

The

Glencannon

Newsletter



Visit our web site: www.glencannonhomes.org

November 2012



Leaf collection is on Wednesdays!

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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	1:00 p.m. - 6:00 p.m.
Tuesdays	1:00 p.m. - 6:00 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.



Glencannon

Community News

Lawsuit Mediation

The court appointed mediation mentioned in the September newsletter has been rescheduled for November 19, 2012 because one of the parties was unavailable on the original date. This meeting will be attended by several Board members.

North Strabane leaf collection
will be on Wednesdays
through November 28th

November Board Meeting

The next Glencannon Board meeting will be held on Tuesday, November 13, 2012 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 dumpsters at each of the apartment and condo buildings are ONLY to be used by the residents living in those buildings.

The dumpster at the pool is closed and will be removed soon.

Thank you for your cooperation.

Committees

The Glencannon Board of Directors is looking for residents to serve on the Financial Committee. If you have accounting experience and would like to help your community, please call the office at (724) 745-4911 or come to a Board Meeting.

Open enrollment is available for the A.C.C. committee and the Commons committee, if you would like to get involved please call the office at (724) 745-4911

Thanks to all that helped make this year's bonfire a huge success!

John Ackerman	Eric Miller
Lisa Ackerman	Call Mark Landscaping
April John	Terry John
Ed Frohn Apfel, Jr.	Noel "Mac" McMullen
Ed Kirn of Elite Inc.	All who helped adding wood to the fire

Donations by:

Giant Eagle	Sara Ray's
Massage Envy	Simmons Farm
USC Rec. Center	

And thanks to all who attended this growing event!

Glencannon Homes Association Financial Report September 30, 2012

General Operating Fund

Checking	\$ 17,982.59
Money Market	\$ 10,323.42

Total	\$ 28,306.01
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General Fund Revenue

Association Fees	\$ 19,769.00
Resale Packets	\$ 75.00
Concession	\$ 331.00
Petty Cash (Start-up)	\$ 205.00
Rec. Center Guests	\$ 0
Rec. Center Rental	\$ 0
Donation	\$ 0

Total	\$ 20,380.00
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General Fund Expenditure

Rec. Center	\$ 3,762.86
Commons	\$ 153.38
Grounds	\$ 4,889.94
Trash	\$ 5,621.00
Administrative	\$ 12,129.05

Total	\$ 26,556.23
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General Operating Fund

Beginning Balance	\$ 28,306.01
Deposits	\$ 20,380.00
Disbursements	\$ 26,556.23

Total as of 9/30/12	\$ 22,129.78
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Please Note:

The amount that has been spent on the pond lawsuit to date (over the past 2 years) as of 9/30/12 is:

Legal Fees and Expert Report -	\$115,063.20
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The current balances of our other accounts are:

Citizens CD	\$ 18,119.74
Citizens Capital Reserves	\$ 57,317.95
Washington Federal CDs	\$ 43,383.66
Edward Jones	\$ 299,705.28

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.



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 McMurry, PA 15317
 724-941-2800 ext 217
 412-997-3989 CELL

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

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 following collection on collection day.

Thank you!

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.

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 Allstate Insurance Company

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724-746-4470	412-366-9480



Glencannon Executive Meeting Minutes September 18, 2012

Board members present: President Dave Sarver, Vice President April John, Tony Sacco, Terry Creighan, Ed Frohnapfel, John Ackerman, Shawn Beard. Rick Flood arrived later.

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

Attorneys Phil Binotto and Marcia L. DePaula from Eckert Seamans Cherin & Mellott, LLC were in attendance to discuss the lawsuit. Mrs. DePaula reported that discovery has ended and that she will provide a scheduling update that will be published in the October Newsletter.

The minutes from the Executive Meeting on 7/17/2012 were reviewed by the Board and corrections were made. Mrs. John made a motion to accept the minutes as corrected. Mr. Creighan seconded the motion. Vote: 3 yes (Mrs. John, Mr. Creighan and Mr. Ackerman) and 3 abstentions (Mr. Sarver, Mr. Sacco and Mr. Frohnapfel).

The minutes from the Executive Meeting on 8/21/12 were reviewed by the Board. Mr. Frohnapfel suggested a wording change to the statement regarding the confidentially agreement with Mr. Byers. Mr. Frohnapfel made a motion to accept the minutes as corrected. Mrs. John seconded the motion. Vote: 5 yes (Mr. Frohnapfel, Mrs. John, Mr. Creighan, Mr. Sacco and Mr. Ackerman) and 1 abstention (Mr. Sarver).

The minutes from the Regular Meeting on 9/11/12 were discussed. Mr. Frohnapfel made a motion to accept the minutes. Mrs. John seconded the motion. Vote: 5 yes

(Mr. Frohnapfel, Mrs. John, Mr. Sarver, Mr. Creighan and Mr. Sacco) and 1 no (Mr. Ackerman).

Mr. Ackerman stated that he is still waiting to hear from the bidders regarding their quotes for line painting. Mr. Ackerman will meet with Ed Kirn to discuss his cost and availability to complete the line painting before the weather becomes an issue. Staley Tree Service has been contacted to quote the cost of tree removal on a property on Hunting Creek.

There was a discussion regarding the individual committees within the Association and their responsibility to report back to the Board. It was determined that all committees should be formally advertised. Open enrollment for all committees will be addressed in the next newsletter.

Contract negotiations with the Pool Manager, Landscaper and Waste Management are currently being reviewed as the Board gets ready to prepare the 2013 budget.

Mr. Frohnapfel made a motion to adjourn the meeting. Mr. Sarver seconded the motion. Meeting was adjourned at 9:05 p.m.

Respectfully Billie Bilko.

Reminder:

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

Thank you for your cooperation.

Glencannon Regular Meeting Minutes

October 9, 2012

Board members present: Vice President April John, Terry Creighan, Tony Sacco, John Ackerman, Rick Flood, and Shawn Beard.

President Dave Sarver and Dave Wheeler arrived late.

Ed Frohnafel was excused from the meeting.

Meeting was called to order by Mrs. John at 7:03 p.m.

FINANCIALS: The Board discussed the financial information from September 2012 that was distributed prior to the meeting. Mr. Sacco questioned an invoice that had been emailed to the board and subsequently paid. Mr. Sacco then made a motion to approve all invoices at the meetings. Mrs. John seconded the motion. Vote: 7 yes (Mr. Wheeler, Mr. Beard, Mr. Ackerman, Mr. Creighan, Mr. Flood, Mr. Sacco and Mrs. John). Motion carried.

COMMONS: Mr. Ackerman reported that they are still looking for a solution for the issues with the lights at the pond. He will contact Lum's Electric for a repair estimate. Mr. Sacco suggested pricing new lights in order to compare the cost.

We received an estimate from A & S Landscaping for the tree removal on a property on Hunting Creek as well as a tree on Hickory Circle. The estimate has been accepted and Mr. Beard will contact A & S Landscaping to set up a removal date.

Mr. Beard stated that a resident has an oversized picnic table that they would like to donate to one of the playgrounds.

Mr. Ackerman made a motion to accept the donated picnic table. Mr. Flood seconded the motion. Vote: 8 yes (Mr. Wheeler, Mr. Beard, Mr. Creighan, Mr. Ackerman, Mr. Flood, Mr. Sacco, Mr. Sarver and Mrs. John). Motion carried.

REC CENTER: Mr. Creighan reported that the pool has been winterized and that we should have the tarp for the slide within two weeks.

ACC: Mr. Flood reported that they have approved a request for garage door and window replacement as well as a request for a cement patio.

OLD BUSINESS: A resident asked if the apology letter to Lisa Hollingsworth-Segedy had been sent and if a copy could be published in the newsletter. Mr. Sarver said that as soon as the board reviews the letter it will be mailed.

Another resident asked why the attorneys were not present at the meeting to give an update. Mr. Sarver stated that mediation has been scheduled and there will be no further comments by the attorneys. Mr. Sarver said that Glencannon will be represented by up to 5 Board Members at mediation.

NEW BUSINESS: There was a discussion regarding where to hold future Board Meetings. North Strabane Fire Department has availability on the dates that we have requested, however, we will need to pay \$12 per hour to a fireman volunteer to unlock and lock the door since the building will now be locked after 5:00 p.m.

Mr. Sarver made a motion to donate \$100 to the North Strabane Fire Department. Mr. Sacco seconded the motion. Vote: 8 yes (Mr. Wheeler, Mr. Beard, Mr. Ackerman, Mr. Creighan, Mr. Flood, Mr. Sacco, Mr. Sarver and Mrs. John). Motion carried.

Mr. Ackerman discussed the proposal from Jeffrey Associates regarding his proposed playground expansion. Mr. Ackerman was reminded by Mr. Sarver that no more money was to be allocated to playground C. Mr. Ackerman made a suggestion that we have one central playground instead of three. Mr. Kirn will be contacted to power wash all of the equipment at playground C.

Mr. Ackerman made a motion to adjourn the meeting. Mr. Creighan seconded the motion. Meeting was adjourned at 7:57 p.m.

Respectfully submitted by Billie Bilko.

Dog Laws

Please remember that Pennsylvania and the township of North Strabane have laws pertaining to DOGS.

Pennsylvania State Law: All dogs must be under control and may not be allowed to run at large. Dogs are personal property and owners are responsible for damages caused by their dogs. This means that when your dog is not on your property, it must be under direct control of you or a handler. The best way to control your dog is with a leash.

North Strabane Township Ordinance: It shall be unlawful for the owner of any dog or dogs to allow or permit such dog or dogs to run at large in the township of North Strabane.

*We ask that all residents please leash your dog and clean up after them.
Thank you for your cooperation.*

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.)



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Kris Piscatelli

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- Shopping and errands
- Pet care & house plant care
-

Personal Care Services

- Bathing and dressing
- Personal hygiene & grooming, shaving, nail care, oral care & denture care
- Oxygen monitoring
- Assistance with incontinence care
- Assistance with transfers
- Body repositioning
- Diet monitoring and meal planning

Transportation Services

- Medical or dental appointments
- Pharmacy and bank
- Grocery store / Beauty/ Barber Shop

Country Meadows is accepting applications for team-oriented people. If you are compassionate, dependable, and enjoy working with older adults, we would like to hear from you. We offer training, flexible hours and competitive wages. Full and Part Time positions available.

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Employment Specialists
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- Greet and serve residents



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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 has 30 days to respond to your request. If you do not receive a response within 30 days, the request is automatically approved.

MAIL REQUESTS TO:

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

NOVEMBER 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Trick-or-Treat (rescheduled) 5:30 p.m. To 7:30 p.m.
4	5	6 Canon-Mac No School In Service	7 Garbage Leaf Collection	8	9	10
11	12	13 Board Meeting 7:00 p.m. N. Strabane Fire Station	14 Garbage & Recycling Leaf Collection	15	16	17
18	19	20	21 Garbage Leaf Collection	22 Thanksgiving Canon-Mac No School	23 Canon-Mac No School	24
25	26 Canon-Mac No School	27 Canon-Mac No School Act 80 In Service	28 Garbage & Recycling	29	30	