

# The **Glencannon** Newsletter

Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

## February 2015

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### **GLENCANNON**

### **BOARD OF DIRECTORS**

**Terry Creighan, President**  
**Shawn Beard, Vice President**

John Ackerman

Jim Byer

Sheila Christopher

Richard Flood

Ed Frohnafel, Jr.

Rita Manolas

Tony Sacco



The Annual Meeting of the  
Members will be

**March 17, 2015 - 7:00 pm**  
(Details Page 4)

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

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### Babysitters

Breanna McDade	328-1731
Krystina Litton	746-6747
Mary Lloyd	745-5988
Ruth Ann Heinen	554-3661
Ashley Lucot	746-2730
Sarah Ackerman	745-3989
Kaylyn Kusluch	746-8649
Janine Dolanch	531-0095
Fran Toma	413-5738

### Teen Yard Work

Patrick Bonner	746-0249
Tyler Oravetz	412-980-4389
Cody Kusluch	678-5640

### Dog Walking

Bethany Henderson	746-4087
Janine Dolanch	531-0095
Natalie Ackerman	745-3989
Ethan Hopf	746-8655
Tyler Oravetz	412-980-4389

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

### Canon McMillan School District

Administrative Building	746-2940
Borland Manor Elementary	745-2700
N. Strabane Intermediate	873-5252
Canon McMillan H.S.	745-1400
Transportation Department	745-1502
St. Patrick Catholic School	745-7977
Canon McMillan M.S.	745-9030

### North Strabane Twp. Municipal

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

### Utilities

West Penn Power	800-686-0021
<i>To report outages</i>	<i>800-544-4877</i>
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
Allied Waste Services	412-429-2600

## Glencannon Homes Association

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

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



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

# 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 \$50 fine may be assessed for failure to submit the ACC form with proper approval.

A copy of the ACC form is available from the association secretary, in most newsletters or online at:

[www. Glencannonhomes.org/accrequestform.pdf](http://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 unsure about your current balance, 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!**

## 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.)

### Glencannon Phone Hours

<b>Mondays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Wednesdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

## 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 Secretary 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.**

### Attorney Fee Policy

Residents who fail to pay the monthly \$43 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney file a lien on their property (for lack of payment) will also have those fees added to their account.



# Glencannon Community News

## Next Monthly Meeting of the Directors, February 10, 2015 at 7:00 pm

(Frank Sarris Public Library, 35 N. Jefferson Avenue Canonsburg, PA 15317,  
(Meeting Room 3 -second floor)

### New Administrative Fee policy

The Glencannon Homes Association Board of Directors has voted to re-structure the fees for association dues.

Effective April 1, 2015, an administrative fee of \$7.00 per month will be charged on ALL past due accounts.

In addition, households that exceed \$250 will have an additional 6% per annum finance charge on the balance.

**GHA can also restrict pool use, revoke voting rights, assess fees, place a lien against the property and foreclose on the homeowner.**

Call today for your balance:  
**(724) 745-4911**

### Annual Meeting

Three board seats will expire in March, 2015, a single family home position, a townhouse position and an open position.

Nominations for these seats will be accepted at the February 10, 2015 regular meeting or you can submit an advance request in writing (must be seconded at the meeting). Official ballots will be distributed to all residents.

**The Annual Meeting will be March 17, 2015 at 7:00 pm at the Frank Sarris Public Library in Canonsburg (35 N. Jefferson Avenue Canonsburg, PA 15317).**

Prospective board members must reside in Glencannon and must be current in dues.

### New Meeting Location

The monthly meeting of the Directors will be held on the 2nd Tuesday of each month as usual, but will now be held at the **Frank Sarris Public Library** in Canonsburg (35 N. Jefferson Avenue Canonsburg, PA 15317).

The start time will be **7:00 pm** for the meetings held at the Library. Summer meetings will be at the Glencannon Pool Pavilion and will start at 7:30 pm.

Residents are reminded  
that trespassing on  
the frozen pond is  
**STRICTLY PROHIBITED.**  
Please be safe this winter.

## Glencannon Homes Association – 2015 Budget

		<u>Income</u>	
	4010	Assessment Income	\$268,350
	4012	Late Fee charges	\$8,250
	4015	Resale & Lien LTR Income	\$2,000
	4020	Interest Income	\$15
	4025	Interest – Delinquent Accounts	\$3,750
	4030	Newsletter Income	\$1,750
	4031	Interest Capital	\$300
	4042	RC concession	\$300
	4043	RC Guest Fee Income	\$2,000
	4044	RC Pool Rental	\$300
	4045	RC Heights Passes	\$1,400
	4046	Swim Lessons	\$2,000
	4054	ACC Fine	\$50
		<b>Total income</b>	<b>\$290,465</b>
		<u>Expenses</u>	
<b>Recreation</b>			
	5105	RC Management	\$6,000
	5110	RC Gross Wages	\$22,000
	5115	RC Payroll Taxes	\$2,200
	5131	RC Electricity	\$4,000
	5132	RC Gas	\$2,500
	5133	RC Water	\$2,500
	5140	RC Maintenance & Supplies	\$6,000
	5141	Pool Chemicals	\$2,200
	5145	Tennis Court Maintenance	\$50
	5199	RC Misc.	\$150
			<b>\$47,600</b>
<b>Commons</b>			
	5430	Commons Utilities	\$1,500
	5440	Commons Maintenance	\$14,000
	5450	Pond Maintenance	\$20,000
	5455	Playground Maintenance	\$2,500
	5400	Other	\$250
			<b>\$38,250</b>
<b>Administration</b>			
	5456	Landscaping	<b>\$50,000</b>
	5710	Adm. Gross Wages	\$19,000
	5715	Adm. Payroll Taxes	\$2,100
	5730	Rubbish	\$50,000
	5734	Bank Service Charges	\$900
	5735	Legal fees	\$40,000
	5740	Audit and Tax Prep	\$5,500
	5745	Professional Services	\$6,000
	5751	Liability/D&O Insurance	\$8,000
	5752	Workman's Comp	\$1,335
	5765	Office Equip	\$600
	5770	Office Communication	\$1,800
	5780	Office Supplies	\$2,400
	5791	Newsletter Printing	\$3,500
	5792	Newsletter Delivery	\$600
	5795	Printing	\$200
	5805	Bad Debts	\$9,000
	5820	Pool Parties	\$400
	5860	Community Day	\$2,000
	5890	Activities – Other	\$1,000
	5999	Admin. Misc.	\$250
	6560	Payroll Expenses	\$30
			<b>\$154,615</b>
		<b>Total Expenses</b>	<b>\$290,465</b>



**Glencannon Homes Association  
2014 Financial Report  
As of December 31, 2014**

	GENERAL FUND	REPLACEMENT FUND	YTD TOTAL
<b>Income Statement:</b>			
<b>Revenues:</b>			
<b>Association Fees</b>	\$268,163	\$-	\$268,163
<b>Other Fees</b>	\$11,292	\$19,696	\$30,988
<b>Total</b>	<b>\$279,455</b>	<b>\$19,696</b>	<b>\$299,151</b>
<b>Expenditures:</b>			
<b>Recreation</b>	\$42,970	\$-	\$42,970
<b>Commons Maintenance</b>	\$5,537	\$-	\$5,537
<b>Landscaping</b>	\$53,104	\$-	\$53,104
<b>Garbage Removal</b>	\$51,533	\$-	\$51,533
<b>Legal Services</b>	\$148,147	\$-	\$148,147
<b>Administrative</b>	\$41,688	\$(4,384)	\$37,305
<b>Total</b>	<b>\$342,979</b>	<b>\$(4,384)</b>	<b>\$338,595</b>
<b>Excess (Deficit):</b>	<b>\$(63,524)</b>	<b>\$24,079</b>	<b>\$(39,444)</b>
<b>Beginning Balance</b>			
<b>Beginning Balance</b>	\$59,952	\$474,495	\$534,447
<b>Revenue +</b>	\$279,455	\$19,696	\$299,151
<b>Expenditures -</b>	\$(342,979)	\$(4,384)	\$(347,362)
<b>Change in Working Capital</b>	\$56,846	\$-	\$56,846
<b>Transfers +/-</b>	\$34,000	\$(34,000)	\$(0)
<b>Ending Balance</b>	<b>\$87,274</b>	<b>\$455,807</b>	<b>\$543,082</b>
<b>Bank and Investment Accounts:</b>			
<b>Bank - Checking</b>	\$58,827	\$17,374	\$76,201
<b>Money Market</b>	\$28,447	\$-	\$28,447
<b>CD's</b>		\$44,146	\$44,146
<b>PNC Advisor Investments</b>		\$394,288	\$394,288
<b>Total</b>	<b>\$87,274</b>	<b>\$455,807</b>	<b>\$543,082</b>

**Pond Lawsuit:**

Total cost/paid to date (last 4 years) \$354,314

Total amount forgiven from Eckert Seamans:

\$14,764.58

Remaining balance owed: \$35,904.87

**Electronics Disposal**

Due to a new PA electronics recycling law, Electronics can not be disposed to municipal waste. This includes computers, TV's and any components of these devices.

For more information on Electronic Disposal and Recycling sites, visit the Washington County Planning Commission Website at: [www.depweb.state.pa.us](http://www.depweb.state.pa.us).

Most Goodwill stores will accept Computers and electronics however, they recently discontinued accepting televisions.

# Reminder!

Glencannon ACC regulations require that GARBAGE CONTAINERS are to 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 5:00 p.m. the night before collection day**, and should be removed the next day.

Thank you!



Judi Agostinelli, Associate Broker, ABR, CRS, GRI  
 724-941-8680 ext 217  
 Cell 412-997-3969  
 RealtorJAA@aol.com  
 Web Site JudiAgostinelli.Realtor.com

# ALL AGENTS ARE NOT CREATED EQUAL

- **Ranked #1 among CENTURY 21 Agents** in Pennsylvania for units SOLD
- **Ranked #2 among CENTURY 21 Agents** in the State of Pennsylvania
- **Ranked #86 among CENTURY 21 Agents** in the Unites States (The top .16% of Agents)
- **Recipient of the CENTURY 21 Centurian Award and the CENTURY 21 Double Centurian Award** (Level reached by .25% of agents)
- **Life Member of the Centurian Honors Society** (2.09% of agents to have ever reached this level)
- **CENTURY 21 Quality Service Award** Recipient
- Washington-Greene Association of Realtors **Circle of Excellence Member Diamond Award Recipient**
- 2010-2013 **Five Start Real Estate Agent Award** (Less than 7% of real estate agents in this area receive the award)
- **Associate Broker** (licensed in 2006 and a licensed Realtor since 1992)
- **Certified Residential Specialist** (CRS designation - comprises of only 3% of Realtors)
- **Accredited Buyer Representative** (ABR designation)
- **Graduate of the Real Estate Institute** ( GRI designation)
- California University of Pennsylvania, **Bachelor of Science** 1983
- **Epsilon P Tau** (Honor Society for Professionals in Technology)

*There are many qualities and skills that go into being a successful real estate agent: integrity, in-depth community and market knowledge, marketing savvy, effective negotiation skills and a high quality professional network, all of which are hallmarks of how I work.*

*That said, in my experience as a Washington and Allegheny County Real Estate Professional, I've also found that providing the very best service is essentially about **putting my client first**. This means keeping myself accessible, being a good listener as well as a good communicator, and responding quickly to the needs of my clients.*

*This "**client first**" philosophy has always been my approach and it requires me to continually improve my skills and ways of doing business. In addition, I've found that the latest technologies are enabling me to do everything I've always done, only much more quickly and efficiently. They've also helped me to extend the range of services I provide to my clients.*

**Glencannon Homes Association  
Executive Board Meeting  
January 6, 2015**

Board members present: Terry Creighan - President, Tony Sacco, Ed Frohnaphel, Jr., Rita Manolas, John Ackerman and Sheila Christopher. Jim Byer, Shawn Beard and Rick Flood – not present excused.

Mr. Creighan called the meeting to order at 7:00pm.

The board was distributed the financials including the upcoming bills, budget consumption, AR and the monthly check register. Details of the AR were discussed and the improvement of the list was noted. Upcoming bills and legal fees were discussed as well. The board also talked about the current liens and details of the particular properties in foreclosure.

**ACC**

It was reported that there were no ACC requests over the last month.

**Rec**

A clock and replacement wheels for the dolly were purchased for the pool over the last week.

**Commons**

The board discussed that signs will be going up by the pond noting that there cannot be any walking on the ice. This is required for insurance purposes and the safety of the residents. The board also discussed that there is also an issue with the pool dumpster and it was used over the last few weeks. O'Brien Landscaping's contract is due for renewal in late February. The board discussed reviewing the contract and determining any changes needed.

**Old Business**

The board discussed that the 2015 budget has been approved and will be published in the February newsletter. The Annual Meeting will occur in March and the board discussed which terms will be up at that time.

**New Business**

The details of the pond lawsuit were discussed.

Frohnaphel, Jr. made a motion to adjourn meeting at 7:25

*Respectfully Submitted, Kimberly Spicer*

**Glencannon Homes Association  
Monthly Meeting of the Directors  
January 13, 2015**

Board members present: Terry Creighan - President, Shawn Beard – Vice President, Ed Frohnaphel, Jr., Rick Flood, Jim Byer. John Ackerman, Rita Manolas. Sheila Christopher and Tony Sacco, not present and excused.

Mr. Creighan called the meeting to order at 7:00pm

**Financials**

The board discussed the financials that were distributed one week ago. Mr. Frohnaphel, Jr. made a motion to approve the financials. Ms. Manolas seconded the motion. Mr. Creighan – yes, Mr. Flood – yes, Mr. Byer – yes, Mr. Ackerman- yes, Mr. Beard – yes.

**Commons**

The commons chair stated that O'Briens was contacted and they will be putting up the needed signs at the pond. They were also notified that they need to do the needed work for the Safety Inspection. The board also discussed the upcoming contract renewal for O'Brien Landscaping. A draft checklist was distributed and reviewed by the board. Once the checklist is finalized, it will be implemented by the staff at O'Brien Landscaping.

**Rec**

No report.

**ACC**

There were no ACC requests over the last month.

**New Business**

A board member stated that he obtained information from another attorney who is interested in representing Glencannon Homes Association. The proposal will be distributed to all board members for review. The board discussed that all possible candidates will be reviewed and a decision will be made.



## Open Discussion

A resident was present and stated that he received mail intended for GHA, which he provided. He also asked about the status of the lawsuit. The board discussed this information with him.

Mr. Frohnaphel, Jr. made a motion to adjourn at 7:15pm.

*Respectfully submitted, Kimberly Spicer*

### 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		\$.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 add 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.

Web site ads are available at an introductory  
rate, \$75.00 (for 1 year, on the home page.)  
\$95.00 (for 1 year, on all pages.)

## How to Make Your Living Room Appear Larger

Can't seem to create a living room that feels quite right? Looking for some styling tips that will bring your living room up a notch? Here are five ideas that can dramatically improve your living room.

1. Move the furniture away from the walls: The tendency is to place your furniture against the walls, but giving it a little room to breathe will make the seating area seem cozier while also making the room seem more spacious.
2. Mix old and new pieces: Using the same furniture set to furnish an entire room can make it seem a bit sterile. Try to mix and match different pieces and styles to give your living room a more eclectic feel.
3. Keep everything low: Arranging photos and artwork lower on walls will make a room appear larger, and can also draw more attention to the pieces themselves.
4. Place a bookshelf behind the sofa: It doesn't have to be your entire personal library. Mix and match books with knick-knacks and other items to add some depth and texture to the space behind your sofa.
5. Try a smaller coffee table: Your current coffee table is probably larger than it needs to be, and it may be dominating the room. Try downsizing to a table that can still hold magazines, a centerpiece, and a few drinks, but will also give you a bit more room to move around your furniture.



Staffing and Training Services

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Hermaine G. Muno  
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Greetings,

The **sole purpose** of the Glencannon Homes Association's Architectural Control Committee [ACC] is to provide **standards and guidelines** for the Residents and the ACC so as to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

As you begin to plan for spring and summer exterior additions, changes, alterations or improvements to your home please review the list below, if there is an "x" in the box then you need to **obtain ACC approval prior to beginning** the work. An ACC form can be found at [www.glencannonhomes.org](http://www.glencannonhomes.org) or in the monthly newsletter. The description area on the form should contain a **narrative and/or drawing of the project**, including the height, width, length, size, share, color and location of the proposed improvement when applicable. Photographs or sketches of similar completed projects will aid in the committee's consideration. If the alteration affects the existing drainage pattern, the proposed drainage pattern must be included.

**Paint colors** can be found in Appendix A of the Architectural Policy, also found on the website or you may contact the Secretary during office hours. Paints listed that include paint numbers are manufactured by **Pittsburgh Paints**. Paints listed that do not include paint numbers are manufactured by **Olympic Stains**. Unpainted and unstained surfaces, such as bricks, shall remain unpainted and unstained.

Most **approvals** are completed **within two-weeks**, although please note the committee has 30-days to review and subsequently approval, approve with conditions or disapprove the request. A **formal reply** will be provided to the resident.

The approval of any project by the ACC does not and shall not constitute compliance with any and all orders, codes or requirements affecting the premises it placed thereon by any federal, state, county or municipal authority have jurisdiction there over.

#### HOME IMPROVEMENT LIST REQUIRING ACC APPROVAL:

<input checked="" type="checkbox"/>	Exterior <b>ANTENNA</b> provided they are attached to the unit.
<input checked="" type="checkbox"/>	Exterior location of <b>CENTRAL AIR CODITIONING</b> unit if <u>not</u> within three [3] feet of current.
<input checked="" type="checkbox"/>	A sketch showing the size, location and elevation of any <b>DECK, BALCONY, PORCH</b> or <b>PATIO</b> .
<input checked="" type="checkbox"/>	Changes in grade or location of an existing <b>DRIVEWAY</b> .
<input checked="" type="checkbox"/>	Height, style, material and distance from property lines of <b>FENCE</b> .
<input checked="" type="checkbox"/>	A sketch showing the location of a <b>LAMP POST</b> from the property lines and building.
<input checked="" type="checkbox"/>	A sketch showing the location of <b>OUT DOOR LIGHTING</b> fixture[s] from the property line and building.
<input checked="" type="checkbox"/>	The height, style, material and distance from property line for <b>PRIVACY SCREEN</b> .
<input checked="" type="checkbox"/>	<b>ROOF COVERING</b> not similar to the one provided by the developer.
<input checked="" type="checkbox"/>	<b>SCREEN &amp; STORM DOORS</b> do <u>not</u> require approval as long as they abide by unit style.
<input checked="" type="checkbox"/>	<b>UTILITY METERS</b> are not to be moved or painted with approval.
<input checked="" type="checkbox"/>	<b>UTILITY SHEDS</b> must be constructed in the same manner, style, and material of the unit.
<input checked="" type="checkbox"/>	<b>SIDING, DOOR, SHUTTERS</b> and <b>WINDOW</b> replacement.
<input checked="" type="checkbox"/>	Painting of <b>DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM</b> and <b>WINDOW TRIM</b> – approved colors can be obtained by contacting the Secretary or going on line <a href="http://www.glencannonhomes.org">www.glencannonhomes.org</a> to view the Architectural Policy.

Decks and Sheds will also require a permit from North Strabane Township.

Thank You,  
ACC Chair  
Glencannon Homes Association  
Board of Directors

**Request for Review**  
Architectural Control Committee  
Glencannon Homes Association

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Lot: \_\_\_\_\_

**Project Description:**

Owner's Signature: \_\_\_\_\_

ACC Recommendations & Comments: \_\_\_\_\_ Date received: \_\_\_\_\_

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 will respond to your request within 30 days.

**MAIL REQUESTS TO:**  
Glencannon Homes Association ♦ P.O. Box 831 ♦ McMurray, PA 15317

# FEBRUARY 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
				Garbage & Recycling		
8	9	10	11	12	13	14
		Board Meeting 7:00 pm Frank Sarris Public Library		Garbage	No School, Canon-McMillan	Valentine's Day
15	16	17	18	19	20	21
				Garbage & Recycling		
22	23	24	25	26	27	28
				Garbage		