

# The **Glencannon** Newsletter



Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

## November 2013



**Visit our website:**  
[www.glencannonhomes.org](http://www.glencannonhomes.org)

Bonfire photos (page 7)

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### **GLENCANNON BOARD OF DIRECTORS**

**Terry Creighan, President**  
**Shawn Beard, Vice President**

John Ackerman  
Jim Byer  
Richard Flood  
Ed Frohnafel, Jr.  
Rita Manolas  
Tony Sacco

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

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### 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

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
Canon McMillan M.S.	745-9030

### North Strabane Twp. Municipal

Animal Control	746-4344
Police/Fire/Ambulance	911
Township Office	745-8880
Police Administration	746-8474

### Utilities

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
Allied Waste Services	412-429-2600
	or 1-800-464-2120

## Glencannon Homes Association

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

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

♦ 2 ♦ [www.glencannonhomes.org](http://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 \$50 fine may be assessed for failure to submit the ACC form with proper approval.

A copy of the ACC form is available from the Association Secretary, in most newsletters or online at:

[www.Glencannonhomes.org/accrequestform.pdf](http://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 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

<b>Mondays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Wednesdays</b>	<b>1:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>1:00 p.m. - 6:00 p.m.</b>

You may reach the Association by phone at (724) 745-4911 or by email at [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 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

### Next Board Meeting

November 12, 2013 at 7:00 pm, North Strabane Fire Station  
(2550 Washington Road, Canonsburg, PA 15317).

**North Strabane leaf collection will continue until the end of November (as needed). Wednesday is the usual**



The Holiday lights contest will be back in December. This year's prize will be a gift card (amount TBD) and the contest is sponsored by Shawn Beard, Howard Hanna Real Estate Services. Help Glencannon shine this Season! More details will be available in the December newsletter, early entries can be sent to: [shawnbeard@howardhanna.com](mailto:shawnbeard@howardhanna.com)

### Open Board Position

Nominations will be taken at the November 12, 2013 Regular Meeting for the Townhouse position that expires in March, 2014. The perspective candidate must reside in Glencannon and must be current in Association dues.

### New ACC Policy

**The Board of Directors has initiated a policy to levy a \$50 fine for households that fail to submit ACC requests for changes to the exterior of their property. This includes: Doors, Windows, Siding, Roofing, Painting, Decks, Sheds, Concrete/ Asphalt work and any other project listed in the Covenants.**

## 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, visit the Washington County Planning Commission Website at:  
[www.depweb.state.pa.us](http://www.depweb.state.pa.us).**

Most Goodwill stores will accept Computers and electronics however, they recently discontinued accepting televisions.

## September 2013 Financial Report

### General Fund Revenue

Association Fees	\$22,360
Late Fees	\$715
Resale Packets	\$0
Rec. Center Guests	\$191
Rec. Center Rental	\$0
Pool Passes	\$0
Newsletter	\$150
Donations	\$ -
Other	\$321
<b>Total</b>	<b>\$23,737</b>

### General Fund Expenditures

Rec. Center	\$2,401
Commons	\$324
Grounds	\$5,024
Trash	\$3,960
Legal	\$1,078
Administrative	\$3,214
<b>Total</b>	<b>\$16,001</b>

## 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.***

### General Operating Fund:

Beginning Balance	\$42,900
Deposits/Revenue +	\$23,737
Expenditures -	\$(16,001)
Transfers +/-	\$0
<b>Ending Balance</b>	<b>\$50,636</b>

### Operating Fund Accounts

Checking	\$48,991
Money Market	\$10,329
<b>Total</b>	<b>\$59,320</b>

### Reserve Investment Accounts

CD's	\$43,710
Edward Jones	\$348,322
<b>Total</b>	<b>\$435,723</b>

**The amount spent on the lawsuit to date:  
(over the last 3 years) \$245,784**

**Total amount owed to date**

**\$90,486 (this amount mostly the June trial bill)**



# COUNTRY MEADOWS

RETIREMENT COMMUNITIES

## SEEKING HOME CARE AND PERSONAL CARE ASSOCIATES!

### Dedication to Excellence

We strive to lead our profession in standards of quality. We regularly ask our customers to give us feedback and share their ideas on how we can improve. Constant learning, development and enhancement of programs and services are keys to our success.



### Home Care Associates Country Meadows At Home

#### Homemaker & Companion Services

- Meal planning and cooking
- Light housekeeping
- Personal laundry, linen changes
- Assistance with walking
- Appointment arrangements and escort
- 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.

If interested, please apply online:

[www.countrymeadows.com](http://www.countrymeadows.com)

Employment Office

412-257-7910

[sheo@countrymeadows.com](mailto:sheo@countrymeadows.com)

3590 Washington Pike, Bridgeville PA 15017

EOE

#### Personal Care Associates

- Bathing and dressing
- Personal hygiene
- Assistance with incontinence care
- Work as a team with co-workers
- Interact with resident families
- Encourage physical, spiritual and social activities
- Personal laundry
- Support resident independence
- Offer resident choices



Celebrating 9 years as a

**BEST PLACES** PA **2012**  
to work in

# BONFIRE 2013



## Special thanks to the following:

United Rentals

Eckert Seamans Cherin & Mellott, LLC.

O'Brien's Landscaping

Kim Spicer, Mary Kay

Eat N Park

Trax Farms

Sam's Club

Simmons Farms

Giant Eagle

Sahara Rays

Anthony's Coal Fire Pizza

Geno Levi Salon

Massage Envy

VIP Nails III

Anytime Fitness

Boyce Mayview Park Community Rec Center

Shawn Beard, Howard Hanna Real Estate

"Mac" McMullen, Eric Miller, Vicki Falleroni,  
Maureen Krueger

The bonfire committee and everyone that  
attended.

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://www.glencannonhomes.org)

## 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.

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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 5:00 p.m.  
the night before collection day**, and  
should be removed the next day.

Thank you!

***Been a while since you shopped around for car insurance?***

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Pittsburgh, PA 15237  
412-366-9480





Judi Agostinelli, Associate Broker, ABR, CRS, GRI  
724-941-8680 ext 217  
Cell 412-997-3969  
RealtorJAA@aol.com  
Web Site JudiAgostinelli.Realtor.com

# ALL AGENTS ARE NOT CREATED EQUAL

- **Ranked #1 among CENTURY 21 Agents** in Pennsylvania for units SOLD
- **Ranked #2 among CENTURY 21 Agents** in the State of Pennsylvania
- **Ranked #86 among CENTURY 21 Agents** in the Unites States (The top .16% of Agents)
- **Recipient of the CENTURY 21 Centurian Award and the CENTURY 21 Double Centurian Award** (Level reached by .25% of agents)
- **Life Member of the Centurian Honors Society** (2.09% of agents to have ever reached this level)
- **CENTURY 21 Quality Service Award** Recipient
- Washington-Greene Association of Realtors **Circle of Excellence Member Diamond Award Recipient**
- 2010-2013 **Five Start Real Estate Agent Award** (Less than 7% of real estate agents in this area receive the award)
- **Associate Broker** (licensed in 2006 and a licensed Realtor since 1992)
- **Certified Residential Specialist** (CRS designation - comprises of only 3% of Realtors)
- **Accredited Buyer Representative** (ABR designation)
- **Graduate of the Real Estate Institute** ( GRI designation)
- California University of Pennsylvania, **Bachelor of Science** 1983
- **Epsilon P Tau** (Honor Society for Professionals in Technology)

*There are many qualities and skills that go into being a successful real estate agent: integrity, in-depth community and market knowledge, marketing savvy, effective negotiation skills and a high quality professional network, all of which are hallmarks of how I work.*

*That said, in my experience as a Washington and Allegheny County Real Estate Professional, I've also found that providing the very best service is essentially about **putting my client first**. This means keeping myself accessible, being a good listener as well as a good communicator, and responding quickly to the needs of my clients.*

*This "**client first**" philosophy has always been my approach and it requires me to continually improve my skills and ways of doing business. In addition, I've found that the latest technologies are enabling me to do everything I've always done, only much more quickly and efficiently. They've also helped me to extend the range of services I provide to my clients.*

**Glencannon Homes Association**  
**September 3, 2013**  
**Executive Meeting Minutes**

Board members present: Terry Creighan - President, Tony Sacco, Ed Frohnaphel, Jr., John Ackerman, Rick Flood, Shawn Beard and Jim Byer. Rita Manolas arrived at 7:30 pm

Mr. Creighan called the meeting to order at 7:03 pm.

The financial information was distributed to each board member. The information was reviewed and discussed. Further review will be done over the next week in order to vote at the regular board meeting.

The board discussed the budget consumption at this point of the year and upcoming bills for the next month.

Mr. Byer opened a discussion about his contact with Mr. Eannance (Auditor) regarding the current audit and that discussion is needed regarding the asset list and depreciation. The list needs reset due to outdated information. Mr. Frohnaphel, jr. made a motion to correct the asset list for the 2012 audit with the Auditors with a notation of why it was done. Mr. Beard seconded the motion. Vote: Mr. Creighan - yes, Mr. Sacco - yes, Mr. Frohnaphel, Jr. - yes, Mr. Ackerman - yes, Mr. Flood - yes, Mr. Beard- yes and Mr. Byer - yes.

Mr. Frohnaphel made a motion to make to Mr. Byer an authorized signer on the Citizen's bank accounts because he is the financial chair of the board, Mr. Beard seconded the motion. Vote: Mr. Creighan - yes, Mr. Sacco - yes, Mr. Frohnaphel, jr. - yes, Mr. Ackerman - yes, Mr. Flood - yes, Mr. Beard- yes and Mr. Byer - abstain.

**Commons** - The board discussed that bids are being accepted for landscaping for 2014. The deadline is 10/1/2013 for all interested companies. The bid from O'Brien Landscaping is due by 11/1/2013

**Rec** - Mr. Creighan discussed the closing of the pool. The winterizing needs to occur in the bathrooms and pool painting bids need to be obtained. Mr. Creighan said the bids will include painting the deep end. Mr. Creighan asked for volunteers with the winterizing process. The refrigerator in the pool office is also in need of repairs and will need to be replaced. Bids are also being obtained for winterizing the pool. The board discussed the pool chemicals and the possibility of replacing the main pool chlorinator for next season.

A letter was also distributed to the board by a resident who is interested in being the pool manager for next year.

**ACC** - A current request was discussed. Additional drawings and a survey needed to approve the request.

The board discussed the details of the covenants and what the process is for acting on properties that have not made the necessary improvements. Additional properties were discussed regarding needed improvements.

Mr. Beard made a motion to act on properties that have been given proper notice of ACC delinquencies. Mr. Frohnaphel, jr., seconded the motion. Mr. Creighan - yes, Mr. Sacco - yes, Mr. Frohnaphel, jr - yes, Mr. Ackerman - yes, Mr. Flood - yes, Mr. Beard- yes and Mr. Byer - yes, and Ms. Manolas -yes.

**New Business**

The board discussed some options of pool solutions for the 2014 season. Mr. Beard presented some other options for pool management and the board discussed ideas.

Mr. Sacco and Mrs. Spicer discussed initiating an email blast for all residents who are interested.

Mr. Creighan discussed the financial report for the newsletter. The report needs to be revised and Mr. Byer and Mrs. Spicer are working on presenting the information in an efficient manner that can be easily understood.

**Old Business**

The minutes for August 6 and August 13 were discussed. Mr. Beard made a motion to approve the August 6 minutes. Mr. Frohnaphel, jr. seconded the motion. Mr. Creighan - yes, Mr. Sacco - yes, Mr. Frohnaphel Jr - yes, Mr. Ackerman - yes, Mr. Flood - yes, Mr. Beard- yes, Mr. Byer - yes, Ms. Manolas - abstain.

Mr. Byer made a motion to approve the August 13 minutes. Mr. Ackerman seconded the motion. Mr. Creighan - yes, Mr. Sacco - yes, Mr. Frohnaphel, jr - yes, Mr. Ackerman - yes, Mr. Flood - yes, Mr. Beard- yes and Mr. Byer - yes, Ms. Manolas -yes.

The board discussed an administrative fee for residents who have not filed ACC requests. Mr Flood made a motion to enforce the fine, Mr. Ackerman seconded the motion. Mr. Creighan - yes, Mr. Sacco - yes, Mr. Frohnaphel, jr - yes, Mr. Ackerman - yes, Mr. Flood - yes, Mr. Beard- yes and Mr. Byer - yes, Ms. Manolas -yes.

Mr. Ackerman distributed a list of what is needed for the bonfire and the cost attached for each item. The total exceeds the budgeted amount. Mr. Flood made a motion to increase the bonfire budget to \$1300. Mr. Ackerman seconded the motion. Mr. Creighan - No, Mr. Sacco - No, Mr. Frohnaphel, Jr - No, Mr. Ackerman - Yes, Mr. Flood - Yes, Mr. Beard- No and Mr. Byer - No, Ms. Manolas -No. Motion failed: 2 yes and 6 no.

Mr. Frohnaphel, Jr. made a motion to adjourn and Mr. Ackerman seconded at 7:35pm.

*Respectfully submitted by Kim Spicer*

**Glencannon Homes Association  
Regular Board Meeting  
September 10, 2013**

Board members present: Terry Creighan - President, Tony Sacco, Ed Frohnaphel, Jr., John Ackerman, Rita Manolas, Shawn Beard, Rick Flood and Jim Byer

Meeting called to order by Mr. Creighan at 7:00pm

**New Business**

Mr. Creighan opened the discussion by notifying everyone that Mrs. John resigned her position on the board.

Mr. Creighan let everyone know that the board passed a motion to institute an administrative fee for all residents that do not file ACC requests for work that they do to their properties. In addition, the board passed a motion to correct the asset list along with the auditors. This will be presented in the 2012 audit.

**Open Discussion**

A resident discussed her concerns about the pool. Specific issues were discussed between the resident and Mr. Creighan about the maintenance of the pool furniture, the operation of the pool and the cancellation of night swims due to lack of staff. The resident presented a letter that she would like published.

**Financial**

The financial reports were discussed and Mr. Byer made a motion to approve the financials and Mr. Beard seconded the motion. Vote: Mr. Sacco - Yes, Mr. Frohnaphel, jr. - Yes, Mr. Ackerman - Yes, Ms. Manolas - Yes, Mr. Creighan - Yes, Mr. Beard - Yes and Mr. Byer - yes, Mr. Flood - Yes .

**Rec**

Mr. Creighan discussed the problems with the chemicals which caused a discoloration of the water on Labor Day weekend. Mr. Creighan stated that the water was not harmful and the pool manager corrected the levels and additional chemicals were added. In addition, the pool will be closed on September 20, 2013 and all of the winterizing will occur.

**Commons.**

Mr. Ackerman reminded everyone that the Bonfire is on October 12, 2013 at 7:00pm at the pond. All residents and their guests are welcome to attend. He also stated

that he had a meeting with Jeffrey and Associates on September 8, 2013 to discuss needed improvements, maintenance and hardware for the playgrounds. He said that he and Mrs. Ackerman (playground committee chair) are planning to meet with other vendors to get further evaluation and obtain bids. Mr. Ackerman stated that he will develop a proposal for these changes and submit to the board for review and approval. Mr. Ackerman discussed that there have not been changes to the playgrounds since 2008.

Mr. Ackerman also stated that the Aerator is fixed and has been in operation for the last 2 weeks.

**ACC**

There was 1 request and it was approved.

**Old Business**

Mr. Ackerman and Mr. Creighan provided updates with the lawsuit to the residents in attendance.

Mr. Creighan stated that there will be an official notification in the October newsletter about the open board position. The nominations for this position will be taken at the November regular board meeting. This position will expire in March of 2014 and is a townhouse position.

Mr. Creighan discussed the bonfire budget and Mr. Creighan made a motion to increase the budget to \$1200 for the bonfire. Mr. Flood seconded the motion. Further discussion was made about the specifics of what was need between the board and residents. Vote: Mr. Sacco - No, Mr. Frohnaphel, jr. - No, Mr. Ackerman - Yes, Ms. Manolas - No, Mr. Creighan - Yes, Mr. Beard - Abstain, Mr. Byer - No, Mr. Flood - Yes. Motion Failed, 3 yes 4 no and 1 abstain.

A resident asked whether our financials have been evaluated to determine if there has been any misuse. Mr. Creighan stated that all banking has been reviewed with no issues found. Mr. Byer contacted the Auditors with no issues found.

Mr. Frohnaphel, jr. made a motion to adjourn the meeting and Mr. Beard seconded the motion at 7:45pm.

*Respectfully submitted by Kim Spicer.*

## **Glencannon Homes Association**

**October 1, 2013**

### **Executive Meeting Minutes**

Board members present: President-Terry Creighan, Shawn Beard- Vice President, Tony Sacco, Ed Frohnaphel Jr, John Ackerman, Rita Manolas, Rick Flood

Mr. Creighan called the meeting to order at 6:45pm

### **Financials**

The monthly financial statements including upcoming bills and budget consumption was distributed to each of the board members. The details were discussed and the board will vote on them at the 10/8/2013 regular board meeting.

### **Commons**

The lights on Hickory Circle were fixed today and further evaluation of lights in needed repair will be addressed in the coming months. Landscaping bids have been obtained and the date of accepting more was moved to 10/15/2013. Mr. Ackerman discussed the details of the upcoming bonfire, items that are still needed and help with setting up on that day.

### **Rec.**

The pool has been winterized and the all of the chairs will be put away on Thursday 10/3/2013. Further discussion was made about restructuring the management of the pool for next season.

### **ACC**

There are currently no outstanding requests.

### **New Business**

Mr. Creighan discussed with the board that our policy with Cincinnati Insurance will be expiring in November 2013. Further research is being done by Mr. Creighan, Mr. Byer and Mr. Beard to get additional bids and options for new coverage.

### **Old Business**

The minutes were discussed from the September 3 and September 10 meetings. Revisions made and

final draft will be voted on via email in the coming week.

The board discussed properties that are need of notification for ACC violations.

Mr. Frohnaphel, jr. made a motion to adjourn and Mr. Ackerman seconded. Meeting adjourned at 7:45 pm.

*Respectfully submitted by Kim Spicer*

## **Glencannon Homes Association**

**October 8, 2013**

### **Regular Meeting Minutes**

Board members present: President -Terry Creighan, Vice President - Shawn Beard, Tony Sacco, Ed Frohnaphel, Jr., John Ackerman, Jim Byer, Rita Manolas and Rick Flood

Mr. Creighan called the meeting to order at 7:00pm

Audit: Mr. Vince Eannace from Stelmack, Dobransky & Eannace LLC was present to discuss the 2012 Audit. A copy of the audit was given to the Board Members and one is available for the Residents to review with an appointment. All aspects of the audit were reviewed with no issues found. The board and residents discussed the audit results with Mr. Eannace.

### **Open Discussion**

A resident was present and asked about the fine for residents that do not submit an ACC request. She asked about what is being done regarding residents that do not maintain their property which is impacting her property value. The board discussed the attempts being made to address these issues and what steps are being taken for improvements to resident properties.

## Financials

The board discussed the financial reports that were distributed at the October 1, 2013 meeting. Mr. Byer made a motion to approve the reports, Mr. Frohnaphel, jr. seconded the motion. Vote: Mr. Flood- yes, Mr. Ackerman – yes, Mr. Creighan – yes, Mr. Beard – yes, Ms. Manolas – yes, Mr. Byer – yes and Mr. Frohnaphel, Jr. - yes, Mr. Sacco – yes.

**ACC** – No outstanding requests

## Rec.

Mr. Creighan stated that pool has been winterized and closed. The board is continuing to investigate the new process for pool manager for the 2014 season. At this time, hiring an assistant manager that can serve as a head guard is being considered.

## Commons

Mr. Ackerman stated that O'Brien Landscaping will be doing work at the pond pulling out a pipe and making the ground even for residents during the bonfire. He also discussed that the lights are fixed in Hickory Circle. The board discussed having additional lights fixed on Cricketwood and Hunting Creek. An update was provided on the bonfire planning including obtaining a generator and tent. Mr. Creighan informed the other board members that a final bid has been obtained for review from one of the potential landscapers.

Mr. Frohnaphel made a motion to adjourn and Mr. Ackerman seconded. Meeting adjourned at 8:00pm.

*Respectfully submitted by Kim Spicer*

To: The Residents of Glen Cannon

Thank You...to all of the generous individuals, businesses, and children who gave their time, talents and donations to our Bonfire at the Pond. The good food and music shared by neighbors was a true confirmation of love of community. As the year winds down to a close we wish you and your families many blessings as we enter into this wonderful holiday season.

Thank you for all of your support

Mr. and Mrs. John Ackerman



**PENNSYLVANIA SAFE DRIVER SCHOOL**

*Present this newsletter and receive \$ 50 off when you reserve your lessons!*

Pennsylvania Certified Safe Driver Curriculum

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www.glencannonhomes.org

**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

# NOVEMBER 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3 Daylight Savings Time Ends	4	5 Election Day Canon-McMillan No School	6	7 Garbage	8	9
10	11 Veterans Day	12 Board Meeting 7:00 pm North Strabane Fire Station	13	14 Garbage and Recycling	15	16
17	18	19	20	21 Garbage	22	23
24	25	26	27 Hanukkah	28 Thanksgiving Canon-McMillan - No School	29 Garbage and Recycling	30



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