

---

---

# Glencannon

## NEWSLETTER

---

### March 2011



### What's Inside

Resource Page.....pg. 2  
Annual Meeting.....pg. 3  
2011 Budget.....pg. 3  
Community News.....pg. 4  
Financial Report.....pg. 5  
Meeting Minutes.....pg. 7-9  
ACC Request Form.....pg. 11  
Calendar.....pg. 12

### 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

### Attention Residents!

Please remember that your pond vote ballots must be postmarked by March 5!  
See page 4 for details.

---

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)

# Glencannon Annual Meeting

The Glencannon Homes  
Association Annual Meeting  
will be held on

**Tuesday, March 8, 2011  
at 7:00 p.m.**

*Hilton Garden Inn  
Southpointe  
100 Corporate Drive  
Canonsburg, PA*

**All residents are  
invited to attend!**

## Volunteers Needed!

New landscaping will be installed at the three entrances of Glencannon this spring, and we need volunteers to serve on a committee that will assist with watering the new plants and flowers! If you have an interest in helping to make our community a more beautiful place, please call Lisa Ackerman at 724-745-3989. Thanks!

## Glencannon Homes Association 2011 BUDGET

REC CENTER	
Payroll taxes	\$-
Manager Pool	\$9,000.00
Life Guards	\$20,000.00
Chemicals for Pool	\$5,500.00
Electric	\$3,500.00
Gas	\$1,500.00
Water	\$1,600.00
Phone	\$1,570.00
Maintenance	\$2,075.00
Payroll Tennis Courts	(incl. w/above)
Misc.	\$500.00
<b>Total</b>	<b>\$45,245.00</b>
ADMINISTRATION	
Manager's Salary	\$17,000.00
Payroll Taxes	\$3,000.00
Rubbish Collection	\$68,358.00
Legal Fees	\$9,000.00
Audit Cost	\$2,500.00
Insurance	\$3,975.00
Equipment/ Maintenance	\$1,000.00
Phone	\$200.00
Supplies / Postage	\$2,000.00
Newsletter Printing	\$3,300.00
Newsletter Delivery	\$600.00
Misc.	\$300.00
Bank Charges	\$400.00
Community Day	\$2,500.00
Bad Debts	\$500.00
<b>Total</b>	<b>\$114,633.00</b>
COMMONS	
Maintenance fee	\$47,390.00
Electric	\$3,500.00
Maintenance supplies	\$15,000.00
<b>Total</b>	<b>\$65,890.00</b>
<b>Total Of All 3</b>	<b>\$225,768.00</b>
TOTAL PROPOSED INCOME	
Association Dues	\$268,320.00
Late fees	\$4,500.00
Interest	\$650.00
Newsletter advertising	\$2,250.00
Pool Income	\$3,500.00
Resale	\$2,700.00
<b>Total Proposed Income</b>	<b>\$281,920.00</b>



# 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 on page 11 of this newsletter. Let us know if you have any other questions.

## **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!

## **POND VOTE**

**All Glencannon property owners should have received a letter, account statement, and ballot for the community vote regarding the pond issue. You must be current with your monthly assessments for your vote to be considered.**

**Ballots MUST be postmarked by March 5, 2011 to be valid.**

If you have any questions regarding your statement or this vote, please contact us at (724) 745-4911 or [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 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 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](mailto:glencannon15317@yahoo.com).

## Glencannon Homes Association February 28, 2011 Financial Report

### General Operating

Checking	\$18,251.27
Money Market	\$47,797.18
<b>Total</b>	<b>\$66,048.45</b>

### General Fund Revenue

Association Fees	\$24,037.50
Late Fees	\$0.00
Resale Packets	\$150.00
Money Market Interest	\$16.48
Newsletter Ads	\$325.00
Rec Center Guests	\$0.00
Rec Center Deerfield	\$0.00
<b>Total</b>	<b>\$24,528.98</b>

### Investment Balances

Citizens CD	\$18,074.06
Citizens Money Market	\$62,226.88

### General Fund Expenditure

Rec Center	\$490.48
Commons	\$504.66
Grounds	\$2,787.60
Trash	\$5,712.97
Administration	\$3,023.82
<b>Total</b>	<b>\$12,519.46</b>

### General Operating Fund

Beginning Balance	\$71,254.52
Deposits	\$24,528.98
Disbursements	\$18,887.41
<b>Total</b>	<b>\$76,896.09</b>

Edward Jones	\$281,443.00
Washington Federal CDs	\$42,282.31



**Controlled Climate  
Systems, Inc.**

**Furnace Maintenance**

**Carrier Furnace Sale**

*Canonsburg's 41 Year Old  
Furnace Company. Let Our  
Experience Service You!!*

**Call Today**

**Phone: 724-745-3750**

**10 Year Parts & Labor  
Warranty !!!**

*Furnace Maintenance  
Air Conditioning  
Heating*

*Heat Pumps*

*Humidifier's*

*Air Cleaners*

*New Furnace*

*Rinnai Water Heaters*

*Carrier Products*

**24 Hour Service**

**PA: 002533**

10% discount with flyer  
on service and new system  
install must present  
coupon. Expires 3-31-2011

# Glencannon Executive Meeting Minutes

January 18, 2011

**Board members present:** President Frank Scarpaci, Vice President Dave Sarver, Richard Flood, John Morton, Lisa Ackerman, Tony Sacco, Terry Creighan, Vicki Falleroni

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

The minutes from the December Executive Meeting on 12/21/2010 were read by Mrs. Minshull and corrections were made.

Mrs. Ackerman reported that Jeri Zwicker of Zwicker Land Design verbally informed her that it would cost approximately \$120 per visit for her to handle watering the new landscaping this spring. The number of visits required would depend on weather conditions, but would probably average three visits per week in the first month. Mrs. Ackerman is waiting to receive a written confirmation of this information. The other option is to form a committee to handle the watering, and Mrs. Ackerman said that several community members have expressed interest in being a part of such a committee. She added that she would take personal responsibility for ensuring that the newly landscaped areas would be cared for properly. Mr. Scarpaci suggested asking Ms. Zwicker to handle the watering for the first week after the landscaping is installed.

The pond vote and lawsuit were discussed. Mr. Morton suggested the possibility of Glencannon obtaining loans at some point in the future if necessary. Mr. Flood noted that Cypher and Cypher stated at the January board meeting that one of Glencannon's financial strengths is the fact that the association currently has no outstanding debts. Mr. Sacco stated that if the American Rivers grant is not available to Glencannon for some reason, he would support the option of Glencannon financing the project rather than paying to continue maintaining the pond.

The motion from the December Executive Meeting regarding monthly contributions to the Edward Jones investment account was discussed. Mr. Sacco made a motion to retract the previous motion to resume monthly \$1000 contributions to the Edward Jones account. Mr. Scarpaci seconded the motion. Vote: 4 yes (Mr. Sacco, Mr. Scarpaci, Mr. Sarver, Mr. Flood), 3 no (Ms. Falleroni, Mr. Morton, Mrs. Ackerman), 1 abstention (Mr. Creighan).

Mr. Flood made a motion to contribute up to \$1000 per month to the Edward Jones investment account. The amount of the contribution will be determined based on the financials each month. Mr. Sacco seconded the motion. Vote: 8 yes (Mr. Flood, Mr. Sacco, Mr. Scarpaci, Mr. Sarver, Mr. Flood, Mrs. Ackerman, Mr. Creighan, Ms. Falleroni).

Mr. Scarpaci made a motion to approve the December Executive Meeting minutes. Ms. Falleroni seconded the motion. Vote: 6 yes (Mr. Scarpaci, Mr. Sarver, Mr. Sacco, Mr. Flood, Mr.

Creighan, Ms. Falleroni) and 2 abstentions (Mr. Morton and Mrs. Ackerman).

The minutes from the January Regular Meeting on 1/18/2011 were read by Mrs. Minshull and corrections were made.

Mrs. Ackerman requested that the past due accounts receivable list distributed by Mr. Sarver be revised to include names and addresses, instead of just lot numbers. Mr. Sarver stated that the board was told by an attorney that only lot numbers should appear on this list. Mr. Sarver also explained that the previously distributed version of this report that included this additional information was not an accurate reflection of past due A/R because of the way Quickbooks reports this information.

Mr. Scarpaci asked the board if they felt it would help to reduce past due A/R if names and addresses were included on the report. Mr. Morton stated that sending monthly statements to residents might be more effective. Mr. Flood agreed that statements should at least be sent to residents whose accounts are past due. Mr. Sarver added that it is necessary for monthly statements to be sent to residents in order for liens to be filed on severely past due accounts.

Mr. Scarpaci made a motion to approve the January Regular Meeting minutes. Mr. Flood seconded the motion. Vote: 3 yes (Mr. Scarpaci, Mr. Flood, Mr. Creighan), 1 no (Mr. Sarver), 4 abstentions (Mrs. Ackerman, Mr. Sacco, Ms. Falleroni, Mr. Morton).

The proposed 2011 budget was discussed, including which items should be considered capital expenditures. The landscaping budget was discussed, and Mr. Scarpaci noted that this budget must include \$5200 for landscaping the three entrances, additional amounts for potential watering and maintenance costs, and a few hundred dollars for landscaping the area near the pool. Ms. Falleroni suggested that \$7000 be budgeted for these projects.

Mrs. Ackerman requested that the playground budget be broken down for each of the three playgrounds. Mr. Sarver stated that he does not currently have information on how the budget was previously broken down. Mr. Sacco asked if it is necessary to break down the costs in this manner. Mr. Scarpaci suggested that the playground budget for 2011 include necessary maintenance costs but no new equipment. Mr. Sarver will email the final 2011 budget to the other board members and an email vote will be conducted to approve it.

The results of the email vote to approve the final 2011 budget were 7 yes (Mr. Scarpaci, Mr. Morton, Mr. Flood, Ms. Manolas, Mr. Sacco, Ms. Falleroni, Mr. Creighan) and 2 abstentions (Mr. Sarver, Mrs. Ackerman).

The new Glencannon website was discussed, and it was determined that the website address will be [www.glencannonhomes.org](http://www.glencannonhomes.org).

Mr. Scarpaci made a motion to adjourn the meeting. Mr. Creighan seconded the motion. Meeting was adjourned at 9:51 p.m.

*Respectfully submitted by Sara Minshull.*

# Glencannon Regular Meeting Minutes

## February 8, 2011

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

Meeting was called to order by Mr. Scarpaci at 7:17 p.m.

**FINANCIALS:** The board reviewed the financial information for January 2011 that had been distributed prior to the meeting. Ms. Manolas asked if Mrs. Minshull is currently handling all of the accounting responsibilities, and Mr. Sarver confirmed that she is. Mrs. Minshull was added as a signer on the Citizens Bank accounts on February 1, 2011, so she is now able to sign checks and handle all of the banking functions. Ms. Manolas asked about the invoice from Eckert Seamans regarding the retention pond on private property within Glencannon, and Mr. Scarpaci stated that these charges were related to the suit brought against Glencannon by a resident and the hearing with the magistrate regarding this matter. Mr. Sacco asked why Eckert Seamans worked on this case instead of Sweat Law Firm, and Mr. Sarver stated that this case took place prior to Sweat being retained by the association. Mr. Scarpaci added that he is attempting to terminate the contract between Glencannon and Pre-Paid Legal Services, and he is currently waiting on them to email him paperwork to sign. Mr. Flood asked if the charges for Pre-Paid Legal are automatically withdrawn from the bank account each month, and Mr. Scarpaci confirmed that they are.

Mr. Sacco asked about the additional charges on the invoice from Cypher and Cypher for the 2009 audit. Mr. Sarver stated that he has asked them for a breakdown of what these additional charges were for, and added that this invoice has not yet been paid. Mrs. Ackerman asked if the Cricket Wireless service charges are a consistent amount every month, and Mrs. Minshull stated that the monthly bill for Cricket is \$47.70. Mrs. Ackerman asked if it would be possible to add additional lines to this service for the other officers, and Mrs. Minshull said this would need to be looked into.

Mr. Scarpaci made a motion to approve the January financials. Vote: 5 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Ms. Falleroni, Mr. Creighan), 3 no (Mr. Morton, Mr. Sacco, and Ms. Manolas) and 1 abstention (Mrs. Ackerman).

**COMMONS:** Mr. Scarpaci reported that the tree near the pool that was losing branches was cut down, but the stump grinding has not yet been completed due to the snow. Mr. Scarpaci added that several calls have been placed to the township regarding the damaged stop signs in Glencannon, but they have not yet been repaired.

Mr. Scarpaci reported that an incident of vandalism occurred within Glencannon when someone's tires were slashed on Old Meadow Road. The police have said that they have an idea of who the culprit was and they are watching the area.

**REC:** Mr. Scarpaci stated that Lum's Electric completed work on the lights surrounding the pond and this seems to have fixed the problems with the lights staying on during the day. A resident asked if there are still plans to install security cameras at the pool, and Mr. Scarpaci confirmed that this should be done in the near future.

**ACC:** Mr. Sarver reported that no new ACC approval forms were received during the month of January.

**OLD BUSINESS:** Mr. Scarpaci said that one of the lawyers asked if the Fish and Boat Commission had been consulted about the potential

involvement of American Rivers in the pond situation. Mr. Scarpaci contacted Lisa Hollingsworth-Segedy from American Rivers and she responded that the DEP has already coordinated with the Fish and Boat Commission about the potential removal of the dam, and there are no anticipated problems with this. These questions had to be answered before the pond vote ballots could be mailed to residents.

The pond vote ballots were mailed on Saturday, February 5, 2011, and all residents should have received a ballot, an explanatory letter, and a statement of what is currently owed on their account. The ballots have spaces for the lot number, printed name, and signature of each resident. Mrs. Ackerman stated that she wanted the addresses of residents to appear on each ballot as well. Mrs. Ackerman asked if the ballots would remain sealed in their envelopes prior to being opened by the committee. Mr. Sarver stated that this is not possible due to the fact that there is no way of knowing if an envelope contains a ballot or a dues payment. Mrs. Minshull added that many residents are mailing their dues payments in the same envelope as their ballots, making it necessary to open all envelopes when they are received. Mrs. Ackerman requested that the envelopes and ballots stay together until being counted so addresses can be verified. Ms. Manolas asked what percentage of ballots need to be returned in order for the vote to be valid. Mr. Scarpaci stated that unreturned ballots will be counted as abstentions. A resident in attendance stated that the bylaws are somewhat vague on this issue. Mrs. Ackerman suggested that a list of residents who have not yet returned their ballots be published in the March newsletter. Mr. Scarpaci said he would prefer not to publish a list of names, and instead suggested posting an alert on the Glencannon website to remind everyone to send in their ballots. Mr. Creighan added that the letter and ballot clearly established the importance of this issue, and it is now the responsibility of the residents to decide whether or not to return their ballots. Mr. Flood agreed.

Mr. Sacco stated that the \$1,017.65 paid to D'Appolonia Engineering was unnecessary since it is not known if Glencannon will be fixing the pond or going with the American Rivers project. Mr. Scarpaci stated that at a previous meeting a former officer requested that a professional estimate of the pond work be completed. Mr. Scarpaci and Mr. Sarver agreed that the community should know what the actual cost of the work would be. They contacted D'Appolonia, the firm that engineered the last project on the pond in 2001. D'Appolonia wanted over \$3,500 for a PRE-estimate. The price was negotiated to \$1,017.65. This estimate included DEP compliance, dredging and fixing the pond, and a five year maintenance plan for the pond.

**NEW BUSINESS:** Mr. Scarpaci thanked Mr. Creighan for his work on the new Glencannon website: [www.glencannonhomes.org](http://www.glencannonhomes.org). The idea of collecting email addresses from residents was discussed, and it was agreed that it would make sense to pursue this as an additional way to communicate with residents. Mr. Scarpaci discussed the logistics of determining what information would be sent out via email.

Mrs. Ackerman discussed the possibility of obtaining a water tank to use for watering the new landscaping in the spring and summer. Mr. Scarpaci reiterated the importance of ensuring that the new landscaping is properly maintained, and stated that the watering will be handled by a committee formed for this purpose, due to the high cost of having someone outside of Glencannon handle the watering.

**OPEN DISCUSSION:** A resident asked several questions regarding the financial information in the newsletters. He asked why the beginning balances from each newsletter do not seem to correspond. Mr. Sarver said that he would check into this and let him know. The resident also asked why there appeared to be no income generated from newsletter ads in the previous three months. Mrs. Minshull explained that no newsletter ad income had been collected for several months until January, when she contacted the past and current advertisers and secured payments for the next several months. This income will be



reflected in the February financial information, which will appear in the March newsletter. The resident also asked why the amount given for association fees in the February newsletter ended in 98 cents. Mr. Sarver explained that a resident was given a reimbursement check for items they purchased for a community event over the summer, and they signed the check over to Glencannon to be applied to their association dues. The amount of this check ended in 98 cents, which explains the amount listed on the financial report.

The past problems that resulted from statements not being sent out regularly were discussed, and Mr. Sarver said that statements will be sent out by Mrs. Minshull on a monthly basis for at least the first several months of this year. Ms. Manolas mentioned that several lot numbers appeared to be missing from the A/R Aging Summary report that Mr. Sarver had distributed prior to the meeting. Mr. Sarver stated that there are some problems with the memorized reports in Quickbooks, but emphasized that this is exclusively an issue with the report itself, and does not mean that any information is missing from the accounting system.

A resident also requested that information on all assets, including all of the investment accounts, be published in the newsletter. As previously discussed, this information should be published on a quarterly basis in the future.

The issue of pond vote ballots potentially being hand delivered to board members was discussed, and it was determined that ballots should be mailed to Glencannon and not hand delivered.

A resident asked why the estimated cost of DEP-mandated updates to the pond was reported in the pond vote letter as being \$153,000, when the estimated cost in 2009 was much less. Mr. Scarpaci explained that additional required updates were added by the DEP in the time since the first estimate was made. The resident also asked if the sediment that is currently problematic for the pond would also

be problematic if a stream was created in place of the pond. Another resident stated that sediment would not be a problem for a stream because there would be nowhere for the sediment to settle, and it would simply flow downstream with the water.

Mrs. Ackerman stated that she spoke with a local community member who is experienced with soil issues and water flow and asked for their thoughts on the fact that, during the construction of Foxchase, the pond experienced drastic changes in color during rainstorms, then later returned to its original color. They stated that this would be due to excess sediment flowing from the stream into the pond.

A resident questioned the actual availability of grant money from the state for the American Rivers project, considering that the state is already experiencing financial problems. Mr. Scarpaci stated that there is ample support at the state level for projects like this one. Mr. Sarver stated that Ms. Hollingsworth-Segedy from American Rivers seemed to think that Glencannon would have no trouble obtaining the \$200,000 grant amount mentioned in the pond vote letter. This amount represents the matching funds to the amount that Glencannon has already put into it since 2001.

A resident discussed the storm water and erosion issues that have led to the sediment issues with the pond. Mrs. Ackerman asked about the headwall in Foxchase and whether it was approved. The resident stated that it was approved as part of their storm water management plan. Mrs. Ackerman asked if Glencannon was ever asked about this, and the resident said that they were not. The resident stated that the erosion control plan for Foxchase must have failed during the construction process.

Mr. Scarpaci made a motion to adjourn the meeting at 9:50 p.m. Mr. Flood 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

4150 Washington Road, Suite 108  
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

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

CENTURY 21® PLEDGE POINT #3:

# Keep Your Best Interests in Mind.



**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.



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

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



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

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

**Financing Available**




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.

**GENERAC**  
**SINGLE PHASE**  
**ELECTRICAL SERVICES Inc.**

Sales 724-745-1970  
 Service 724-745-1970  
[www.singlephase.com](http://www.singlephase.com)

**"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**

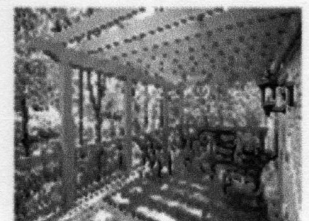


**Kitchens  
 Gamerooms  
 Built-In's  
 Hardwood Floors**



**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

# March 2011

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