
Glencannon

NEWSLETTER

June 2011



Summer is here!

See pg. 6-7 for everything you need
to know about the pool!

What's Inside

Resource Page.....	pg. 2
Next Board Meeting.....	pg. 3
Community News.....	pg. 4
Lawsuit Update.....	pg. 5
Pool Rules.....	pg. 6-7
Financial Report.....	pg. 9
ACC Request Form.....	pg. 11
Calendar.....	pg. 12

GLENCANNON BOARD OF DIRECTORS

Dave Sarver, *Vice President, ACC, Financial*

Lisa Ackerman, *Playground Chair*

Tony Sacco

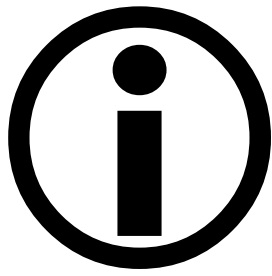
Richard Flood

Rita Manolas

John Morton

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

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

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

June Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, June 14, 2011 at 8:00 p.m. at the Glencannon Pool Pavilion.

All residents are invited to attend!

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.

In Memory Of Frank T. Scarpaci, Jr.

.....

Glencannon Homes Association President, Frank T. Scarpaci Jr. passed away Tuesday evening, May 10, 2011. Frank's significant contributions and passion to advance this community was only surpassed by his love for his family.

.....

Our deepest sympathies and prayers are with the Scarpaci family in their time of grief.

.....

Friends may send words of condolence to scarpacifamily@glencannonhomes.org



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.

BOARD VACANCIES

for the Glencannon Board of Directors will be available soon!

One vacancy will be available in JUNE (unexpired term) and three vacancies will be available in JULY (townhouse, single family, and open). Nominations for the July vacancies will be accepted at the June regular meeting, then official ballots will be distributed to all residents by mail. Nominees must be current on fees and assessments. (Please note that this schedule is one month later than what was previously published due to the May board meeting being cancelled.)

Lawsuit Update

By Marcia DePaula & Phillip J. Binotto Jr., Counsel for Glencannon Homes Association, Inc.

The following is a brief update on the status of the lawsuit filed by Glencannon Homes Association, Inc. ("GHA") against North Strabane Township, Canon-McMillan School District, McDowell Estates, L.P. and Heartland Homes ("Defendants") in the Washington County Court of Common Pleas, Docket No. 2010-5793.

GHA has served discovery requests upon all of the Defendants. In order for the parties to gather additional information, the discovery deadline has been extended until August 19, 2011.

McDowell Estates & Heartland

GHA received discovery responses from Heartland. The Washington County Conservation District and PA Soil & Rock provided documents relating to McDowell Estates pursuant to a subpoena. Gateway Engineers should be producing documents by June 3, 2011. GHA's expert is in the process of analyzing the documents to determine if the inspection findings had an effect upon the erosion and sedimentation in Glencannon.

The private property owners along McDowell Road and adjacent to Foxchase have given GHA's expert permission to enter their property for the purpose of inspecting and measuring, surveying, photographing, testing, or sampling the property to determine the extent of the sedimentation build-up and erosion. GHA has also requested entry upon the property of Foxchase for the purpose of inspecting and measuring, surveying, photographing, testing, or sampling the property.

Canon-McMillan School District & North Strabane Township

On March 15, 2011, counsel for Canon-McMillan School District ("School District") and North Strabane Township ("Township") argued their preliminary objections to the lawsuit before Judge O'Dell Seneca. Attorney DePaula argued against the preliminary

objections. On May 19, 2011, Judge O'Dell Seneca denied the Township's preliminary objections.

Judge O'Dell Seneca also denied the School District's preliminary objections except for the objection relating to the ownership of the ball fields. The School District does not own the ball fields, but rather has leased them from the Township for 99 years. In the lawsuit, GHA has alleged two claims against the School District. The first claim falls under the Pennsylvania Political Subdivision Tort Claims Act ("PSTCA"), 42 Pa.C.S. §8541 et seq., and the second claim falls under the Storm Water Management Act ("SWMA"), 32 P.S. §680.1-680.17. GHA alleged that the School District fell under an exception to the PSTCA - such exception would require the School District to own the ball fields. However, since the Court found that the 99 year lease is not ownership of the ball fields, the Court will allow GHA to amend its lawsuit to allege another exception to the PSTCA and/or allege that the Township is liable as it owns the ball fields.

GHA is waiting for discovery responses from the Township and the School District. However, the School District has given GHA's expert permission to enter the ball fields for the purpose of inspecting and measuring, surveying, photographing, testing, or sampling the property to determine the extent of the sedimentation build-up and erosion.

Conclusion

Once discovery is completed, the parties will schedule the matter for trial. GHA's expert would testify at trial as to his findings regarding all of the parties. GHA is requesting damages of at least \$300,000. In addition, GHA would want the parties to make any necessary repairs to prevent the sediment accumulation in the Pond in the future. If the parties are unable to make these necessary repairs, then GHA would want the parties to pay their portion of any future maintenance and repairs to the Pond.

Glencannon Recreational Center

2011 RULES AND REGULATIONS

ONLY RESIDENTS CURRENT IN THEIR ASSESSMENTS MAY USE THE RECREATIONAL FACILITIES.
Violation of the following rules will result in revocation of swimming privileges.

POOL RULES:

1. No diving or flipping into the pool at anytime.
2. Running and horseplay in the pool area is forbidden.
3. Water games in the pool are permitted only with the consent of the guard and when they don't interfere with the enjoyment of the pool by others.
4. Soft throwing and water balls, kickboards and other water equipment may be used only with the consent of the guard.
5. Non-swimmers must stay in the shallow end of the pool.
6. Talking to the guard on duty is forbidden except to request information.
7. Children 13 years of age and under will not be permitted in the area unless accompanied by a parent or an agent of the parent acting as the guardian. Authorization shall be submitted to the guard in writing. **CHILDREN MUST BE WATCHED BY THE GUARDIAN AT ALL TIMES! A GUARDIAN IS DEFINED AS A PERSON 15 YEARS OF AGE OR OLDER.**
8. Children 13 years of age and under who have not been certified as competent swimmers cannot be in the deep end of the pool. All children wearing water wings or flotation devices of any kind are considered non-swimmers by the staff and need to be accompanied/supervised by a responsible adult or guardian in the pool at all times.
9. Each parent is responsible for the safety of his/her child at the baby pool and must supervise at pool side.
10. Members and guests are permitted to enter the pool area only through the bathhouse gate.
11. Entering the pool area at any time when it is closed is forbidden
12. Glass or metal containers, sharp objects, or other dangerous articles are not permitted in the pool area at any time.
13. Throwing of rocks or other foreign materials in or around the pool is forbidden.
14. Littering in the pool area is forbidden - Ashtrays and trash cans are available, please use them.
15. No pets are permitted in the pool area.
16. **NO ALCOHOLIC BEVERAGES** are permitted in the pool area at any time.
17. The Homes Association is not responsible for any valuable lost in the pool area.
18. Smoking, food, drinks and gum are not permitted in the pools or on the concrete apron around the pools at any time.
19. All members and guest using the recreational facilities must respect the rights and property of the neighboring residents at all times.
20. All persons must leave the pool at any time when directed to do so by the guard.
21. The baby pool is only for infants and toddlers up to age 4 years old.
22. Only guard chairs are permitted on the concrete apron or in the pools.
23. No loud music interfering with the enjoyment of the pool by others will be allowed.
24. No chair saving. Chairs are available on a first come, first serve basis.
25. All parties during normal hours must be approved by the pool manager at least two weeks prior to the scheduled party.
26. No person showing evidence of a communicable disease, bodily discharges, open blisters or cuts and bandages will be allowed entry to the swimming pool area. Persons suspected of being under the influence of drugs or alcohol shall be prohibited from entering the water.

POOL SCHEDULE:

1. The pool will open for the season on a daily basis.
2. The pool hours (weather permitting) will be 12:00 p.m. - 8:00 p.m. Monday through Friday and 11:00 a.m. - 8:00 p.m. on Saturday and Sunday for the entire pool season. Wednesdays will be night swim days. The pool will open 12:00 p.m. - 10:00 p.m.
3. A rest period for Adult Swim will occur promptly during the last 15 minutes of each hour and will end promptly on the hour in which the pool is open. All persons other than adults (high school graduates) must leave the pool promptly when the guard signals the beginning of a rest period and remain out until he signals its end. When children are out of the pool during Adult Swim, they are not to be in the Baby Pool and are to be in the grass areas. The side of the pool closest to the pond is reserved for lap swimmers during this time. Children 2 years of age and younger are

permitted in the pool with their parent/guardian during Adult Swim.

4. The pool may be closed during the hours of inclement weather, at the discretion of pool management or the head guard on duty.

GUEST REGULATIONS:

1. Members may bring a guest to the pool at any time, subject to the following regulations.
2. Any Glencannon Resident in arrears on assessment cannot be a guest of a member in good standing.
3. Guests must be accompanied by a member in good standing and obtain a guest pool pass. Residents **MUST** stay with their guests at all times. There is a maximum of 10 guests permitted in at a time with out prior notice.
4. Guest fees: \$3.00 per person daily admissions (children 5 and under are free). A season guest pass will be available for \$30.00. (One pass per unit good for one person only). All guests must be accompanied by resident.
5. There will be no fee for use of tennis courts when accompanied by a Glencannon resident.
6. A vacation pass is also available for \$15.00. Purpose: To eliminate the problem of having a member present when out of town guests are visiting, and to make the guests feel comfortable using our pool facilities.

DIRECTIONS: The member must fill out the vacation pass form and return it to the pool manager. Once approved/disapproved, the member will be notified (approximately two weeks after the request). Payment must be paid in full one day prior to arrival date. Only after payment is made and the pass is filled out will the vacation pass(es) be issued (this will be done at the pool). The pass(es) must be returned on the departure date or one day later. To ensure prompt return, there is a \$1.00 per pass/per day charge for pass(es) past due, and members will not be allowed usage of the pool.

RELEASE FORM: This can be filled out anytime and brought to the pool when picking up the pass(es). If anyone is less than 18 years of age, a parent or guardian must sign the form on their behalf.

VACATION TIME: Seven days (one week) is the maximum time for each vacation request, but there is no limit on the number of requests.

AREA ALLOWANCE: This is a vacation pass not a guest pass and only under special circumstances will a request be approved within a 25 mile radius (fill out special request/comment line for consideration).

PAVILION RENTAL: The fee to exclusively reserve the full pavilion during regular pool hours is \$25 for 3 hours, plus \$3.00 per guest. The pavilion will have water and electricity available. (If the pavilion is not already reserved, residents may use the pavilion informally during regular pool hours for no charge.)

AFTER HOURS POOL USAGE: Please contact the pool manager about renting the pool for an after hours party. The fee to rent the pool from 8:00 p.m. to 11:00 p.m. is \$75.00. This includes use of the pavilion.

OTHER COMMONS FACILITIES: Tennis, Volleyball, Pavilion (10:00 a.m. to 8:00 p.m. weather permitting)

1. Only members in good standing and their guests can use the courts. Guests must be accompanied by members at all times.
2. Reservations for the courts may be made with the Association Manager. Use of the tennis court and volley ball court will be limited to one hour increments. Anyone wishing to use the softball field for an organized event must reserve the date and time at least one week in advance through the Manager. Fees may be charged depending on the type of reservation.
3. No skateboards, rollerblades, heellies are permitted on the courts at any time.
4. When any party/individual is done with the volleyball court they must rake the court.
5. Not pets are permitted on the courts at any time.
6. Any individual playing tennis/volleyball/basketball must shower before swimming

ENTIRE REC. CENTER:

Damage to any property in the recreation area by any member or guest will result in the liability of the responsible party for any repairs or replacements necessary as a result of their actions.

PLEASE NOTE! The pool will be open 4:00-8:00 p.m. Wednesday, June 1 through Friday, June 3, and Monday, June 6. It will be open 11:00 a.m.-8:00 p.m. Saturday, June 4 and Sunday, June 5. Regular hours (see opposite page) will begin on Tuesday, June 7.

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.

Service expertise you
can take comfort in.

Turn to your expert Carrier dealer
today for all your HVAC repair,
maintenance and installation needs.



turn to the experts™

©CARRIER CORPORATION 2010. A member of the United Technologies Corporation family. Stock symbol UTX.

Controlled Climate Systems
577 West Pike Street
Canonsburg, Pa 15317
724-745-3750
PA 002533



Springtime tune-up
Get your AC unit checked and cleaned
for Summer.
Earlybird savings.
Save 10% off check-up and cleaning.

Replace your old AC unit with a new
Carrier System and save \$\$\$ on your
utility bill this summer. New units are
more energy efficient and require less
energy to run them. 12% discount on
new installs.

glencannon15317@yahoo.com • 8 • www.glencannonhomes.org



Glencannon Community Yard Sale: June 18, 2011

A community yard sale is being planned for the Glencannon community! If you would like to participate, please send your name, lot number or address, and a summary of items you plan to sell to the yard sale chairperson:

Rich Egnosak
466 Hunting Creek Road
Canonsburg, PA 15317

IS WINDOW CLEANING DRIVING YOU CRAZY?

A good window cleaner can give you a lasting cleaner look!

- As low as \$50.00 for complete exterior window cleaning
- Gutter, Vinyl, Concrete, Patio, and Deck cleaning
- Free Estimates



724-745-7980

Glencannon Homes Association FINANCIAL REPORT April 30, 2011

General Operating Fund

Checking	\$20,256.50
Money Market	\$44,304.64
Total as of 4/1/2011	\$64,561.14

General Fund Revenue

Association Fees	\$29,179.47
Resale Packets	\$225.00
Money Market Interest	\$3.64
Newsletter Ads	\$225.00
Rec Center Guests	\$0.00
Rec Center Deerfield	\$0.00
Total	\$29,633.11

General Fund Expenditure

Rec Center	\$2,811.47
Commons	\$1,431.00
Grounds	\$4,738.92
Trash	\$5,696.51
Administrative	\$9,460.80
Total	\$24,138.70

General Operating Fund

Beginning Balance	\$64,561.14
Deposits	\$29,633.11
Disbursements	\$24,138.70
Transfer to Capital	\$3,500.00
Total as of 4/30/2011	\$70,055.55

Did your little storm knock out the power?
excuse me
 for not noticing.

Financing Available



GENERAC

SINGLE PHASE
ELECTRICAL SERVICES Inc.

"Showroom Coming Soon"

Stand up to unpredictable weather and unforeseen outages with the most trusted name in residential standby power. When the power goes out, your Generac standby generator goes on — automatically — protecting you and your home 24/7.

Call today for more information.

Sales 724-745-1970
 Service 724-745-1970
www.singlephase.com

CENTURY 21® PLEDGE POINT #3:

Keep Your Best Interests in Mind.

SOLD

Century 21®
 Frontier Realty

Pledge Point #3: Hold your best interest in the highest regard throughout the process

Only a CENTURY 21 agent, such as Judi Agostinelli, can offer the CENTURY 21 Service Pledge. Just one of the ways to reduce the stress of buying and selling real estate.

Century 21®
 Frontier Realty
 4121 Washington Road
 McMurray, PA 15317
 724-941-8680 ext 217
 412-997-3969 CELL

Judi Agostinelli
 Realtor, Associate Broker
 CRS, GRI, ABR
 #1 CENTURY 21 Agent in Western PA

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

Joseph Sirlin
Construction

724-941-9379
www.josephsirlinconstruction.com
 FREE ESTIMATES FULLY INSURED PA #5079

10% DISCOUNT
 offered to
 Glencannon
 Residents

 Kitchens
 Gamerooms
 Built-In's
 Hardwood Floors

 Wine Cellars
 All Aspects of Restoration and Repair

Baths
 Decks
 Mantles
 Dens



glencannon15317@yahoo.com • 10 • www.glencannonhomes.org

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

June 2011


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



PET PLAYMATES
Pet Sitting, EST 1992

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

E-mail: petplaymates@yahoo.com
Website: www.petplaymates1.com



Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

Staffing and Training Services

4150 Washington Road, Suite 108
McMurray, PA 15317
Phone: 724.942.5860
Fax: 724.942.5866
www.personnelstaffers.com

hermaine@personnelstaffers.com
marcia@personnelstaffers.com
kris@personnelstaffers.com