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# Glencannon

## NEWSLETTER

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**January 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  
Richard Flood  
Rita Manolas

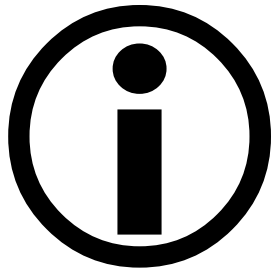
John Morton  
Vicki Falleroni  
Terry Creighan



***Happy  
New Year!***

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**PHONE: (724) 745-4911 ♦ EMAIL: [glencannon15317@yahoo.com](mailto: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

## Teen Yard Work

Nolan Pones	746-5210
Riley Pones	746-5210
Justin Hopf	746-8655
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

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

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

Glencannon Pool 724-745-1360

## Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911  
[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

# January Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, January 11, 2011 at 7:00 p.m. at the Hilton Garden Inn Southpointe, 100 Corporate Drive, Canonsburg, PA.

*All residents are invited to attend.*

## Things to remember when you make your payments!

The assessments for 2011 will remain at \$43 per month.

### Payments 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!

### Yes, you can pay Glencannon with online bill pay.

We've received a few questions about this, so we just wanted to clarify that yes, you can make your payments to Glencannon using online bill payment services offered through your bank and other financial institutions. The exact process varies by bank, but usually you would just enter *Glencannon Homes Association* as a new payee, enter our payment address as *P.O. Box 831, McMurray, PA 15317*, then enter your *lot number* as the account number. Then simply go online each month to pay your bill, or set it to be paid automatically by your bank. Easy!



# 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 may be found on page 11 of this newsletter. Please call the office at (724) 745-4911 with any questions.

## Donations Being Collected to Help Fire Victims

The Ackerman family is currently collecting donations for the Brown family, the Glencannon residents who lost everything in a fire at their home on Hunting Creek Road on December 30th. If you would like to help this family in their time of need, please send your donation to the address below and indicate that it is intended for the Brown family. Thank you!

GLENCANNON HOMES ASSOCIATION  
Attn: Sara Minshull, Assoc. Secretary  
P.O. Box 831, McMurray, PA 15317

## Lamppost Alert

The Association will be monitoring the neighborhood for burnt-out lampposts and sending letters to the owners of these lampposts. If the bulbs in your lamppost are burnt out or the post needs to be repaired, please correct the problem immediately.

*These lampposts provide the only lighting in Glencannon. It is essential to the safety of the residents to have these lampposts in working order at all times.*

## 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.

# 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 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 us by phone at (724) 745-4911  
or by email at [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com).

## Glencannon Homes Association December 31, 2010 Financial Report

### General Operating

Checking \$15,558.69

Money Market \$47,788.79

**Total** \$63,347.48

### General Fund Revenue

Association Fees \$16,350.00

Late Fees \$0.00

Resale Packets \$0.00

Money Market Interest \$18.16

Newsletter Ads \$0.00

Rec Center Guests \$0.00

Rec Center Deerfield \$0.00

**Total** \$16,368.16

### General Fund Expenditure

Rec Center \$614.83

Commons \$362.74

Grounds \$2,787.60

Trash \$5,712.97

Administration \$1,133.54

**Total** \$10,611.68

### General Operating Fund

Beginning Balance \$63,377.48

Deposits \$16,350.00

Disbursements \$10,611.68

**Total** \$69,085.80

# At Home

COUNTRY  
MEADOWS

Personal Care Services

## SEEKING HOME CARE ASSOCIATES!

for the South Hills Area

### Dedication to Excellence

We strive to lead our profession in standards of quality. We regularly ask our customers to give us feedback and share their ideas on how we can improve. Constant learning, development and enhancement of programs and services are keys to our success.



### Country Meadows at Home Services

#### Homemaker & Companion Services

- Meal planning and cooking
- Light housekeeping
- Personal laundry, including linen changes
- Assistance with walking, light exercises and other activities to encourage independence
- Appointment arrangements, reminders and escort
- Shopping and errands
- Pet care & house plant care
- Letter writing, memoir recording and other correspondence
- Companionship, conversation and current event discussions
- Scrap booking, card playing and other games
- Book, magazine and letter reading
- Home organization and mini projects, i.e., closet and dresser cleaning
- Home safety supervision

#### Personal Care Services

- Bathing and dressing
- Personal hygiene and grooming, including shaving, nail care, oral care and denture care
- Medication reminders
- Oxygen monitoring
- Assistance with incontinence care
- Assistance with transfers and ambulation
- Body repositioning
- Diet monitoring and meal planning
- Fluid intake monitoring and hydration

#### Transportation Services

- Medical or dental appointments
- Pharmacy and bank
- Grocery store
- Beauty/Barber shop

Country Meadows At Home is accepting applications for team-oriented people to join our **home care division**. If you are compassionate, dependable, and enjoy working with older adults, we would like to hear from you. Home Care Associates provide companion & personal care services in our clients' homes. We offer training, flexible hours and competitive wages. Must have high school diploma or GED, valid driver's license and dependable transportation

If interested, please contact:  
Cortney Rech, Employment Specialist  
Tel.: 412-257-2855  
[crech@countrymeadows.com](mailto:crech@countrymeadows.com)  
EOE



# Glencannon Executive Meeting Minutes

## November 16, 2010

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

Meeting was called to order by Mr. Scarpaci at 7:21 p.m.

Ms. Falleroni suggested that a summary of meeting minutes, consisting only of what motions were made and the results of voting, be collected during each meeting. These minutes could then be approved by board members immediately following the meeting, and this might eliminate the need for the board to meet again a week later to review and approve the minutes. Ms. Manolas emphasized the importance of recording the minutes in a bound book to ensure the accuracy and integrity of the minutes. A synopsis of each meeting, including the motions and results of voting, will now be recorded by hand in a bound book after each meeting. The minutes for the November board meeting on 11/9/2010 were read by Mrs. Minshull and corrections were made.

Mr. Sacco stated that there will need to be three line items listed separately for the rec center budget: pool manager, lifeguards, and pool chemicals. Mr. Sarver and Mr. Scarpaci agreed.

Mr. Scarpaci discussed the pool office where the association secretary is currently working. Mr. Creighan stated that this location is not appropriate for use as the association office due to the cold temperatures inside. Mr. Creighan and Ms. Falleroni believe that the association secretary should work from home as the previous association managers have done. Although the pool office is useful in other ways, they do not feel it is appropriate for day-to-day use, especially in the winter months. Mr. Creighan also mentioned a computer program called Symantec pcAnywhere. This program would make it possible for the association secretary to remotely access the association computer from home, while the computer would remain in a secure location where it could still be accessed by the president and vice president if needed.

Mr. Scarpaci and Mr. Creighan discussed costs for pool security systems. Mr. Creighan stated that it should be possible to obtain a self-installed security system with several cameras for under \$1800, as opposed to the previously approved amount of \$4000.

Mr. Sarver mentioned that a secure location will be needed inside the pool office for the association computer if it is going to be kept there year round, due to activity in the guard room during the summer. Mr. Scarpaci asked Mr. Creighan to look into the possibility of enclosing a secure area within the pool office where the association computer could be stored.

Mr. Sarver stated that residents must be notified of the amount of their assessments 30 days prior to the start of the next year. This information will be published in the December newsletter. Mr. Sacco made a motion to keep the assessment amount at \$43 for 2011. Mr. Creighan seconded the motion. Vote: 7 yes (Mr. Scarpaci, Mr. Sarver, Mrs. Ackerman, Mr. Sacco, Ms. Manolas, Mr. Creighan, Ms. Falleroni)

The projected rec center budget and capital expenses were discussed. Proposed items included:

- \$15,000 for the pump room
- \$2,000 for a security system
- \$1,700 for water and electric for the pavilion
- \$1,000 to create a secure area in the pool office for computer equipment and files

Other items that will be researched and decided upon at a later time include repairing or replacing the pool slide, replacing umbrella stands, and installing a guard rail above the pool.

Mrs. Ackerman reported that she has spoken with Zwicker Land Design and received estimates for landscaping the three entrances of Glencannon (Route 19, Village Drive, and upper Hunting Creek Road). The owner of Zwicker Land Design will be invited to the December monthly meeting to further discuss these plans.

Mrs. Ackerman stated that she was informed by the owner of Zwicker Land Design that playground equipment needs to be properly labeled with warning information and the names of the manufacturers. Some of our equipment is not currently labeled with this information. Mr. Scarpaci suggested that we ask our lawyers about these labeling requirements. Mr. Scarpaci added that some of the equipment at playground "A" is in need of maintenance and painting.

The association secretary position was discussed, and all board members agreed to 30-day and 90-day evaluation periods for Mrs. Minshull, the new association secretary. The pros and cons of hourly versus salary payment were also discussed, but this discussion was tabled until more information could be gathered.

Meeting was adjourned.

*Respectfully submitted by Sara Minshull.*

# Glencannon Regular Meeting Minutes

December 14, 2010

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

Meeting was called to order by Mr. Scarpaci at 7:07 p.m.

Phil Binotto and Marcia DePaula from Eckert Seamans law firm were present to answer questions from residents regarding the pond lawsuit. Mr. Binotto stated that prior to filing the lawsuit they completed a preliminary investigation and determined that the lawsuit had merit. He emphasized that their firm does not participate in frivolous lawsuits. Mr. Binotto reviewed the history of the pond lawsuit and gave an overview of what is currently taking place.

A resident asked why Ms. DePaula did not sit down and talk with someone from North Strabane Township before the lawsuit was filed. Ms. DePaula answered that she had requested a meeting with the township, but the township responded by filing a legal document known as a Praecipe, which required Glencannon to file a lawsuit against the township within 20 days or lose its right to file the lawsuit in the future.

A resident asked if Eckert Seamans has given the Glencannon board an estimate of the legal costs that will be incurred through their involvement with the lawsuit. Mr. Binotto said that they did not, but stated that the rates they are charging Glencannon for legal services are significantly reduced from the rates that they would normally charge, and that they hope to resolve this case as efficiently as possible. Ms. DePaula added that so far Glencannon has only been billed at her hourly rate, which is less than the hourly rate of Mr. Binotto.

A resident asked about Glencannon's chances in this lawsuit, considering that they are up against municipalities that are typically considered to be immune from negligence charges in lawsuits. Mr. Binotto responded that the lawsuit is based on violations of the Pennsylvania Clean Streams Act, as well as negligence. Municipalities do not have immunity from violations of the Pennsylvania Clean Streams Act, and have partial immunity from negligence charges.

A resident asked why Canon-McMillan school district was included in the lawsuit. Mr. Binotto explained that preliminary research and consultations with engineers

shows that the school district may be liable due to their management responsibilities for the athletic fields that were constructed along McDowell Lane.

Mrs. Ackerman asked if North Strabane Township would be able to countersue Glencannon. Mr. Binotto stated that the lawsuit was filed with due diligence and an abundance of caution for the purpose of protecting Glencannon, and efforts by another party to countersue could be considered frivolous.

Mr. Morton asked what the schedule will look like for the lawsuit moving forward. Mr. Binotto stated that the court allows 240 days for discovery, then it can be placed on the docket list to go to trial. He emphasized that they want it to move as quickly as possible. Since the lawsuit was filed on August 26, 2010, the period for discovery would close on April 23, 2011.

Mr. Sacco stated that he disagreed with the estimated cost of repairs to the pond being \$300,000. Mr. Scarpaci noted that this figure came from the D'Appolonia engineering firm that previously dealt with the pond in 2001.

Mr. Sacco stated that he would like a new vote taken on the pond lawsuit by the current Board since five of the members were not on the Board when the original vote was taken. No action was taken.

Board members agreed to table discussion of the financials until the next meeting.

Mrs. Ackerman introduced Jeri Zwicker of Zwicker Land Design, who was present to review the proposed landscaping plans that had been previously reviewed at the November Executive Meeting. Mr. Scarpaci noted that someone would need to be responsible for maintenance of the new landscaping, and Ms. Zwicker agreed to provide the board with an estimate for maintenance services. The cost for the landscaping materials and installation, excluding maintenance, is approximately \$5,300.

Mrs. Ackerman noted that playground "C" on upper Hunting Creek is still in need of more equipment and improvements. Since Ms. Zwicker is also a playground designer and certified playground safety inspector, Mrs. Ackerman asked her for ideas for this area. Ms. Zwicker presented a plan for a new tetherball area and double see-saw, which would cost \$2,000 excluding installation. This plan would also require some excavation of the playground area.

Due to the involvement of American Rivers in the future plans for the pond, Mr. Scarpaci stated that a community vote regarding the pond needs to be taken in early January. This vote will be open to current community



members, and the two options will be to keep the pond or drain the pond. Detailed explanations of each option will be included in the ballot.

Mr. Scarpaci mentioned the ongoing issue with the drainage pond that borders five Glencannon properties on Deerfield Drive and Old Meadow Road. A resident took the case to the magistrate asking that Glencannon be held responsible, but it was dismissed. Mr. Scarpaci asked if Glencannon should still intervene due to the drainage pond being a potential safety issue for the community. Mr. Sacco stated that the Board could become involved if the situation is considered a safety issue. It was determined that a meeting should be arranged between the board members and the five property owners to try to come up with a solution to this problem.

Mr. Morton discussed the Consumer Price Index (CPI) as it applies to the GHA maximum assessment. The CPI determines the maximum assessment that could be charged if an emergency situation made it necessary to raise the assessment. It has never been necessary to invoke the maximum assessment, yet Mr. Morton stated that this amount should still be voted on every year. He calcu-

lated that the maximum assessment for 2010 would have been \$70.35.

Mrs. Ackerman stated that her understanding of the by-laws was that the notification of the next regular meeting had to be published in the newsletter and distributed 15 days prior to the date of the meeting. Mr. Morton stated that the 15 days notice applies to meetings called by members of the association, not regular meetings, and that only five days notice is required for regular meetings.

A resident requested that all assets should be listed as part of the financial information included in the newsletters. Mr. Scarpaci stated that this could be done in the future.

Mr. Scarpaci thanked Mrs. Ackerman for her involvement with decorating the community bulletin board for the holidays, and for obtaining the red bows that were placed on lampposts along Hunting Creek Road.

Mr. Scarpaci made a motion to adjourn the meeting at 9:21 p.m. Mr. Creighan seconded the motion.


*Respectfully submitted by Sara Minshull.*



**PET PLAYMATES**  
Pet Sitting, EST 1992

Terry Murphy  
401 Cricketwood Court  
Canonsburg, PA 15317  
724-746-3053

E-mail: [petplaymates@yahoo.com](mailto:petplaymates@yahoo.com)  
Website: [www.petplaymates1.com](http://www.petplaymates1.com)



**PERSONNEL STAFFERS**  
INC.

Staffing and Training Services

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McMurray, PA 15317  
Phone: 724.942.5860  
Fax: 724.942.5866  
[www.personnelstaffers.com](http://www.personnelstaffers.com)

Hermaine G. Muno  
Marcia M. Sacco  
Kris Piscatelli

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[marcia@personnelstaffers.com](mailto:marcia@personnelstaffers.com)  
[kris@personnelstaffers.com](mailto:kris@personnelstaffers.com)

**Judi Agostinelli is among the  
7% of Real Estate agents in the  
Pittsburgh area chosen as a  
FIVE STAR Real Estate Agent**

The FIVE STAR Award is designed to assist consumers in selecting a real estate professional who provides their clients with exceptional overall satisfaction. A survey by mail was sent to 10,100 Pittsburgh area residents who recently purchased homes and 11,000 subscribers of Pittsburgh Magazine. Recipients were asked to evaluate only real estate agents whom they knew through personal experience, and to evaluate them based on nine criteria: customer service, communication, finding the right home, integrity, negotiation, marketing the home, marketing knowledge, closing preparation and overall satisfaction.



**Century 21**  
Frontier Realty

112 Washington Road  
McMurray, PA 15317  
724-941-8680 ext 217  
412-997-3969 Cellular

**ASK for Judi Agostinelli**



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**excuse me**  
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**"Showroom Coming Soon"**

## 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.

*Joseph Sirlin*  
 Construction



**724-941-9379**

[www.josephsirlinconstruction.com](http://www.josephsirlinconstruction.com)

**FREE ESTIMATES FULLY INSURED PA #5079**



**Kitchens  
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 Hardwood Floors**



**Wine Cellars**

**Baths  
 Decks  
 Mantles  
 Dens**



**All Aspects of Restoration and Repair**

**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

# January 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Garbage	6	7	8
9	10	11 Board Meeting 7:00 p.m. Hilton Garden Inn Southpointe	12 Garbage & Recycling	13	14	15
16	17 <i>No school</i>	18	19 Garbage	20	21 <i>No school</i>	22
23	24	25	26 Garbage & Recycling	27	28	29
30	31					

Special offer for Glencannon residents: The Pittsburgh Civic Light Opera (CLO) is currently offering Glencannon residents a special rate on individual tickets. Call (412) 325-1582 and mention offer code 22359 and ask for the Glencannon Homeowners Exclusive Discount.