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# Glencannon

## NEWSLETTER

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### October 2011



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

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### GLENCANNON BOARD OF DIRECTORS

Rita Manolas, *President*  
April John, *Vice President*

Lisa Ackerman	John Morton
Brent Adams	Tony Sacco
Terry Creighan	Dave Sarver
Richard Flood	

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**PHONE: (724) 745-4911 ♦ EMAIL: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)**



# Glencannon Resource Page

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## 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

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 Homes Association

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

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

# October Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, October 11, 2011 at 7:00 p.m. at the ICEOPLEX at Southpointe, 114 Southpointe Blvd. (Please note the new meeting location.) All residents are invited to attend. Hope to see you there!

## 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).

•••••  
• A meeting of the Commons Committee will be held on •  
• October 2nd at 7:30. New members are welcome to join. •  
• Please call Lisa Ackerman at 745-3989 for more information. •  
•••••



# 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](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 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.

## 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/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.

## Lamppost Alert

The Association will be monitoring the neighborhood for burnt-out lampposts and sending letters to the owners of these lampposts. If the bulbs in your lamppost are burnt out or the post needs to be repaired, please correct the problem immediately.

These lampposts provide the only lighting in Glencannon. It is essential to the safety of the residents to have these lampposts in working order at all times.

## Glencannon Homes Association FINANCIAL REPORT August 31, 2011

### General Operating Fund

Checking	\$1,566.86
Money Market	\$10,317.45
<b>Total as of 8/1/2011</b>	<b>\$11,884.31</b>

### General Fund Revenue

Association Fees	\$18,400.00
Resale Packets	\$300.00
Money Market Interest	\$0.57
Newsletter Ads	\$60.00
Rec Center Guests	\$329.00
Rec Center Rental	\$149.00
Rec Center Deerfield	\$0.00
<b>Total</b>	<b>\$19,238.57</b>

### General Fund Expenditure

Rec Center	\$6,090.02
Commons	\$964.74
Grounds	\$2,369.46
Trash	(paid in July)
Administrative	\$5,320.69
<b>Total</b>	<b>\$14,744.91</b>

### General Operating Fund

Beginning Balance	\$11,884.31
Deposits	\$19,238.57
Disbursements	\$14,744.91
<b>Total as of 8/31/2011</b>	<b>\$16,377.97</b>

### PLEASE NOTE:

- The amount that has been spent on the pond lawsuit to date as of September 30, 2011 is \$77,331.53.
- Some August bills (such as trash and groundskeeping) were paid in July to allow time for the new officers to be added as signers on our accounts.
- The current balances of our other accounts are:
 

Citizens CD	\$18,102.40
Citizens Capital Reserves	\$44,769.60
Washington Federal CDs	\$42,797.31
Edward Jones	\$276,252.60

# Glencannon Executive Meeting Minutes

August 23, 2011

**Board members present:** President Rita Manolas, Vice President April John, Tony Sacco, John Morton, Dave Sarver, Terry Creighan, Brent Adams.

Meeting was called to order by Ms. Manolas at 8:08 p.m.

The minutes from the July Executive Meeting on 7/17/2011 were reviewed. Ms. Manolas made a motion to approve the 7/17/2011 Executive Meeting minutes. Mr. Sacco seconded the motion. Vote: 5 yes (Ms. Manolas, Mr. Sacco, Mr. Creighan, Mr. Adams, and Mrs. John) and 1 abstention (Mr. Morton).

The minutes from the July Executive Meeting on 7/31/2011 were reviewed and additions were made.

Ms. Manolas made a motion to approve the 7/31/2011 Executive Meeting minutes. Mr. Sacco seconded the motion. Vote: 6 yes (Ms. Manolas, Mr. Sacco, Mr. Creighan, Mr. Adams, Mrs. John, and Mr. Morton).

The minutes from the August Executive Meeting on 8/9/2011 were reviewed. Ms. Manolas made a motion to approve the 8/9/2011 Executive Meeting minutes. Mr. Sacco seconded the motion. Vote: 6 yes (Ms. Manolas, Mr. Sacco, Mr. Creighan, Mr. Adams, Mrs. John, and Mr. Morton).

Mrs. John said that she recently spoke with a collections agency about potentially hiring them to help the Association reduce the number of delinquent accounts. This particular agency charges 25 percent of the amount recovered. Mr. Sarver said that he knows of another service that charges a \$150 flat fee per delinquent account. Mrs. John added that it would be necessary to consult with attorneys first to make sure that all delinquent notices and liens were being filed properly. All agreed to proceed with filing liens on delinquent accounts and speak with the attorneys regarding collections efforts.

Ms. Manolas asked Mr. Sarver to continue to serve as chair of the finance committee, and Mr. Sarver accepted. Mrs. John will chair the social committee and Mr. Morton will chair the bylaws committee.

Mr. Sacco made a motion to hire Attorney Higie of Peacock Keller. The motion failed due to lack of a sec-

ond.

Mr. Sarver suggested holding the "open discussion" first at future regular meetings. Mrs. John made a motion to hold open discussion first. Mr. Sacco seconded the motion. Vote: 6 yes (Ms. Manolas, Mr. Sacco, Mr. Creighan, Mr. Adams, Mrs. John, and Mr. Morton).

Mr. Sacco made a motion to censure Mrs. Ackerman. Ms. Manolas seconded the motion. Vote: 2 yes (Mr. Sacco and Ms. Manolas) and 4 no (Mr. Creighan, Mr. Adams, Mrs. John, and Mr. Morton).

Mr. Sacco made a motion to adjourn the meeting. Mr. Creighan seconded the motion. Meeting was adjourned at 10:17 p.m.

*Respectfully submitted by Sara Minshull.*

## Glencannon Regular Meeting Minutes

September 13, 2011

**Board members present:** President Rita Manolas, Vice President April John, John Morton, Lisa Ackerman, Tony Sacco, Terry Creighan, and Brent Adams

Meeting was called to order by Ms. Manolas at 7:10 p.m.

**FINANCIALS:** The Board reviewed the financial information for August 2011 that had been distributed prior to the meeting. Ms. Manolas made a motion to approve the August financials. Mr. Sacco seconded the motion. Vote: 5 yes (Ms. Manolas, Mr. Sacco, Mr. Morton, Mr. Creighan, and Mr. Adams) and 2 abstentions (Mrs. John and Mrs. Ackerman). Mrs. John explained that she abstained because she arrived at the meeting a few minutes late and missed the discussion of the financials.

**OPEN DISCUSSION:** Ron Siegel requested that the total amounts of all Glencannon bank accounts and investments be published in the newsletter. Mrs. Minshull said that these will be published in the October newsletter. Mr. Siegel asked Mr. Sacco and Mrs. Ackerman if they would have still proceeded with the lawsuit if they had known at the beginning how much it was going to cost. Mrs. Ackerman said that she would have. Mr. Siegel asked if they had a limit in mind for how much they would be willing to spend on it. Pond committee chair John Ackerman stated that everything with the lawsuit is on track. Discovery is done, and the

expert witness has completed their report.

A resident stated that there are trees near the pond and Glencannon Drive that need work.

**COMMONS:** The recent tree work completed by Staley Tree Service was discussed. Certain trees near Hickory Circle may still need to be topped at some point, but the Board agreed to table this matter until the spring.

Mrs. Ackerman distributed a list of recommended work that groundskeeper Ed Kirn said needs to be done. Mrs. Ackerman made a motion to complete the items on this list. Mr. Creighan suggested that this matter be tabled until the executive meeting.

Mr. Creighan made a motion to bring back Ed Kirn as the groundskeeper for next year. Mrs. John seconded the motion. Vote: 7 yes (Mr. Creighan, Mrs. Ackerman, Ms. Manolas, Mr. Sacco, Mr. Morton, Mrs. John, and Mr. Adams). Mr. Sacco noted that his vote was “yes” as long as the two contracts were identical.

**REC CENTER:** Mr. Creighan reported that the pool has been drained and ready to be winterized. He said that Patrick Hogan will be obtaining bids to repair the baby pool. Mr. Hogan will also be submitting a proposal to manage the pool next year. Based on conversations between Mr. Hogan and Mr. Creighan, Mr. Hogan will be seeking the same compensation in 2012. Mr. Creighan made a motion to bring back Mr. Hogan as the pool manager next year. Mrs. Ackerman seconded the motion. Vote: 7 yes (Mr. Creighan, Mrs. Ackerman, Ms. Manolas, Mr. Sacco, Mr. Morton, Mrs. John, and Mr. Adams).

**ACC:** Ms. Manolas said that one ACC request for replacement windows was approved.

**OLD BUSINESS:** Ms. Manolas reported that the Board will be meeting with Marcia DePaula regarding the pond lawsuit and the results of the expert witness's report on Tuesday, September 20th at 6:00 p.m.

**NEW BUSINESS:** Ms. Manolas discussed three delinquent properties within Glencannon that are facing tax sales. Mrs. John explained that the Association may be able to recover some of the delinquent fees if liens are placed on these properties immediately. One of these properties has a fairly low balance, so it was determined that a lien would not be pursued for this property because the cost of filing the lien would be nearly as much as what is owed. Mrs. John made a motion to authorize Attorney Cruny to place liens on the

two other properties. Mr. Adams seconded the motion. Vote: 7 yes (Mr. Creighan, Ms. Manolas, Mr. Sacco, Mr. Morton, Mrs. John, and Mr. Adams. Mr. Flood also voted “yes” by email prior to the meeting) and 1 abstention (Mrs. Ackerman).

Mrs. John discussed plans for a bonfire to be held on Saturday, October 22nd at the pond.

Mrs. John also said that a resident reported problems with the lights on Village Drive. Mrs. Minshull will contact an electrician regarding this issue.

Mrs. Ackerman noted that Mr. Flood volunteered to be part of the Commons committee.

Mrs. John asked if there had been a resolution made by the Board to transfer funds from the Capital Reserves account to pay recent bills, including the fees for the expert witness for the pond lawsuit. A formal resolution was not made. Mrs. Minshull stated that Ms. Manolas had informally approved this, and that the Capital Reserves money market account was the only remaining account that was easily accessible at that time.

Mrs. John asked why there was an IRS payment for the third quarter of 2010 made on July 15th. Mrs. Minshull explained that she has been working with the IRS to resolve the issues that resulted when payments were not made when they were due in 2010. This July payment was made to correct an underpayment that was still remaining from the third quarter of 2010.

Mrs. John asked if the interest on the CDs is being included in the balances when they are recorded. Mrs. Minshull said that the interest is being included.

Mrs. John asked about additions to and deductions from the Edward Jones investment account, and when the last contribution was made. Mrs. Minshull said that the last addition was the \$30,000 Washington Federal CD that was transferred earlier this year.

Mrs. John said that a resident asked her to have a correction made in the newsletter. The financial report for July stated that funds were transferred from the second money market. She requested that it specify that this money market is the Capital Reserves account.

Ms. Manolas made a motion to adjourn the meeting. Mr. Morton seconded the motion. Meeting was adjourned at 8:58 p.m.

*Respectfully submitted by Sara Minshull.*



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# Fall Bonfire!



October 22nd  
at the pond

**Time will be  
announced.  
Please check the  
bulletin board  
at the pond  
for updates!**



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**Re-Elect  
Brian L. Spicer  
Supervisor  
November 9th**

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**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

# October 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Garbage & Recycling	6	7	8
9	10	11 BOARD MEETING 7:00 p.m. at the ICEOPLEX at Southpointe	12 Garbage	13	14	15
16	17	18	19 Garbage & Recycling	20	21	22 Fall Bonfire at the pond!
23	24	25	26 Garbage	27	28	29
30	31					