
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

October 2012



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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



The 3rd Annual
Glencannon Bonfire
Saturday, October 20th
(Details inside)

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
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



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

New Board Member

Shawn Beard was elected to the Glencannon Board of Directors on September 11, 2012.

Shawn is a long time Glencannon resident and a former board member. He will occupy the final board (Open category) seat which expires in March, 2015.

North Strabane leaf collection will be on Wednesdays starting on October 24th and ending on November 28th

October Board Meeting

The next Glencannon Board meeting will be held on Tuesday, October 9, 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 3rd Annual

Glencannon Bonfire at the Pond Saturday, October 20th 7:00 p.m.

Music, Snacks, Kettle Corn, Fun

Bring Your Own Beverages

All residents and their guests are invited to attend!

We need a few helpers, call (724) 745-4911 if you are interested.



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.

The Bonfire committee needs a few helpers on October 20th, if you would like to get involved please call the office at (724) 745-4911

Halloween

Trick-or-Treat this year in North Strabane Twp. is Wednesday, October 31st from 6:00 p.m. to 8:00 p.m.

Glencannon Homes Association Financial Report August 31, 2012

General Operating Fund

Checking	\$28,165.47
Money Market	\$10,322.56
Total as of 8/1/2012	\$38,488.03

General Fund Revenue

Association Fees	\$16,965.00
Resale Packets	\$225.00
Money Market Interest	\$.44
Newsletter Ads	\$450.00
Rec. Center Guests	\$304.00
Rec. Center Rental	\$444.00
Donation	\$31.84
Total	\$18,420.28

General Fund Expenditure

Rec. Center	\$9,683.78
Commons	\$378.63
Grounds	\$4,878.81
Trash	\$5,621.00
Administrative	\$8,040.50
Total	\$28,602.72

General Operating Fund

Beginning Balance	\$38,488.03
Deposits	\$18,420.28
Disbursements	\$28,602.72
Total as of 8/31/12	\$28,305.59

Please Note:

The amount that has been spent on the pond lawsuit to date (over the past 2 years) as of 8/31/12 is:

Legal Fees and expert report -	\$106,570.25
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The current balances of our other accounts are:

Citizens CD	\$17,836.48
Citizens Capital Reserves	\$57,315.60
Washington Federal CDs	\$43,274.02
Edward Jones	\$282,858.13

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.



Judi Agostinelli
 Realtor, Associate Broker
 CRS, GRI, ABR
 #1 CENTURY 21 Agent in Western PA

Century 21
 Frontier Realty
 4121 Washington Road
 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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Glencannon Executive Meeting Minutes July 17, 2012

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

Meeting was called to order by Mrs. John at 7:37 p.m.

The minutes from the Executive Meeting on 6/19/2012 were discussed. Mr. Ackerman made a motion to approve the 6/19/2012 minutes. Mr. Creighan seconded the motion. Vote: 6 yes (Mr. Ackerman, Mr. Creighan, Mrs. John, Mr. Sacco, Mr. Flood, and Mr. Wheeler). Motion carried and the minutes were approved.

The minutes from the Regular Meeting on 7/10/2012 were discussed. Mr. Creighan made a motion to approve the 7/10/2012 minutes. Mr. Flood seconded the motion. Vote: 5 yes (Mr. Creighan, Mr. Flood, Mrs. John, Mr. Sacco, and Mr. Wheeler) and 1 no (Mr. Ackerman). Motion carried and the minutes were approved.

The pool rules were discussed, and proposed revisions included lowering the age to visit the pool unsupervised from 14 years old to 13 years old and increasing the age for a guardian from 15 years old to 16 years old. Mr. Flood made a motion to change the age to visit the pool unsupervised from 14 years old to 13 years old for the remainder of the pool season. The motion failed due to lack of a second.

Mr. Ackerman discussed ACC requests currently under review, including a proposal to extend a patio and a request to paint a door. Mr. Ackerman also mentioned complaints that were received regarding ACC issues with two properties on Hunting Creek Road, and the Board discussed how to handle these problems.

Mr. Ackerman said there are currently three lights out at the pool and two lights out at the pond. Mr. Creighan suggested calling Lum's Electric for the row of lights currently not working in addition to trying a different type of bulb for the pool lights, since they seem to be burning out quickly.

Mrs. John discussed topics that were brought up at the recent financial committee meeting that she and Mrs. Minshull attended. The hiring of a new secretary was also discussed, as Mrs. Minshull is resigning at the beginning of August.

Mr. Creighan made a motion to adjourn the meeting. Mr. Ackerman seconded the motion. Meeting was adjourned at 9:13 p.m.

Respectfully submitted by Sara Minshull.

Glencannon Executive Meeting Minutes August 21, 2012

Board members present: Vice President April John, Tony Sacco, Terry Creighan, Rick Flood, Dave Wheeler, Ed Frohnafel and John Ackerman.

Meeting was called to order by Mrs. John at 7:30 p.m.

The minutes from the Executive Meeting on 7/17/2012 were never sent to the Board. They will be emailed to the Board before the next Executive Meeting and will appear in the October Newsletter.

The minutes from the Regular Meeting on 8/14/2012 were discussed. Mrs. John made a motion to approve the changes to the minutes. Vote: 5 yes (Mr. Creighan, Mr. Frohnafel, Mrs. John, Mr. Sacco, and Mr. Wheeler) and 1 no (Mr. Ackerman). Motion carried and the minutes were approved.

Communication between Board members was discussed. Mr. Flood made a motion to keep all Board emails and communication between members confidential. Mr. Ackerman seconded the motion. Vote: 5 yes (Mr. Frohnafel, Mr. Flood, Mrs. John, Mr. Wheeler, and Mr. Creighan) and 1 no (Mr. Sacco). Motion carried.

Glencannon Regular Meeting Minutes

September 11, 2012

Board members present: President Dave Sarver, Vice President April John, Terry Creighan, Tony Sacco, John Ackerman, Rick Flood, and Ed Frohnapfel, Jr. Dave Wheeler was out of town and excused from the meeting.

Meeting was called to order by Mr. Sarver at 7:01 p.m.

FINANCIALS: The Board discussed the financial information from August 2012 that was distributed prior to the meeting. The description of a check written to Cincinnati Insurance Company was questioned and will be corrected. It was determined that Patrick Hogan will receive his final payroll check for the 2012 pool season on September 14, 2012.

Mr. Flood made a motion to approve the August 2012 financials, Mr. Creighan seconded the motion. Vote: 7 yes (Mr. Sarver, Mrs. John, Mr. Creighan, Mr. Frohnapfel, Mr. Flood, Mr. Ackerman, and Mr. Sacco). Motion carried.

COMMONS: Mr. Ackerman reported that they are still looking for a solution for the issues with the lights at the pond. Bids for line and number painting were received in July, however, they were never distributed to the Board. Mr. Ackerman will contact them to make sure they are still valid and the Board will vote at the Executive Meeting on September 18, 2012.

REC CENTER: Mr. Creighan reported that Patrick is 60% finished with winterizing the pool. Mr. Creighan is in the process of trying to find some type of tarp to protect the slide. The filter for the baby pool will wait until spring.

There was a discussion regarding the financial committee and allowing full access to Jim Byer. A confidentially agreement will be drawn up for him to sign. Mrs. John made a motion to offer full access to Mr. Byer. Mr. Frohnapfel seconded the motion. Vote: 6 yes (Mr. Sacco, Mr. Wheeler, Mrs. John, Mr. Creighan, Mr. Ackerman and Mr. Flood).

Mr. Creighan discussed the agreement with Sherwood Valley Pools regarding the main pool pump which had a wiring issue in June. Sherwood Valley Pools has agreed to sell Glencannon Homes Association late season pool chemicals for their cost (a savings of \$152) and they will sell pool chemicals at a 15% discount for the 2013 pool season. The Board would like to thank Ace Hardware for their replacement of two umbrellas damaged by a wind storm earlier in the pool season.

Mr. Ackerman discussed getting bids for tree removal and line painting. Mr. Flood discussed whether the grassy area near 315 Hunting Creek is common area. Mr. Ackerman will try and get a copy of the deed and research. Ed Kirn cut the area, however, it is not in his contract.

The ACC committee has approved the request at 228 Meadow View and the patio will be replaced.

Mr. Frohnapfel made a motion to adjourn the meeting. Mr. Sacco seconded the motion. Meeting was adjourned at 8:55 p.m.

Respectfully submitted by Billie Bilko.

ACC: Mr. Flood and Mr. Ackerman have had 3 or 4 recent requests that have all been approved. All of these requests were for replacement or maintenance type issues. They would like to thank all of the residents for following the Association rules and submitting requests.

OLD BUSINESS: Mr. Sarver gave a brief overview of the situation with the pond for the new residents that were in attendance. Mr. Sarver discussed his phone call with Lisa Hollingsworth-Segedy from American Rivers. Mr. Sarver was told that PENNDOT has decided to remove themselves from the situation. Because American Rivers has no funding available they have decided to back out of the project. Lisa Hollingsworth-Segedy suggested to Mr. Sarver that we contact Jeff Yates from Washington Conservatory to see if they would have any interest in the project. An apology letter will be sent to Lisa Hollingsworth-Segedy.

NEW BUSINESS: Lisa Ackerman distributed proposals for updating the playgrounds. The Board will discuss this information at the Executive Meeting on September 18, 2012.

A resident nominated Shawn Beard for the "open" position on the Board. Mr. Beard accepted the nomination. Vote: 7 yes (Mr. Sarver, Mrs. John, Mr. Creighan, Mr. Frohnapfel, Mr. Flood, Mr. Ackerman, and Mr. Sacco).

Mr. Frohnapfel made a motion to adjourn the meeting. Mr. Sarver seconded the motion. Meeting was adjourned at 8:09 p.m.

Respectfully submitted Billie Bilko

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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Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

hermaine@personnelstaffers.com
marcia@personnelstaffers.com
kris@personnelstaffers.com

Resident Letter:

Board Members,

It is the Financial Committee's approach to report to the board as a whole instead of individuals where communications may be filtered and hence my email.

The Financial Committee was formed earlier this year by the board in attempt to provide proper financial oversight and knowledge to the HOA. The board has been without this oversight for several years and the decline in the financial health, reporting accuracy and timeliness is certainly noticeable. This decline has snowballed into a community where trust is being lost, suspicions are raised and chaos has become the norm. As anyone who has been to a board meeting may attest, this is where we have been for the past few years.

The Financial Committee can not do their job properly if full access to financial information is not permitted. The Financial Committee has to act independently of the board so that proper checks and balances are in place to provide compliance and acceptable internal controls.

This week, I was approached with an agreement to sign what appeared to address confidentiality, but actually subjected potentially only myself to full legal damages if the board was ever sued for breaking confidentiality. No other board member, previous FC member, nor secretary has ever signed such a document. To sign this document for a voluntary position would be foolish on my part since a leak of information could come from anywhere, especially if others have not signed this agreement.

Therefore, I am informing the board that I have declined to sign this agreement.

Sincerely,
Jim Byer

Glencannon Homes Association, Inc. – Lawsuit Update

*By: Marcia DePaula & Phillip J. Binotto Jr.,
Counsel for Glencannon Homes Association, Inc.*

September 2012

The following is a brief update on the status of the lawsuit filed by Glencannon Homes Association, Inc. (“GHA”) against North Strabane Township, Canon-McMillan School District, McDowell Estates, L.P. and Heartland Homes (“Defendants”) in the Washington County Court of Common Pleas, Docket No. 2010-5793.

Discovery was completed on August 29, 2012. A mediator has been appointed by the Court to attempt a resolution of the case before it is scheduled for trial. The mediation is scheduled to take place on October 19, 2012 between all of the parties. If the case is not resolved at mediation, then the case will proceed to trial. The date of the trial will depend on the schedule of the judge assigned to this case which is Judge Debbie O’Dell Seneca.

Glencannon Homes Association, Inc. - Lawsuit Update – September 26, 2012

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 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 Garbage & Recycling	4	5	6
7	8	9 Board Meeting 7:00 p.m. N. Strabane Fire Station	10 Garbage	11	12	13
14	15	16	17 Garbage & Recycling	18 Canon-Mac 2 Hour Late Start	19	20 Bonfire at the pond 7:00 p.m.
21	22	23	24 Garbage Leaf Collection	25	26	27
28	29	30	31 Garbage / Recycling Leaf Collection Trick-or-Treat 6:00 p.m. to 8:00 p.m.	1	2	3