flood, and Mr. Adams).

The recent resignations of Rita Manolas and John Morton were discussed. Elections for these open Board positions will be held at the December Regular Meeting on December 13, 2011.

Committee chairs were discussed. Mrs. John mentioned that committee chair positions are to be voted on by the Board, and this was not done when Ms. Manolas appointed certain committee chairs over the summer. There is currently no ACC chair, and Mrs. John asked Mrs. Minshull to email new ACC requests to the entire Board until an ACC chair can be established. Mrs. John nominated Mr. Sacco to chair the commons committee. Mr. Flood seconded the motion. Mr. Sacco accepted the nomination. Vote: 4 yes (Mrs. John, Mr. Flood, Mr. Sarver, and Mr. Adams), 1 no (Mr. Creighan), and 1 abstention (Mr. Sacco, due to the fact that he was the nominee).

Mr. Sacco made a motion for a resolution that email will be the primary form of communication for Board members who have a computer and email capabilities. Mr. Flood seconded the motion. Vote: 6 yes (Mr. Sacco, Mr. Sarver, Mr. Creighan, Mr. Adams, Mrs. John, and Mr. Flood).

Mrs. Ackerman returned to the meeting at 9:30 p.m.

Mrs. John nominated Mr. Creighan as chair of the rec center committee. Mr. Flood seconded the motion. Mr. Creighan accepted the nomination. Vote: 6 yes (Mrs. John, Mr. Sarver, Mrs. Ackerman, Mr. Adams, Mr. Flood, and Mr. Sacco) and 1 abstention (Mr. Creighan, due to the fact that he was the nominee).

Mrs. John announced that nominations would be accepted for President of the Board. Mr. Flood nominated Mr. Creighan and Mrs. Ackerman seconded the motion. Mr. Creighan declined the nomination. Mr. Adams nominated Mr. Sarver and Mrs. John seconded the motion. Mr. Sarver accepted the nomination. Mr. Sacco nominated Mrs. John. Mrs. John declined the nomination. Voting will take place at the Regular Meeting on 11/8/2011 as mandated by the bylaws. Mr. Creighan suggesting naming Mr. Sarver as Interim President until the Regular Meeting. Mrs. John made a motion for Mr. Sarver to be Interim President. Mr. Creighan seconded the motion. Vote: 5 yes (Mrs. John, Mr. Creighan, Mr. Flood, Mr. Adams, Mr. Sacco), 1 no (Mrs. Ackerman), and 1 abstention (Mr. Sarver, due to the fact that he was the nominee).

Mrs. John made a motion to adjourn the meeting. Mr. Flood seconded the motion. Meeting was adjourned at 9:52 p.m.

Respectfully submitted by Sara Minshull.

Glencannon Regular Meeting Minutes

November 8, 2011

Board members present: Vice President April John, Dave Sarver, Terry Creighan, Tony Sacco, and Lisa Ackerman. Mr. Flood arrived later in the meeting.

Meeting was called to order by Mrs. John at 7:10 p.m.

Mrs. John discussed the recent resignation of Board members Rita Manolas and John Morton. Since Ms. Manolas was president at the time of her resignation, Mrs. John explained that a new president would be elected by the Board. Nominations for president were held at the Executive Meeting on 10/18/2011, and Mr. Sarver accepted a nomination. Mrs. John asked for the Board to vote on Mr. Sarver as president. Vote: 3 yes (Mr. Sacco, Mrs. John, and Mr. Creighan), and 2 abstentions (Mrs. Ackerman, because she previously nominated Mr. Creighan but he declined; and Mr. Sarver, because he was the nominee).

OPEN DISCUSSION: Resident Louis Sklinchar expressed concern that a payment he mailed on 8/17/2011 did not clear his bank until 8/30/2011. Mrs. Minshull explained that payments are deposited once or twice a week, depending on the volume of payments that are received at various times during the month. It was further explained to Mr. Sklinchar that payments are recorded in the Association's accounting system within a day or two of when they are received, so his payment was never in danger of being late. Mr. Sklinchar also thanked Mrs. Ackerman for helping to take care of a problem with high grass and exposed wires in the Pheasant Cove area.

Resident Consuelo Fossum stated that she enjoyed attending the bonfire with her family, and agreed with Mr. Sklinchar's comments about the problem with the exposed wires. Ms. Fossum added that she felt Mrs. Ackerman should have abstained from the vote at the 9/20/2011 Executive Meeting on the chair of the pond committee, since Mrs. Ackerman's husband was the nominee. Ms. Fossum also suggested that the Board attempt to limit comments by various members to a minute or two.

FINANCIALS: The Board reviewed the financial information for October 2011 that had been distributed prior to the meeting. Mrs. John made a motion to approve the October 2011 financials. Mr. Creighan seconded the motion. Vote: 4 yes (Mr. Sarver, Mr. Creighan, Mrs. Ackerman, and Mrs. John) and 1 abstention (Mr. Sacco, who abstained because he received a check for reimbursement in October).

Mr. Sarver mentioned that the proposed budget will be reviewed at the Executive Meeting, and any announcements regarding the assessment amount for 2012 will be shared with the community.

Mr. Sacco discussed the problem of delinquent accounts and proposed that the Board consider discontinuing trash collection service after the current contract with Waste Management is completed at the end of 2012. He stated that the association dues would be reduced by the amount that Glencannon currently pays for trash collection for each resident, and residents would pay approximately \$5.00 more per month to obtain trash collection service through the township. Pros and cons of this idea were discussed. Resident Vicki Falleroni expressed concern that some residents might not pay for trash collection and this could cause problems for neighboring residents.

COMMONS: Mr. Sacco discussed the problem with the gap between the pool building and the adjacent area. He added that he will contact Verizon about the previously-mentioned problems with exposed wires in the community.

Mr. Flood arrived at 7:50 p.m.

REC CENTER: Mr. Creighan stated that there still has only been one bid received for the work on the baby pool, in spite of Patrick Hogan's efforts to obtain other bids. He suggested waiting until the spring to have this work done.

ACC: Mrs. John stated that one ACC request was recently received and approved for a residence on Cricketwood Court.

OLD BUSINESS: Mr. Sklinchar asked about the status of the pond lawsuit. Mr. Sarver stated that the Board will share the expert's report with the community if their attorney approves this.

Mr. Creighan stated that the attorney who represented the Association and Board members in the lawsuit filed by resident Cheryl Cokley has prepared a synopsis of the case for the community. Mr. Creighan made a motion to publish this synopsis in the newsletter. Mr. Flood seconded the motion. Vote: 5 yes (Mr. Creighan, Mr. Flood, Mrs. John, Mrs. Ackerman, and Mr. Sacco) and 1 abstention (Mr. Sarver, who abstained because his name was on the letter).

NEW BUSINESS: None.

Mr. Sarver made a motion to adjourn the meeting. Mrs. John seconded the motion. Meeting was adjourned at 8:20 p.m.

Respectfully submitted by Sara Minshull.

LETTERS

Dear Members of the Glencannon Homes Association:

I had been retained by Cincinnati Insurance Company to defend Glencannon Homes Association, and Glencannon Board of Director members, David Sarver, Lisa Ackerman, Terry Creighan and Rick Flood, in a lawsuit filed by Cheryl Cokley. My defense was provided to the Association and the individually-named Board members pursuant to a policy of insurance that the Glencannon Homes Association had with Cincinnati Insurance Company.

Ms. Cokley filed a lawsuit against Glencannon Homes Association and the aforementioned individually-named Board members on June 17, 2011. In her lawsuit, Ms. Cokley claimed that she was improperly denied a position on the Board of Directors. Ms. Cokley had been nominated to serve on the Glencannon Homes Association Board of Directors in August 2010. A dispute had arisen regarding whether or not Ms. Cokley was a member in good standing at the time of her nomination. She filed the lawsuit on June 17, 2011 seeking an injunction. In essence, what this means is that Ms. Cokley sued Glencannon Homes Association, David Sarver, Richard Flood, Lisa Ackerman and Terry Creighan and asked the Court to order the Defendants to immediately allow her to assume her seat on the Glencannon Homes Association Board of Directors.

Pursuant to the policy of insurance issued to Glencannon Homes Association, I entered my appearance on behalf of all Defendants and defended against Ms. Cokley's request for an injunction. First, I filed Preliminary Objections seeking dismissal of Ms. Cokley's Complaint. The basis of my Preliminary Objections was that under the law, injunctive relief was not proper. I argued in the Preliminary Objections that Ms. Cokley has not plead the requisite elements for injunctive relief. In essence, in order to obtain injunctive relief as Ms. Cokley was requesting, she had to plead a clear right to relief, an urgent necessity to avoid an injury which cannot be compensated for by damages and that greater injury would result from refusing, rather than granting the relief requested.

During the course of my representation of Glencannon Homes Association, David Sarver, Richard Flood, Lisa Ackerman and Terry Creighan, I met with various members of the Board.

I had also received a letter dated July 26, 2011 that was purportedly authored by Terry Sacco, Rita Manolas, April John and John Morton. I have enclosed a copy of that letter for your reference. In response to this July 26, 2011 letter, I offered to and made myself available to meet personally with Mr. Sacco, Ms. Manolas, Ms. John and Mr. Morton. Indeed, I did hold this meeting with Mr. Sacco, Ms. Manolas and Ms. John on September 23, 2011. I made myself available to them to answer any questions they may have regarding the representation Cincinnati Insurance Company was providing to Glencannon Homes Association and the individually-named Board members.

On September 30, 2011, the Court dismissed Cheryl Cokley's request for injunctive relief. In essence, the Court determined that Ms. Cokley has not plead facts sufficient to show that she is entitled to injunctive relief. Specifically, the Court felt that she has not plead any facts to show that a greater injury will result from refusing, rather than granting of the relief requested. Ms. Cokley has thirty (30) days to file an appeal to this Order dismissing her lawsuit.

The policy of insurance issued to Glencannon Homes Association does have a \$1,000.00 deductible. Thus, Glencannon Homes Association will likely be charged \$1,000.00 by Cincinnati Insurance Company as a result of Ms. Cokley filing a lawsuit against the Association and individual Board members. I am not certain if, or how, this lawsuit will have an impact on any increase in premiums for insurance for Glencannon Homes Association in the future. If you have any questions regarding any increase in premiums, I would direct you to speak to your insurance agent regarding that.

If an appeal is filed by Ms. Cokley, I will notify the involved Board members. Thank you.

Sincerely,

Trisha A. Gill

To the Residents of Glencannon,

I am a former member of the Board of Directors of the Glencannon Homes Association, and have served with some of the current board members, and with many other fine members of our community. I trust that my reputation among those colleagues and my neighbors will speak for itself. My wife Cheryl and would like to thank all of the residents who have supported her during this past difficult year as she sought to protect the interests of the entire community against the reckless actions of a few board members. Unfortunately, circumstances, both political and personal, have aligned to prevent her from continuing her fight to bring a measure of accountability to the board. It now becomes the responsibility of every community member to get involved to ensure that the board represents the best interests of the entire community.

To those current members of the board who perpetrated the farce and fiction of the "late fee" that was used to prevent Cheryl from taking her rightful seat on the board; it's not just your loss, but a loss for the entire community. Her work in her church, her volunteer efforts, and the selflessness and caring she exhibits to acquaintances, friends, and neighbors can be attested to by many, and Glencannon is the worse for her not being permitted to serve. The irony is that her personal commitments would have made it difficult to find the time for the responsibility, but as always, she was willing to give it her all. Shame on you. Your profound lack of integrity embarrasses not only the board, but the entire community, and time will tell what the financial cost will be to Glencannon residents. It seems inevitable that the many questionable actions taken by the board will result in significantly higher assessments sooner or later.

Nevertheless, as Glencannon moves forward and faces the challenges before us, it is important that we are a united community. While the irresponsible actions of some board members have prevented the formation of a united front, there are several things that the board can do now to regain some of the community trust that it has lost. I would like to propose three initial, common sense, actions:

1) The board should immediately make available to every resident the entire documentation of the necessity of the lawsuit. This action threatens to financially ruin our community. Since every resident will be required

to pay for the outcome, every resident should have access to all of the DEP reports, the expert opinions, and the financial estimates of the cost of the suit, the cost of any work required, and what regulatory authorities require of us.

2) The board should immediately engage an outside, independent accounting firm to complete a comprehensive forensic audit of board expenditures over the past three years. There remains an appearance that current, former, and late board members benefited financially from inappropriate actions. Landscaping for personal homes; no-bid contracts (or "verbal" bids) on work that appears to be far overpriced; personal legal fees being paid for by the community, and so on- all create the appearance of an environment where board members have taken financial advantage of their position and their neighbors. We need to know with confidence if any of this is true. The board must hold itself up to the scrutiny it deserves.

3) The board should recommit to following the letter and spirit of the bylaws that bind us together. If our bylaws are not sufficient to accomplish our purposes, then the board should begin a process to update them for the benefit of all.

Each of these actions should be brought to motion and vote at the next board meeting, with the individual votes publicized so that the community can have a sense of whether there is a commitment to forthrightness, truth, and honesty, or if our concerns and fears have foundation.

Respectfully,

John Cokley

To Glencannon Residents:

I wanted to take the time to say thank you to all the residents who attended or donated their time and snacks to our community bonfire. It is a pleasure to assist our community in returning some traditional events that people have longed for. I hope the live music and warm glow of the fire was enjoyed by all. May you and your families have a blessed and happy Thanksgiving.

Sincerely,

Lisa Ackerman

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energy to run them. 12% discount on
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Request for Review
Architectural Control Committee
Glencannon Homes Association, Inc.

Name: _____ Date: _____

Address: _____ Date Rec'd: _____

Telephone: _____ Lot: _____

Project Description:

Owner's Signature: _____

ACC Recommendations & Comments:

ACC Committee's Signatures: _____

INSTRUCTIONS: Prepare a written description and a sketch of the proposed improvement or change in sufficient detail so that the committee can make a decision. Provide a site plan, including unit location, and indicate where on the property the improvement is to be located. The ACC has 30 days in which to respond to your request. If you do not receive a response in 30 days, the request is automatically approved.

MAIL REQUESTS TO:

Glencannon Homes Association ♦ P.O. Box 831 ♦ McMurray, PA 15317

December 2011


Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7 Garbage	8	9	10
11	12	13 BOARD MEETING 7:00 p.m. at the North Strabane Fire Hall	14 Garbage & Recycling	15	16	17
18	19	20	21 Garbage	22	23	24
25	26	27	28 Garbage & Recycling	29	30	31



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marcia@personnelstaffers.com
kris@personnelstaffers.com