
Glencannon

NEWSLETTER

November 2011



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www.glencannonhomes.org

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GLENCANNON BOARD OF DIRECTORS

April John, *Vice President*

Lisa Ackerman

Brent Adams

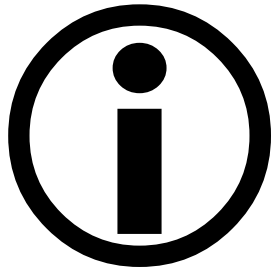
Terry Creighan

Richard Flood

Tony Sacco

Dave Sarver

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
Breanna McDade	328-1731

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

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

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

Glencannon Homes Association

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

glencannon15317@yahoo.com

November Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, November 8, 2011 at 7:00 p.m. at the North Strabane Fire Hall, 2550 Washington Road, Canonsburg, PA 15317. (Please note the new meeting location.) 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.

Glencannon Homes Association FINANCIAL REPORT September 30, 2011

General Operating Fund

Checking	\$6,060.04
Money Market	\$10,318.02
Total as of 9/1/2011	\$16,378.06

General Fund Revenue

Association Fees	\$22,431.91
Resale Packets	\$300.00
Money Market Interest	\$0.42
Newsletter Ads	\$34.00
Rec Center Concessions	\$307.20
Total	\$23,073.53

General Fund Expenditure

Rec Center	\$3,752.98
Commons	\$3,253.20
Grounds	\$4,867.18
Trash	\$5,696.51
Administrative	\$14,410.11
Total	\$31,979.98

General Operating Fund

Beginning Balance	\$16,378.06
Deposits	\$23,073.53
Disbursements	\$31,979.98
Transfer from Cap. Reserves	\$5,000.00
Total as of 9/30/2011	\$12,471.52

PLEASE NOTE:

- The amount that has been spent on the pond lawsuit to date as of October 15, 2011 is \$86,875.20
- The current balances of our other accounts are:

Citizens CD	\$18,103.89
Citizens Capital Reserves	\$44,773.44
Washington Federal CDs	\$42,916.86
Edward Jones	\$276,252.60



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!

Garbage Containers

Glencannon ACC regulations require that **GARBAGE CONTAINERS** 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 following collection on collection day. Thank you!

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.

LETTERS

Dear Glencannon Homes Association:

I want to resign my position as President and Member of the Glencannon Homes Association effective immediately.

I can see that this board will never entirely work together for the betterment of Glencannon. There are so many different personal and political clicks that are going on, that I do not want to be a part of.

I will not jeopardize my well being to try to do things that should be done but can't, because of the factions that are involved in this Association.

Good luck in your endeavors.

Sincerely,

Rita Manolas

To My Fellow Directors,

Effective immediately, I am resigning my position as a Director of the GHA Board of Directors. I do so with regret; however, my work responsibilities have recently changed to such an extent that I am not able to perform my duties as a Director to the level I believe is necessary for the good of the community. The community and the Board needs a Director who can devote more time to the current pressing issues than I can provide at this time.

I wish you all good luck in your continuing efforts to make our community the best it can be.

John D. Morton

Many thanks to Rita and John for their service to our community!

BOARD VACANCIES

for the Glencannon Board of Directors will be available soon

The available vacancies are for an OPEN position that expires in March 2014 and a SINGLE FAMILY position that expires in March 2012 (3-month term).

These positions will be filled at the Regular Meeting on December 13, 2011.

Prospective Board members must be current on fees and assessments.

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Glencannon Executive Meeting Minutes

September 20, 2011

Board members present: President Rita Manolas, Vice President April John, Tony Sacco, Terry Creighan, Richard Flood, Lisa Ackerman. Dave Sarver arrived towards the end of the meeting.

Meeting was called to order by Ms. Manolas at 7:34 p.m.

The minutes from the August Executive Meeting and September Regular meeting were reviewed. It was determined that email votes would be conducted to approve these minutes, to give everyone more time to review them. [The results of the vote on the Executive Meeting minutes from 8/23/2011 were: 6 yes (Mr. Sacco, Mr. Sarver, Mrs. John, Ms. Manolas, Mr. Flood, and Mr. Creighan) and 3 abstentions (Mr. Morton, Mr. Adams, and Mrs. Ackerman). The results of the vote on the Regular Meeting Minutes from 9/13/2011 were: 5 yes (Mr. Sacco, Mrs. John, Ms. Manolas, Mr. Flood, and Mr. Creighan) and 4 abstentions (Mr. Morton, Mr. Adams, Mr. Sarver, and Mrs. Ackerman).]

The leadership of the pond committee was discussed. Mr. Creighan made a motion to appoint John Ackerman as chair of the pond committee. Mrs. Ackerman seconded the motion. Vote: 5 yes (Mr. Creighan, Mr. Flood, Mrs. John, Mrs. Ackerman, and Ms. Manolas) and 1 no (Mr. Sacco).

Ms. Manolas and Mrs. John discussed their meeting with Attorneys Sweat and Cruny regarding the new procedures for filing liens on delinquent accounts.

Mrs. John said that the fall bonfire will be held on October 22nd at the pond. The time will be announced on the bulletin board.

Ms. Manolas made a motion to adjourn the meeting. Mrs. Ackerman seconded the motion. Meeting was adjourned at 8:56 p.m.

Respectfully submitted by Sara Minshull.

Glencannon Regular Meeting Minutes

October 11, 2011

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

Meeting was called to order by Mrs. John at 7:13 p.m.

FINANCIALS: The Board reviewed the financial information for September 2011 that had been distributed prior to the meeting. Mrs. John mentioned that there are currently three outstanding invoices that cannot be paid due to a low balance in the regular checking account. Mr. Sarver clarified that these invoices are not yet late, and added that one of the larger invoices is being questioned. It was decided that these invoices will be paid later in October if funds are available then. Mr. Sarver asked if it had been confirmed that the September invoice from Lum's Electric

was not a duplicate, since it included charges from early 2011. Mrs. Minshull said that it did not appear that these charges had been billed previously, but she would research it to be sure. The Board decided to table the vote on the financials until the Executive Meeting.

OPEN DISCUSSION: Resident Consuelo Fossum suggested that the Board begin adhering to formal rules of order in their meetings. Board members agreed that this would be a good idea.

COMMONS: Mrs. Ackerman reported that a Commons committee meeting was recently held. Decorative cornstalks have been placed around the pond.

REC CENTER: Mr. Creighan asked Patrick Hogan to discuss the bids for the work on the baby pool. Mr. Hogan reported that he has obtained a \$6,800 bid from Sherwood Pools. He has also attempted to obtain a bid from Pool and Spa Outlet, but he has not yet received a response. Mr. Hogan will send a copy of this bid to Mrs. Minshull, and she will distribute it to the Board via email.

SOCIAL COMMITTEE: Mrs. John and Mrs. Ackerman spoke about plans for the upcoming Fall Bonfire. Options for music were discussed. Mr. Sacco asked why the Association should pay an additional \$200 for the band [compared with the cost last year] considering the current financial situation. Mrs. Ackerman made a motion to spend \$550 for cleanup, supplies, and a four-member live band for the event. Mr. Flood seconded the motion. Vote: 4 yes (Mrs. Ackerman, Mr. Flood, Mr. Creighan, and Mrs. John) and 2 no (Mr. Sacco and Mr. Sarver).

ACC: No report.

OLD BUSINESS: Mrs. John stated that Mrs. Minshull has received phone calls from two of the delinquent property owners who were contacted by the attorneys regarding liens being filed on their properties. To avoid having these liens filed, these residents will attempt to work out payment plans that will be acceptable to the Board.

Mrs. John reported that the pond lawsuit is going well. The Board has a meeting scheduled for October 25th to review the report from the expert witness.

Mrs. John reported that the lawsuit filed by a resident against Glencannon Homes Association, Inc., Dave Sarver, Richard Flood, Lisa Ackerman, and Terry Creighan was dismissed by the Court and Judge John F. DiSalle, Jr. A resident asked if the Association had any financial responsibility related to this case, and Mrs. John said that the Association is responsible for paying the \$1,000 deductible [for the Directors and Officers insurance policy] that resulted from this lawsuit. A resident asked if the Board will pursue recovering this cost from the resident who filed the lawsuit. Mr. Sacco mentioned that recovering this amount would likely require another lawsuit.

NEW BUSINESS: Mrs. John said that the November Regular Meeting will be held at the North Strabane Fire Department at 7:00 p.m. on November 8th. The Fire Department is letting the Association hold all future meetings at that location free of charge. Mrs. John thanked resident Brian Spicer for making this suggestion to the Board.

Mrs. John made a motion to adjourn the meeting. Mr. Flood seconded the motion. Meeting was adjourned at 8:34 p.m.

Respectfully submitted by Sara Minshull.

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November 2011

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

18 Years of Experience Counts.

Re-Elect
Brian L. Spicer
Supervisor
November 9th

PERSONNEL
STAFFERS
INC.

Staffing and Training Services

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McMurray, PA 15317
Phone: 724.942.5860
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Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli