
Glencannon

NEWSLETTER

July 2011



**REMINDER: Ballots must be received
by July 12th! See page 3 for more
information on the election.**

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GLENCANNON BOARD OF DIRECTORS

Dave Sarver, *Vice President, ACC, Financial*

Lisa Ackerman, *Playground Chair*

Tony Sacco

Richard Flood

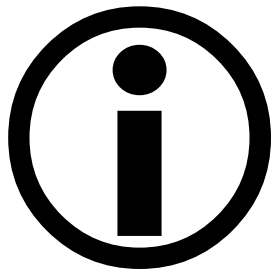
Rita Manolas

John Morton

Terry Creighan

Brent Adams

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

Teen Yard Work

Nolan Pones	746-5210
Riley Pones	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

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
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Glencannon Homes Association

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

glencannon15317@yahoo.com

July Board Meeting and Annual Meeting

The next Glencannon Board Meeting will be held on Tuesday, July 12, 2011 at 8:00 p.m. at the Glencannon Pool Pavilion.

The Annual Meeting will be held immediately following the regular meeting.

All residents are invited to attend!

ELECTION INFORMATION

All residents were mailed a ballot, return envelope, and explanatory letter. The return envelope must be filled out and the envelope and ballot must be returned together to be counted. No individual ballots will be counted unless accompanied by the completed return envelope.

The envelopes may be returned by mail, given to the secretary in person, or given to the secretary by another member at the Annual Meeting. If you are mailing your ballot, we recommend mailing it no later than July 7th to ensure that it is received prior to the Annual Meeting on July 12th.

The Board has given the candidates in the Townhouse category the opportunity to write a brief note introducing themselves to the residents of Glencannon. (The candidates in the other two categories are running unopposed.) Their notes appear below.

Dear Residents,

My name is Dorothy Esposto, and I have been a resident of Cricketwood Court for almost 8 years. I hope to serve the Glencannon community as a member of the Board of Directors.

I am retired from Macy's, where I worked in the credit office and customer service. I am currently employed part-time at Sam's Club as a greeter. I have been president of the Modernettes Corp and president of the South Park band. I have two children: Jodie, an art teacher in South Park, and Joanne, an electrical engineer.

Thank you for your consideration,
Dorothy "Dee" Esposto

My name is April John and I am running for the townhouse position on the Glencannon Homes Association Board and would appreciate your vote. I previously served on the board from 2000-2003. During that time, I was the Rec Center Chair. I have lived on Cricketwood Ct since 1999 with my husband, Terry and our daughter, Paige. Prior to that my husband and I rented an apartment on Driftwood Dr for a year. I have been employed by the Art Institute of Pittsburgh as a Financial Aid Officer for the past 11 years.

Since 2007, I have been very active in Girl Scouts. I have moved along with my daughter as her troop leader through Daisies and Brownie's. I served on the Firefly Service Unit Board as the Service Unit Manager for the past year and the Service Unit Cookie Manager for the past 2 years. While Service Unit Manager, I managed 20 troops in the Canon McMillian area. As the Cookie Manager, I was responsible for the sale and delivery of 20,000 boxes of Girl Scout Cookies in our area.

I have been the Treasurer for the Parent Faculty Organization (PFO) of Borland Manor Elementary School for the past 2 years. I have also been very involved in other activities at Borland Manor such as planning all school parties, helping to organize family fun night events at local restaurants and planning two major family events at school during the Christmas season and an end of the year family picnic. I work very closely with the administration and other parent members of the PFO to ensure great activities, social and educational projects.

I am asking that you vote for me to represent the residents of our community. It is very important that the residents of Glencannon have someone they trust representing them. That person should want to do good for our community and turn our image around. I am that person.

Please feel free to contact me with any questions or concerns you may have. If you are unable to attend the meeting or need help in returning your ballot, please call me and I will be more than happy to pick up your completed ballot in the sealed envelope that was provide.

Thank you,
April John
aprilj306@comcast.net
724-746-3527



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!

Maintaining Your Lawn

Glencannon residents are reminded that your grass may not exceed 6 inches in height! This is a North Strabane Township ordinance. Failure to properly maintain your lawn will result in the grass being cut by our maintenance contractor. You will be assessed for this cost.

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.

• THANK YOU •

Our family would like to thank the members of the community who extended their heartfelt sympathies over the loss of our beloved husband and father, Frank T. Scarpaci, Jr. Your prayers and support have been truly appreciated.

The Scarpaci Family

POOL HOURS:

Mondays: Noon – 8:00 p.m.

Tuesdays: Noon – 8:00 p.m.

Wednesdays: Noon – 10:00 p.m.

Thursdays: Noon – 8:00 p.m.

Fridays: Noon – 8:00 p.m.

Saturdays: 11:00 a.m. – 8:00 p.m.

Sundays: 11:00 a.m. – 8:00 p.m.

POOL PASSES: Glencannon residents may use pool passes from previous years. They will be validated for 2011 when you visit the pool for the first time this summer. Residents needing a new pool pass may have photos taken at the pool during regular operating hours.

POOL PARTIES: Reserve the pavilion during normal pool hours for only \$25 (3 hours) plus \$3 per guest. After-hours parties are also available for \$75 (8:00-11:00 p.m.)

Pond Vote Results

We have received a request to publish the number of votes that were submitted for the vote regarding the pond. Here they are:

370 lots were current on assessments as of the day the votes were due. Of these, 260 residents submitted votes. 208 voted to get rid of the pond, 49 voted to keep the pond, and 3 submitted written abstentions.

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.

Hot Dog Day AT THE POOL!

Glencannon Homes Association will be sponsoring a Hot Dog Day on Sunday, July 17th, 1:00-3:00 p.m.

If you would like to volunteer to assist with this event, please call Lisa Ackerman at 724-745-3989.

Glencannon Regular Meeting Minutes

June 14, 2011

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

Meeting was called to order by Mr. Sarver at 8:02 p.m.

FINANCIALS: The Board reviewed the financial information for May 2011 that had been distributed prior to the meeting. Mr. Sacco stated that he had not yet received the detailed invoice from Sherwood Pools that he had requested. Mr. Sarver asked Patrick Hogan Sr. to respond. Mr. Hogan stated that Patrick Hogan Jr. is working on obtaining this invoice for Mr. Sacco.

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

COMMONS: Mr. Sarver stated that it needs to be determined if two trees near the pond are on common property or not. He will check to see if there are stakes in the ground in that area.

Mrs. Ackerman asked if the merry-go-round at playground "A" has been painted yet. Mr. Sarver stated that it has been painted but it is peeling and will need to be looked at by Elite. Mrs. Ackerman also requested that Elite check the swing at playground "A" that has been positioned higher than it should be several times. Mr. Sarver stated that it has already been moved down.

Mr. Sacco asked about the recovery amounts mentioned in the pond lawsuit update in the June newsletter. Mr. Sacco said that the legal fees would surpass the amount of the DEP mandated work according to the consulting engineer. He suggested having the residents vote on continuing the lawsuit. Mrs. Ackerman stated that the Board already unanimously agreed to continue the lawsuit. [For clarification, Mr. Sacco and Mr. Morton were not in attendance for the April 19, 2011 Executive Meeting when the vote mentioned by Mrs. Ackerman occurred.] Board members, along with several residents in attendance, engaged in discussion of the lawsuit. Mr. Sarver said that he will ask Eckert Seamans for clarification of what their \$300,000 figure consists of.

Mr. Flood said that there are two or three tall trees at the corner of Hunting Creek Road and Hickory Circle that seem to be in danger of falling onto a resident's property. Mr. Sarver said that Elite cannot work on tall trees. Mrs. Ackerman added that there is a tree on upper Hunting Creek that needs attention as well.

REC CENTER: Mr. Sarver stated that the wash-out area at the pool is complete and is being used often. Mr. Sarver asked Mr. Hogan Sr. to explain the issues with the baby pool. Mr. Hogan stated that the baby pool was not winterized properly last year, and there is a break in the line off of the main drain that runs to the pump room. The line is broken underneath the concrete. The big pool was also not winterized properly last year, and they have had some work done in the pump room. They are still waiting for the pump to come in, and they are contracting with Sherwood Pools for the mechanical work. Mr. Hogan said that they may need to shut down the pool for half a day to replace the pump. Mr. Hogan stated that their recommendation to the Board is to wait until next year to repair the baby pool because it would be challenging to get it repaired by a contractor at the peak of the pool season.

Mr. Sacco suggested filing with the magistrate to attempt to recover the costs of these repairs from American Pools, since they were responsible for the winterization of the pool at the end of the season last year.

A resident suggested temporarily using plastic baby pools this year. Mr. Hogan stated that this would not be allowed because the Glencannon pool is considered a public pool and must follow state health depart-

ment guidelines.

A resident expressed concerns about slippery floors in the pool restrooms, and said that her son recently slipped and fell there. She also said that there were no ice packs available at that time. Mr. Hogan stated that there should be ice packs available in the first aid kit at the pool, and he will check to make sure they are there. Mr. Sarver said that they will check on the non-slip surface in the bathrooms.

Mr. Hogan mentioned that there have been issues with residents not having pool passes. Mrs. Minshull stated that the 90 residents who had their photos taken prior to the pool opening have all received their passes by mail. Others are having their photos taken by the pool staff on an ongoing basis and Mrs. Minshull will be periodically making passes for these residents as well.

Mr. Sarver stated that ten new lounge chairs need to be purchased for the pool area. The lowest price Mrs. Minshull found for these chairs was \$128 each. Mr. Sarver made a motion to purchase ten chairs at this price. Mrs. Ackerman seconded the motion. Vote: 7 yes (Mr. Sarver, Mrs. Ackerman, Mr. Sacco, Mr. Flood, Ms. Manolas, Mr. Morton, and Mr. Creighan)

ACC: Mr. Sarver said that a few ACC requests have been received and approved in the last month.

OLD BUSINESS: Mrs. Ackerman reported that Rich Egnosak and Judi Agostinelli have coordinated advertising of the community yard sale on June 18th.

Mr. Flood mentioned that the abandoned Ford Explorer on Hickory Circle is still there and is taking up a parking space that is needed by other residents. The Board has had difficulty finding someone to tow it. Amy Puglisi stated that in the past the association had John's Automotive in Canonsburg tow abandoned vehicles for no charge. Mrs. Minshull will check into this.

Mrs. Ackerman asked if everyone was satisfied with the new landscaping at the entrances to Glencannon and discussed the arrangements for watering it.

NEW BUSINESS: Mrs. Ackerman stated that she would like to organize a Hot Dog Day at the pool in July. Mr. Sarver mentioned that April John had volunteered to help with this as well. Plans for Community Day were discussed, and Mr. Sarver stated that Vicki Falleroni and April John had both expressed an interest in helping to organize this event. Ms. Falleroni stated that she already has a committee in place to assist her. August 13th was selected as the day of Community Day. Mrs. Ackerman made a motion to have Ms. Falleroni chair the Community Day committee. Mr. Creighan seconded the motion. Vote: 5 yes (Mr. Sarver, Mrs. Ackerman, Mr. Flood, Ms. Manolas, and Mr. Creighan) and 2 abstentions (Mr. Sacco and Mr. Morton)

Nominations were accepted for the Board vacancy in the Townhouse category that will expire in 2013. The nominees were April John, Dorothy Esposito, and Brent Adams. A vote was conducted among the Board members by secret ballot. Five votes were submitted. Ms. Esposito received two votes, Mr. Adams received two votes, and there was one abstention. Ms. Esposito and Mr. Adams were asked to introduce themselves and explain why they wished to be on the Board. A second vote was then conducted. Six votes were submitted. Ms. Esposito received one vote, Mr. Adams received four votes, and there was one abstention. Mr. Adams was elected to the Board.


Nominations were accepted for the three Board seats that will be filled at the Annual Meeting in July. All members were invited to be included in the nominations. The nominees for the Single Family vacancy were Tony Sacco and Brian Spicer. [Following the meeting, Mr. Spicer rescinded his nomination and requested that his name be removed from the ballot.] The nominees for the Townhouse vacancy were April John and Dorothy Esposito. The nominee for the Open vacancy was Rita Manolas. Official ballots for voting will be mailed to all residents.

OPEN DISCUSSION: Glencannon resident Cheryl Cokley discussed the lawsuit she is planning to file against certain Board members. Mr. Spicer requested that the exact numbers of votes from the community vote on

the pond be published in the next issue of the newsletter. Mrs. Minshull confirmed that she has these numbers, and Mr. Sarver agreed that they will be published in the July newsletter. Resident Terry John suggested that the Board have a "warden of the board" to help maintain order at meetings. Mr. Sarver said that the Board will consider this. Mr. Adams discussed the issue with the lightpost that is on his neighbor's property but is connected to his electrical system and is blowing his breaker box. He was told by a North Strabane code inspector that, by law, he cannot be billed for electricity for the lightpost when it is not on his property. He said that the lightpost is going to be disconnected from his electrical system.

Mr. Sarver made a motion to adjourn the meeting. Mr. Flood seconded the motion. Meeting was adjourned at 10:08 p.m.

Respectfully submitted by Sara Minshull.



Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

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Glencannon Homes Association

FINANCIAL REPORT May 31, 2011

General Operating Fund

Checking	\$22,247.27
Money Market	\$44,308.28
Total as of 5/1/2011	\$66,555.55

General Fund Revenue

Association Fees	\$20,602.01
Resale Packets	\$150.00
Money Market Interest	\$3.76
Newsletter Ads	\$8.40
Rec Center Guests	\$140.00
Rec Center Rental	\$75.00
Rec Center Deerfield	\$150.00
Total	\$21,129.17

General Fund Expenditure

Rec Center	\$14,048.72
Commons	\$646.60
Grounds	\$4,840.57
Trash	\$5,696.51
Administrative	\$8,021.88
Total	\$33,254.28

General Operating Fund

Beginning Balance	\$66,555.55
Deposits	\$21,129.17
Disbursements	\$33,254.28
Transfer to Capital	\$0.00
Total as of 4/30/2011	\$54,430.44

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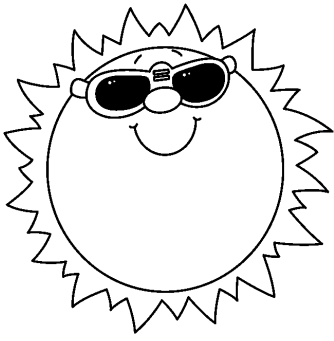
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Community Day!

Saturday, August 13th

At the Glencannon pool! Gates open at 11:00 a.m.



Music 12:00 - 5:00 p.m.

Provided by DJ Matt Rosemeier



Picnic luncheon at 1:00 p.m.

Provided by Glencannon Homes Association



Tattoo artists 2:00 - 3:00 p.m.

Rita's Italian Ice 2:00 p.m.



We request that residents bring the following:

Last names ending in A-M: 1 dozen cookies

Last names ending in N-Z: Any combination of the following snacks: chips, pretzels, Doritos, Fritos, Sun Chips, etc.

Please register by completing this form. Deadline to register is August 6th. Mail to GHA or leave with lifeguards at pool.

NAME: _____

OF ADULTS: _____ **# OF CHILDREN:** _____

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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

July 2011

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