
Glencannon

NEWSLETTER

September 2011



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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	

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

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

September Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, September 13, 2011 at 7:00 p.m. at the Glencannon Pool Pavilion.

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.)

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 July 31, 2011

General Operating Fund

Checking	\$3,318.99
Money Market	\$29,315.60
Total as of 7/1/2011	\$32,634.59

General Fund Revenue

Association Fees	\$20,361.01
Resale Packets	\$150.00
Money Market Interest	\$1.85
Newsletter Ads	\$0.00
Rec Center Guests	\$427.00
Rec Center Rental	\$215.00
Rec Center Deerfield	\$150.00
Total	\$21,304.86

General Fund Expenditure

Rec Center	\$8,792.18
Commons	\$2,527.93
Grounds	\$7,385.04
Trash	\$11,317.51
Administrative	\$42,075.39
Total	\$72,098.05

General Operating Fund

Beginning Balance	\$32,634.59
Deposits	\$21,304.86
Disbursements	\$72,098.05
Transfer from secondary MM	\$30,000.00
Total as of 7/31/2011	\$11,841.40

PLEASE NOTE:

- During the month of July, \$19,000 was transferred from the primary Money Market to Checking and \$30,000 was transferred from the secondary Money Market to Checking.
- The amount that has been spent on the pond lawsuit to date as of August 31, 2011 is \$67,787.86.
- Some August bills (such as trash and groundskeeping) were paid early to allow time for the new officers to be added as signers on our accounts.



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!

Maintaining Your Lawn

Glencannon residents are reminded that your grass may not exceed 6 inches in height! This is a North Strabane Township ordinance. Failure to properly maintain your lawn will result in the grass being cut by our maintenance contractor. You will be assessed for this cost.

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.

September POOL HOURS:

Weekdays 4:00 - 8:00 p.m.

Weekends 11:00 a.m. - 8:00 p.m.

Last pool day is Labor Day, September 5th!

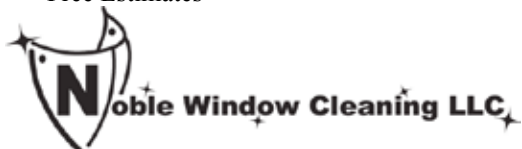
End of Summer Pool Party

Saturday, September 3rd, 1:00-3:00 p.m.

IS WINDOW CLEANING DRIVING YOU CRAZY?

A good window cleaner can give you a lasting cleaner look!

- As low as \$50.00 for complete exterior window cleaning
- Gutter, Vinyl, Concrete, Patio, and Deck cleaning
- Free Estimates



724-745-7980

REMINDERS!

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!

Also, we ask that residents 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 the 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
all pets and clean up after them.
Thank you for your cooperation.

Glencannon Executive Meeting Minutes

July 17, 2011

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

Meeting was called to order by Mr. Sarver at 7:04 p.m.

Mr. Sarver mentioned that nominations for Board positions in 2012 will need to be made in January in order to adhere to the bylaws.

Mr. Sarver emphasized that it is important for Board members to remain impartial when dealing with matters such as the election.

The minutes from the June Executive Meeting on 6/28/2011 were reviewed and corrections were made. Mr. Sarver made a motion to approve the June Executive Meeting minutes. Mr. Flood seconded the motion. Vote: 6 yes (Mr. Sarver, Mr. Flood, Mr. Creighan, Mr. Sacco, Mr. Adams, Ms. Manolas), 1 no (Mrs. Ackerman) and 1 abstention (Mrs. John)

Discussion took place regarding the May Executive Meeting minutes that had not yet been approved. An email vote will be conducted to approve these minutes. [The results of this email vote were: 3 yes (Mr. Flood, Mr. Creighan, and Mrs. Ackerman), 2 no (Mr. Sacco and Ms. Manolas), and 2 abstentions (Mr. Sarver and Mr. Morton)]

It was also determined that an email vote will be conducted to approve the July Regular Meeting minutes from 7/12/2011. [The results of this email vote were: 7 yes (Mr. Sarver, Mr. Sacco, Mr. Morton, Ms. Manolas, Mrs. Ackerman, Mr. Flood, and Mr. Creighan) and 1 abstention (Mr. Adams)]

Mr. Sarver reviewed the options for accounting firms to handle the audit for this year. Three bids were obtained. He emphasized that the Board needs to make a decision as soon as possible to ensure that there is ample time to prepare for the audit. Mr. Sacco made a motion to accept the bid of \$4,000 from Stelmack Dobransky & Eannace. Mr. Flood seconded the motion. Vote: 6 yes (Mr. Sacco, Mr. Flood, Mr. Adams, Ms. Manolas, Mrs. John, and Mr. Sarver) and 2 abstentions (Mr. Creighan and Mrs. Ackerman)

Mrs. Minshull reported that \$2,948 in pool income has been received through 7/15/2011. Discussion took place regarding the staffing of the pool, as some residents have reported that lifeguards are often not present in the guard room to check pool passes. Mr. Sacco discussed the issue with the baby pool and suggested plugging the drain. Mr. Sarver said that this idea had been previously considered. Mr. Sacco said he will speak with Mr. Hogan about it.

Mr. Sarver stated that the broken swings at playground "A" have been replaced. Mr. Sarver mentioned the graffiti that was spray painted on Hunting Creek Road near Cricketwood Court. Mr. Creighan said that they have plans to remove it with power washing. Mr. Creighan stated that the large tree

near the Route 19 entrance of Glencannon is growing over the power lines and needs to be trimmed, and perhaps the power company should be contacted to trim their part of it.

Mr. Sacco shared a report displaying the budget consumption to date for this year.

Mrs. Ackerman reported that several businesses and residents donated food and door prizes for the Hot Dog Day that was held at the pool on July 17th. Sam's Club, Giant Eagle, and Trax Farms donated gift cards, Elite Outdoor donated candy and pop, and Joe and Lori Macdonald donated ice. Mr. Adams donated a signed Pittsburgh Penguins hockey puck that was given as a door prize and Mrs. Ackerman donated a Pittsburgh Penguins shirt that was given as a door prize.

Nominations were held for the position of President of the Board of Directors. This term will run through March 2012. Mr. Flood nominated Mr. Sarver for President. Mr. Creighan seconded. Mr. Adams nominated Ms. Manolas for President. Mrs. John seconded. Mrs. Ackerman nominated herself for President. Ms. Manolas seconded. Ballots were collected by Mrs. Minshull. Mr. Sarver received 4 votes and Ms. Manolas received 4 votes. Mr. Sacco made a motion to continue the election of officers until a later date prior to the next regular meeting on August 9, 2011. Mr. Adams seconded the motion.

Mr. Sacco made a motion to nominate Mr. Sarver as Acting President. Mr. Adams seconded the motion.

Mr. Sarver made a motion to adjourn the meeting. Ms. Manolas seconded the motion. Meeting was adjourned at 9:13 p.m.

Respectfully submitted by Sara Minshull.

Glencannon Executive Meeting Minutes

July 31, 2011

Board members present: John Morton, Tony Sacco, Richard Flood, Rita Manolas, Terry Creighan, Brent Adams, and April John.

The Board discussed two incidents that occurred in the recent election of Board Members. They also discussed the importance of establishing clarity in various areas of the bylaws, and emphasized the need to clearly define when Board member terms begin and end.

Mr. Morton made a motion to suspend discussion of the election of officers until a later date. Mr. Sacco seconded the motion. Vote: 7 yes (Mr. Morton, Mr. Sacco, Mr. Adams, Mr. Flood, Mr. Creighan, Ms. Manolas, Mrs. John)

Mr. Sacco discussed the projected budget shortfall for 2011 and made suggestions to reduce this shortfall, such as waiting until 2012 to repair the baby pool. Mr. Adams suggested that the pond lawsuit costs should be excluded from the regular budget, to ensure that other community services and amenities are not compromised due to the cost of the lawsuit. Mr. Sacco agreed with Mr. Adams, yet expressed concern as to where the

money to pay invoices will be coming from. Mr. Adams made a motion to separate the lawsuit from the regular budget. Mr. Flood seconded the motion. Vote: 7 yes (Mr. Adams, Mr. Flood, Mr. Creighan, Mr. Sacco, Ms. Manolas, Mrs. John, Mr. Morton)

Mrs. John suggested looking into the possibility of foreclosing on seriously delinquent properties if there are no existing mortgages or tax liens on them that would take priority. Mrs. John made a motion to research liens on seriously delinquent properties and take action to foreclose on them if there are no other liens. Mr. Sacco seconded the motion. Vote: 7 yes (Mrs. John, Mr. Sacco, Mr. Adams, Mr. Flood, Mr. Creighan, Ms. Manolas, Mr. Morton)

Mr. Morton emphasized the importance of finding out the proper legal procedures for foreclosing on delinquent properties.

Mr. Sacco discussed the problem at the Rec Center where the deck area is separating from the building. The Board previously voted to spend up to \$1,000 to correct this problem. Mr. Sacco suggested having Ed from Elite fill this gap with foam insulation as a temporary fix to prevent water from entering this area. Mr. Creighan suggested finding out if Ed could permanently fix this problem for under the \$1,000 amount already approved.

The trees in need of trimming on Hickory Circle were discussed. It was decided that an email vote will be conducted to determine if the Board will accept the bid from Staley Tree Service. Mrs. Minshull has tried without success to obtain bids from other tree services.

Mr. Adams made a motion to adjourn the meeting. Mr. Creighan seconded the motion. Meeting was adjourned at 9:21 p.m.

Respectfully submitted by Sara Minshull.

Glencannon Executive Meeting Minutes

August 9, 2011

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

Meeting was called to order by Mr. Sarver at 7:32 p.m.

Nominations were held for the position of President of the Board of Directors. This term will run through March 2012. Mr. Sacco nominated Ms. Manolas for President. Mr. Adams seconded. Mrs. Ackerman nominated Mr. Creighan for President. Mr. Flood seconded. Mrs. John nominated Mr. Sarver for President. Mr. Creighan seconded. Mr. Sarver made a motion to close nominations. Mrs. John seconded. Ballots were collected and counted by Mrs. Minshull. Ms. Manolas received 5 votes and Mr. Creighan received 4 votes. Ms. Manolas was elected President of the Board of Directors.

Nominations were held for the position of Vice President of the Board of Directors. This term will run through March 2012. Ms. Manolas nominated Mrs. John. Mr. Adams seconded. Mr.

Flood nominated Mr. Creighan. Mr. Morton seconded. Mr. Sarver made a motion to close nominations. Mrs. John seconded. Ballots were collected and counted by Mrs. Minshull. Mrs. John received 5 votes and Mr. Creighan received 4 votes. Mrs. John was elected Vice President of the Board of Directors.

Ms. Manolas reviewed a list of committees and asked for volunteers to chair each committee. Mrs. Ackerman volunteered to chair the Commons committee. Mr. Creighan volunteered to chair the Rec Center committee. Ms. Manolas volunteered to chair the ACC committee.

Mr. Sarver made a motion to adjourn the meeting. Ms. Manolas seconded the motion. Meeting was adjourned at 7:52 p.m.

Respectfully submitted by Sara Minshull.

[The minutes from the Regular Meeting on 8/9/2011 are not being included in this issue of the newsletter because they have not yet been approved by the Board.]

Resident Letter

Glencannon Board Members and Sara:

I am writing to confirm my wish to have the statements I made during the Open Discussion [at the August 9th Regular Meeting] be included and published as part of the minutes of the monthly Glencannon newsletter. The items I brought to the floor were:

#1: My compliments to Patrick Hogan and the Lifeguard staff on an efficient, smooth, and, profitable pool season.

#2: My utter displeasure and total disagreement for the terrible treatment of Lisa Ackerman at the monthly Board meeting. The Open Discussion was my chance to voice my opinions and concerns for a neighbor who volunteers her time and was treated rather unfairly. Unfortunately, the wife of a Board member began yelling at me with the end result being that of, newly elected President, Rita Manolas ringing a school bell and putting an end to my opportunity to speak. I am also requesting the publication of my comment that "all involved should be ashamed of themselves". I stated this right before the Board member's wife began yelling and telling me to "shut-up" which prompted the ringing of the bell.

Since I was cut off from what I was trying to say, I would like to take this opportunity to state that anyone involved in what happened during the Board meeting in regards to both Lisa Ackerman and Dave Sarver should seriously be ashamed of themselves! This isn't even local government, this is a Board of our neighbors volunteering their time; personal issues should not influence decisions and actions.

Thank you for the opportunity to speak, and, as was voted upon while I was a Board member, I respectfully request my name and comments be published in the monthly newsletter for fellow neighbors to read.

Warm Regards,
Victoria Ciaramella Falleroni

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- 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 contact:

Cortney Rech, Employment Specialist

Tel.: 412-257-2855

crech@countrymeadows.com

3560 Washington Pike, Bridgeville PA 15017

EOE

Personal Care Associates

- Provide assistance to residents including dressing, bathing, mobility and transport, toileting, dining and eating.

LPN's

- Provides direct nursing services to the residents ensuring optimal health and safety. Supervise personal care staff.

Part Time Maintenance Associate

- Responsible for ongoing preventative maintenance and resident assistance, plant and grounds maintenance.

Housekeeping Associates

- Help facilitate resident well being by performing basic housekeeping tasks.



CENTURY 21® PLEDGE POINT #3:

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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

September 2011


Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 End of Summer Pool Party 1:00-3:00pm
4	5	6	7 Garbage & Recycling	8	9	10
11	12	13 BOARD MEETING 7:00 p.m. at the Glencannon Pool	14 Garbage	15	16	17
18	19	20	21 Garbage & Recycling	22	23	24
25	26	27	28 Garbage	29	30	



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