

The

Glencannon

Newsletter



Visit our web site: www.glencannonhomes.org

March 2013



**Garbage pick-up
changes to Thursdays
Starting March 7, 2013
(see page 4 for details)**

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GLENCANNON BOARD OF DIRECTORS

Dave Sarver, President
April John, Vice President
John Ackerman
Shawn Beard
Terry Creighan
Richard Flood
Ed Frohnafel, Jr.
Tony Sacco
David Wheeler

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Janine Dolanch	531-0095
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
Fran Toma	413-5738
Breanna McDade	328-1731

Teen Yard Work

Nolan Poness	746-5210
Riley Poness	746-5210
Patrick Bonner	746-0249
Tyler Oravetz	412-980-4389
Cody Kusluch	678-5640

Dog Walking

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

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

Canon McMillan School District

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

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
West Penn Power	800-686-0021
<i>To report outages</i>	<i>800-544-4877</i>
PA American Water	800-474-7292
Equitable Gas	412-395-3050
Verizon	800-660-2215
Comcast Cable	724-745-4734
Gas Leaks	800-253-3928
PA-1 Call	800-242-1776

Glencannon Homes Association

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

glencannon15317@yahoo.com

glencannon15317@yahoo.com ♦ 2 ♦

www.glencannonhomes.org



A.C.C Approval

Any resident planning to change the exterior of their property must obtain approval from the A.C.C. Chairman. North Strabane Township will not issue a building permit to any resident of Glencannon unless they have this approval from the association. Approval must be obtained for decks, doors, windows, sidewalks, patios, sheds, painting, etc. A 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!

Contacting Glencannon

To better serve our community members, we have set the following phone hours when you can be assured that your calls and emails will be answered in a timely manner. (if there is no answer during these hours, PLEASE leave a message as we are most likely on another call.)

Glencannon Phone Hours

Mondays	10:00 a.m. - 3:00 p.m.
Tuesdays	10:00 a.m. - 3:00 p.m.
Wednesdays	1:00 p.m. - 6:00 p.m.
Thursdays	1:00 p.m. - 6:00 p.m.

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

Selling Your Property?

If you are planning to sell your property, please contact the Association Secretary once you have accepted an offer and a tentative closing date has been determined. the Secretary will then prepare the Resale Certificate Package.

As a reminder, under Act 180, the association has 10 days to provide the resale certificate and other items to the seller. Please notify the Association Secretary as soon as possible so that a resale certificate can be prepared.

The fee for a resale packet is \$75.

Patrick Hogan will be managing the pool this year and he's looking for lifeguards. If you are interested, contact him at phogan12@yahoo.com or contact us through the Glencannon email or phone number.



Glencannon Community News

Garbage pick-up is now on Thursdays!

Allied Waste Services will start their three year contract in March and will pick up both garbage and recyclables on March 7, 2013

2013 Annual Meeting

This Year's Annual Meeting for the Glencannon Homes Association will be held on Tuesday, March 19, 2013 at the North Strabane Fire Station at 8:00pm. All Residents are invited to attend!

Each homeowner will receive a ballot and return envelope to vote in this year's election. The ballot can be mailed in, given to the Secretary in person, dropped off at the Annual Meeting or given to another association member to turn in.

All ballots must be received by 3/19/13

Association payments should not be included with the ballot to avoid late fees.

March Board Meeting

The next Glencannon Board meeting will be held on Tuesday, March 12, 2013 at 7:00 p.m. at the North Strabane Fire Station located at 2550 Washington Road, Canonsburg, PA 15317.

All residents are invited to attend!

The Candidates for this year are:

Single Family Home Category:

Learn more about these candidates on page 6

(Vote for 1)

Dave Sarver

Jim Byer

Townhouse Category:

(Unopposed)

Terry Creighan

Open Category:

(Unopposed)

Rita Manolas

Residents are reminded that trespassing on the frozen pond is STRICTLY PROHIBITED and violators will be prosecuted.

Electronics Disposal

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

For more information on Electronic Disposal and
Recycling sites call the Glencannon Homes
Association or visit the Washington County
Planning Commission Website at
www.depweb.state.pa.us.

The 2013 Glencannon Homes
Association Budget could not be
published due to space constraints, it
can be viewed at:
www.glencannonhomes.org
(Latest News Page)

Glencannon Homes Association Financial Report January 31, 2013

General Operating Fund

Checking	\$ 38,301.46
Money Market	\$ 10,325.16
Total	\$ 48,626.62

General Fund Revenue

Association Fees	\$ 16,899.00
Resale Packets	\$ 0
Rec. Center Guests	\$ 0
Rec. Center Rental	\$ 0
Total	\$ 16,899.00

General Fund Expenditure

Rec. Center	\$ 0
Commons	\$ 350.25
Grounds	\$ 3,172.23
Trash	\$ 5,696.51
Administrative	\$ 1,977.00
Total	\$ 11,195.99

General Operating Fund

Beginning Balance	\$ 48,626.62
Deposits	\$ 16,899.00
Disbursements	\$ 11,195.99
Total as of 1/31/2013	\$ 54,329.63

Please Note:

The amount that has been spent on the pond lawsuit to date (over the past 2 years) as of 12/31/12 is:

Legal Fees and Expert Report - **\$115,063.20**

The current balances of our other accounts are:

Citizens CD	\$ 18,126.97
Citizens Capital Reserves	\$ 57,325.16
Washington Federal CDs	\$ 43,493.66
Edward Jones	\$ 309,712.39

CENTURY 21 PLEDGE POINT #31

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, CRI, ABR
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McKeesport, PA 15317
724-941-8800 ext 217
412-997-3969 CELL

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

Candidate Letters

My name is Jim Byer and I have decided to run for the board this year. I am a licensed CPA and have over 25 years experience in supervising Accounting and IT departments of multimillion dollar corporations. I am also going into my 14th year as a resident of Glencannon.

I did not come to this decision lightly. I have watched our HOA over the past several years and have become concerned about the financial administration, proper oversight and internal controls of the HOA. The present accounting processes and weak internal controls are open for repeated errors, misclassifications, and more concerning, potential abuse. Current audits do not comment on these concerns nor will they provide recommendations.

It is my understanding, the HOA has had 5 secretaries in the past 4 years and I have seen financial audits marked with material weaknesses and red flags. These annual audits have been delayed for months repeatedly until the financials could be corrected. The most recent 2011 audit was delayed over 7 months for unexplained reasons.

I would like to bring back the confidence in the administration and financial viability of our HOA. It is my belief that if we can be successful in implementing safeguards, checks and balances, and proper oversight at Glencannon, then our community as a whole can prosper. The board should be transparent to everyone in the community and everyone has the right to know what goes on, not just the few. I will represent the community, not just the board members.

If elected, I plan to make this happen.

Sincerely,
James M. Byer, CPA

My name is Dave Sarver; I've been a Glencannon Homes Association board member for the past 3 years and have lived in the community for over 15 years. I am running for re-election in the Single Family Home Position in this year's Annual meeting vote.

I took this position in belief that I could help the community. As President, I have worked to improve our community while insuring everyone's monthly association dues are not raised. We have started a web site, upgraded and maintained the pool facility, arranged a new garbage contract with Allied Waste Services (Saving us thousands of dollars), obtained bids for the board to consider savings with the new auditor and I have fought to keep our pond from getting unwanted sediment and pollution from our neighbors upstream.

Around the first of March, you will receive a ballot and a return envelope in the mail, I am asking for your vote. I am confident I've served our community faithfully and I'm pleased to be surrounded by board members that are interested in moving Glencannon in a forward direction.

Thank you in advance for your consideration,
Dave Sarver

Glencannon Regular Meeting Minutes

February 12, 2013

Board members present: President – Dave Sarver, Vice President-April John, Terry Creighan, Tony Sacco, John Ackerman, Ed Frohnafel, Jr., Rick Flood and Shawn Beard

Meeting was called to order by Mr. Sarver at 7:00 p.m.

AUDIT:

Mr. Sarver introduced Mr. Vincent Eannace, CPA from Stelmack, Dobransky and Eannace to discuss the audit. Everyone was provided a copy of the Independent Auditor's Report. Mr. Eannace discussed the highlights of the audit. The time frames for the audit were for the years ending December 31, 2010 and December 31, 2011. Mr. Eannace stated that the opinion resulting from the audit was that Glencannon Homes Association presents fairly in regards to its operations and its cash flows for the mentioned time frame. Mr. Eannace also discussed that the investments were down 2.5% due to market changes and outlined the asset depreciation. A resident asked for additional information about depreciation. Mr. Eannace explained that things such as playground equipment and office equipment are things that are depreciating. There is a total of \$22,000 a year in depreciation.

Mr. Eannace said a Major Replacements and Repairs study is needed and there should be one done every 10 years. Mr. Eannace discussed his experience with other home owner's associations regarding these areas. In addition, Mr. Eannace stated that his opinion is in regards to the financial information but no opinion on the association internal control. He stated that this is a separate service and would require board approval.

OPEN DISCUSSION:

A resident opened the discussion and read a letter that he requested be placed in the minutes. The board stated the letter could be put in the March Newsletter. This resident requested that Mr. Creighan answer questions regarding what he has done in the three years served on the board and if he is re-elected, what changes he plans on making. He also requested that Mr. Sarver answer a question regarding his view on the lawsuit.

Mr. Creighan stated that he had significant accomplishments during his term. He had the baby pool fixed for a fraction of the original bid price. He arranged for the new slide at the pool and he installed a new security system at the pool (for free) which has eliminated vandalism. He has also developed and maintained the Glencannon Website. Mr. Creighan stated that his future plans would be to run the pool as it has been. In the future, Mr. Creighan stated the baby pool filter needs replaced, the tennis court needs resurfaced and discussion is needed on possible new amenities at the pool.

Mr. Sarver stated that he recognizes that the lawsuit has cost the Association money but in the long run will help the Glencannon Community. He stated that he is one of the four board members who originally signed the lawsuit. He stated that there is a significant amount of sediment running into the pond which has no longer made it a pond. Mr. Sarver stated that the parties need to be held accountable for what they are putting in our pond.

A resident also opened the discussion to have her road fixed on upper Cricketwood. Mrs. John stated that because of the way the road was built, it is considered a private drive and therefore North Strabane Township will not do snow removal. Mr. Sacco said that he spoke to the township about this in previous years. Mrs. John suggested that the resident go to the township and discuss this with them. Mr Sacco said he would call the township and get further information and would get back to her. Mr Sarver said he would research other options for plowing her road.

Financials

Mr. Sacco requested that the financials be dispersed two days prior to the meeting so they can be reviewed and discussed. This will occur for the March board meeting. Mr. Beard made a motion to table the financials so there is time to review them. Mr. Sarver seconded the motion.

Rec

Mr. Creighan stated that Patrick Hogan has confirmed he will be coming back this summer as the pool manager. He stated that he will be meeting with him in late March. The rules for the pool will be reviewed in the coming months by the board and any changes will be determined for this year.

ACC

Mr. Flood stated that there have been no ACC requests over the last month.

A resident asked if there has been any resolve regarding a past request where a deck was built behind the home. Some board members have talked to North Strabane Township and there is nothing they will do about it. The resident stated that he was under the impression that something cannot be built bigger than the original structure. Mr. Sarver stated that is not accurate to his understanding. Something can be built bigger as long as it is built as it was designed (and approved). Documentation was presented from the North Strabane website that in order to get a building permit from the township, an ACC approval is required from the HOA. It was determined that none of this was done but North Strabane Township is not willing to come and inspect the property. Mr. Beard and Mr. Ackerman stated that the ACC policies are being reviewed and changes are being made.

Mr. Sacco stated that the lights on Village drive are not working properly and the breaker was kicked. Mr. Ackerman stated that

there may be a wiring problem and he is going to look into getting bids to repair or replace the lights.

Commons

Mr. Ackerman stated that he has been talking to Mr. Kirn about the snow removal for some walkways and entries into playgrounds.

A resident asked for an update on the lawsuit regarding the pond. Mr. Sarver stated there is a court date scheduled for 6/10/2013.

Nominations for Open Board Positions


There are three board positions expiring in March 2013. These positions include Townhome, Single Family Home and Open. The first position up for nomination was Townhome. Mr. Creighan submitted a letter stating he would like to be nominated for that position. Ms. Raspanti was also nominated by another resident for the position and she accepted the nomination. [Note: Ms. Raspanti withdrew her nomination on 2/24/13.]

The second vacancy was Single Family Home. Mr. Frohnafel nominated Mr. Sarver for re-election and Mr. Sarver accepted the nomination. A resident also nominated Mr. Byer and he also accepted the nomination.

The final vacancy was for the Open category, a resident at the meeting nominated Ms. Manolas and she accepted the nomination. No other residents were interested in nomination and she will run unopposed.

Mr. Frohnafel Jr. made a motion to adjourn and Mr. Beard seconded the motion. Meeting adjourned at 8:55pm

Respectfully submitted by Kim Spicer


Boot Camp Classes
 with
 Stephanie Miller
 Are you ready to challenge yourself?
 Mondays- First Street Elementary School, in Canon Mac School District!
 Wednesdays and Thursdays- Cecil Elementary School
 All Classes are 6:15-7:15
 All Fitness levels welcome!!!
 Only \$5 a class and you need a mat, water, and hand weights. Bring a friend!!
 Call 412-215-0397 or email stymiller@mc.com

Advertise in the Glencannon Newsletter!

Ad Size	Ad Fee	Typing Fee
Full page	\$60	\$6
Half page	\$45	\$5
Quarter page	\$30	\$4
Business Card	\$17	\$ —
Line ads		\$.40 / word

Discounts apply when consecutive ads are placed

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price add when you purchase 3

Deadline for all ads (except full-page ads) is the 15th of each month. Full-page ads are due by the 20th of each month.

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

Reminder!

Glencannon ACC regulations require that GARBAGE CONTAINERS are to be stored indoors or inconspicuously outdoors (**not in front of your residence.**) Garbage containers should be placed in front of your residence **no earlier than 6:00 p.m. the night before collection day**, and should be removed the next day.

Thank you!

The Canon-McMillan School District will have ONLINE Kindergarten Registration from March 1 through March 31, 2013 for the 2013-2014 school year. Please contact your child's school to request a Secure ID Code in order to access the registration. If you do not have a computer, please contact your child's school for assistance with registration. Kindergarten Screenings will be held Tuesday, May 21, 2013.

Association Member Letter:

TO GLENCANNON HOMEOWNERS ASSOCIATION BOARD MEMBERS

FEBRUARY 12, 2013

I WANT TO COMMEND THE BOARD FOR HIRING KIM SPICER AS SECTARY. I CALLED THE OFFICE A FEW WEEKS AGO AND LEFT A MESSAGE AND TO MY SURPRISE SHE RETURNED MY CALL WITHIN MINUTES. WE HAD A NICE CONVERSATION ABOUT HER FAMILY AND HERSELF. AFTER THIS CONVERSATION, I REALIZED SHE HAS GIFTS, GOOD SKILLS, EXPIERENCE AND INTEGRITY THAT WE NEED IN A SECRETARY. I FEEL WE NOW HAVE WHAT WE NEED IN A COMPENTENT SECRETARY TO BUILD UPON FOR A FAIR, JUST AND FORWARD FOCUSED BOARD.

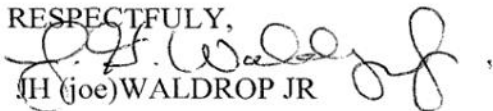
MR. CREIGAN HAS BEEN ON THE BOARD FOR TWO AND A HALF YEARS. I WOULD LIKE TO ASK WHAT HE FEELS HE HAS DONE AND ACCOMPLISHED FOR US IN THOSE YEARS. I WOULD ALSO ASK WHAT HE PLANS TO ACCOMPLISH IF HE IS RE-ELECTED TO THE BOARD?

MR SARVER HAS SERVED 3 YEARS ON THE BOARD AND I WOULD ASK THE SAME QUESTIONS OF HIM. IT WOULD BE NICE IF THESE GENTELMEN WOULD GIVE US THEIR RESPONSES THIS EVENING.

AS A MEMBER OF THE ASSOCIATION I AM ASKING THAT ALL OF OUR HOMEOWNERS BE VERY CAREFUL, THOUGHTFULL AND VIGILANT WHEN WE CAST OUR BALLOTS IN MARCH. I BELIVE IF WE ARE NOT WISE, THIS COULD BE THE TURNING POINT IN THE MAKING OR BREAKING OF OUR ASSOCIATION. I WOULD ALSO URGE PEOPLE TO ATTEND OUR MONTHLY MEETINGS SO YOU MAY HAVE A BIGGER VOICE IN WHAT IS GOING TO HAPPEN IN YOUR COMMUNITY.

I AM REQUESTING THAT A COPY OF THIS LETTER BE PLACED IN THE MINUTES OF TONIGHTS MEETING, FOR EVERYONE TO VIEW, ALONG WITH COPIES OF A FEW E-MAILS OF PAST REQUESTS BY MYSELF TO REVIEW DOCUMENTS CONCERNING MY ASSOCIATION ACCOUNT.

RESPECTFULLY,


JH (joe) WALDROP JR

Business and work trucks (including trailers) are **NOT** to be parked on
Glencannon commons areas (specifically in the grass)
or in commons parking pads.

The Claim Satisfaction Guarantee is an innovative breakthrough in personal auto protection and it's offered only from Allstate. If a standard auto customer is dissatisfied with their experience on a paid auto claim for any reason, Allstate will refund their premium.

Contact your local Allstate agent today and make sure you have the service you deserve.

Brian Fisher

Allstate Insurance Company

148 West Pike Street
Canonsburg PA 15317
724-746-4470

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Pittsburgh PA 15237
412-366-9480



530 Center Church Road
McMurray, PA
www.trinityweekdayschool.com

**Registration for Trinity Weekday School
is happening now!**

**We have space available in our wonderful Two's and
Three's classes.**

**For more information, or to arrange a tour, call
Susan Young 724-941-4771**

Request for Review
Architectural Control Committee
Glencannon Homes Association

Name: _____ Date: _____

Address: _____

Telephone: _____ Lot: _____

Project Description:

Owner's Signature: _____

ACC Recommendations & Comments: _____ Date received: _____

ACC Committee's Signatures: _____

INSTRUCTIONS: Prepare a written description and a sketch of the proposed improvement or change in sufficient detail so that the committee can make a decision. Provide a site plan, including unit location, and indicate where on the property the improvement is to be located. The ACC will respond to your request within 30 days.

MAIL REQUESTS TO:

Glencannon Homes Association ♦ P.O. Box 831 ♦ McMurray, PA 15317

MARCH 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
Garbage Pick-up Now on Thursdays						
3	4	5	6	7	8	9
				Garbage & Recycling		
10	11	12	13	14	15	16
Daylight Savings Time Begins		Board Meeting 7:00 p.m. N. Strabane Fire Station		Garbage		
17	18	19	20	21	22	23
St. Patrick's Day		Annual Meeting 8:00 p.m. N. Strabane Fire Station		Garbage & Recycling		
24	25	26	27	28	29	30
	Passover			Canon-Mac No School Spring Break	Canon-Mac No School Spring Break	
31	1					
Easter	Canon-Mac No School Spring Break					



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