

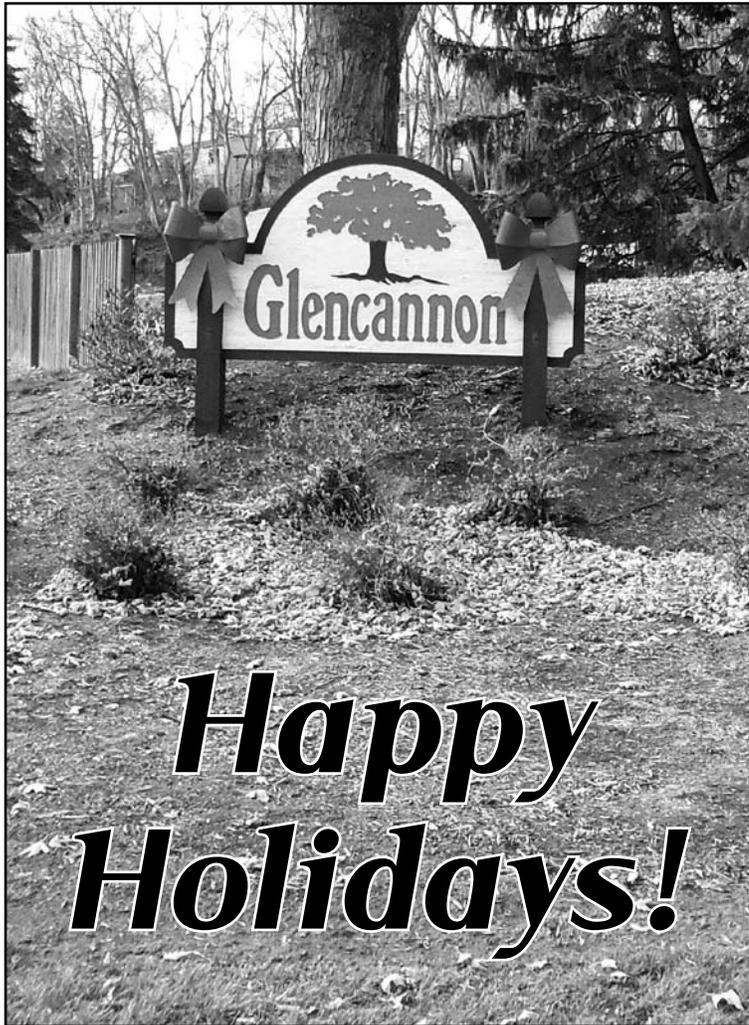
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# Glencannon

## NEWSLETTER

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### December 2010



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### GLENCANNON BOARD OF DIRECTORS

Frank Scarpaci, *President*

Dave Sarver, *Vice-President,*  
*ACC Chair, Financial*

Lisa Ackerman, *Playground Chair*

Tony Sacco

Richard Flood

Rita Manolas

John Morton

Vicki Falleroni

Terry Creighan

---

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

## Teen Yard Work

Nolan Pones	746-5210
Riley Pones	746-5210
Justin Hopf	746-8655
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

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 Pool 724-745-1360

## Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911  
[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# From the Secretary

As the new secretary for the Glencannon Homeowners Association, I'd like to take this opportunity to introduce myself to the community. My name is Sara Minshull and my family and I live in Glencannon. One of my top priorities as secretary is to make sure that you, the residents, are able to reach me personally when you have questions or concerns. With this in mind, 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 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 us by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com). Thanks, and I look forward to hearing from you!

## **December Board Meeting**

The next Glencannon Board Meeting will be held on Tuesday, December 14, 2010 at 7:00 p.m. at the Hilton Garden Inn Southpointe, 100 Corporate Drive, Canonsburg, PA.

*All residents are invited to attend.*

### **A friendly reminder for when you make your payments next month!**

Please take a moment and make sure that you are including 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!

# Lawsuit Update

By Marcia DePaula, Counsel for Glencannon Homes Association, Inc.

November 22, 2010

The Glencannon Homes Association, Inc. ("GHA") has filed a lawsuit against North Strabane Township, Canon-McMillan School District, McDowell Estates, L.P. and Heartland Homes in the Washington County Court of Common Pleas, Docket No. 2010-5793. The following summary is meant to provide the GHA residents with background information leading to the lawsuit as well as the status of the lawsuit.

## Background

The Glencannon Pond Dam ("Pond") located across a tributary to Chartiers Creek in North Strabane Township, Washington County, Pennsylvania is part of the common area of the Glencannon residential development. The Pond was originally created in the 1970s when the first homes were built on the Glencannon property. The Pond provides storm water retention and sedimentation control for the residential units situated above the Pond. The drainage area to the Pond is approximately 194 acres. The uppermost region of the watershed is bound by McDowell Road and recreational playing fields to the north. To the east, the newly constructed Foxchase residential housing development runs east to south. To the west, the drainage area is bound by areas of woodlands.

Between 1970 and 1998 (28 years), the Pond contained 36% sediment. Between 2001 and 2009 (8 years), the Pond accumulated 57% sediment.

- In 2001, GHA dredged the Pond to remove sediment. The total cost of the repairs to the Pond, including the dredging and removal of sediment, in 2001 equaled approximately **\$153,000.00**.
- In October 2003, GHA installed a 48-inch culvert and downstream erosion protection. The culvert was installed 12 inches below the existing channel flow line as required by the Department of Environmental Protection ("DEP") and in accordance with design plans. The 48-inch culvert, downstream channel section, and north end of the Pond need to be maintained to prevent sediment accumulation and obstruction of the channel and culvert.
- In 2009, two spillway pipes for the Pond were 29% clogged with sediment. The cost to remove the sediment was approximately **\$6,800.00**. In 2009, GHA began consulting engineers to determine the repairs necessary to maintain the Pond in accordance with DEP regulations.

- In 2010, GHA submitted an application to DEP to repair and maintain the Pond.
- On or about May 14, 2010, DEP issued its Dam Safety Inspection Notice to GHA setting forth various concerns regarding the Pond. The repairs set forth in the Notice will cost GHA approximately **\$163,000.00**. In addition, the cost to again dredge the Pond and remove the sediment is approximately **\$157,000.00**, which is in addition to the cost of the repairs set forth in the Notice.

Considering that it took 28 years for the Pond to accumulate 36% sediment and only 8 years to accumulate 57% sediment, GHA believes that the maintenance and repairs would not be necessary but for the other tributaries which are flowing into the Pond from Foxchase, McDowell Lane and the recreational playing fields to the north. These tributaries are causing large amounts of sediment to build-up in the Pond. Indeed, the sediment build-up along with the future maintenance costs will only increase if the Township approves additional development of the 194 acres above Glencannon. **Indeed, while damages are still being assessed, GHA could face the possibility of paying \$50,000.00 every five (5) years to dredge the Pond.**

## Options

GHA considered several options to assist with this financial burden.

One of the options was for North Strabane Township ("Township") to voluntarily agree to take responsibility for the maintenance and repairs to the Pond. The Township will not agree to this option.

Another option was for American Rivers, through DEP's permission, to remove the Pond and permit the water to flow naturally. Depending on the amount of grant money American Rivers could obtain, GHA would be responsible to pay the remaining amount for this conversion. To date, GHA has not received an estimate of the cost for this conversion.

The third option was to file a lawsuit against North Strabane Township, Canon-McMillan School District, McDowell Estates, L.P. and Heartland Homes -- the parties responsible for the increase in sediment build-up.

## North Strabane Township

On July 23, 2010, GHA sent a letter to the Township requesting a meeting to discuss issues raised by GHA at the

Supervisors' meeting on April 27, 2010, relating to the Pond.<sup>1</sup> The letter specifically stated that GHA would like to resolve these issues without the need for litigation.

In the letter, GHA informed the Supervisors that GHA may need to file a legal document (known as a Writ of Summons) with the Washington County Court of Common Pleas in order to protect its right to file a lawsuit in the future, if necessary. For example, if GHA would file a negligence claim regarding the Pond, the law requires GHA to file the claim within two (2) years of the discovery of the negligence. By filing the Writ of Summons, the two (2) years would be preserved even if GHA decided to file a lawsuit after two (2) years from the discovery of the negligence.

In response, the Township filed a legal document (known as a Praecipe for Rule to File Complaint) with the Court. This Praecipe required GHA to file a lawsuit against the Township within twenty (20) days or lose its right to file the lawsuit in the future.

As a result of the Township's actions, GHA was forced to proceed with a lawsuit instead of meeting with the Township to resolve the matter.

## Lawsuit

The lawsuit alleges that the construction activities of McDowell, Heartland, Canon-McMillan and the Township have contributed to the accumulation of sediment in the Pond and erosion in Glencannon. Specifically, GHA alleges that the construction of the recreational playing fields by Canon-McMillan, the alteration of McDowell Road by the Township and the construction of the residential development by McDowell and Heartland modified the landscaping of their respective property in such a manner that decreased soil stability and increased concentrations of water runoff from their respective property to GHA's property. As a result, surface waters were diverted onto GHA's property whereby GHA has been damaged and will continue to suffer damages, including but not limited to the cost of repair of the Pond and the removal of mud, soil, rock, sediment and debris, and loss and diminution in value of GHA's property from physical damage, decreased habitability, flooding and reduced development potential. The following are the claims set forth in the lawsuit:

- **Counts I and II** are against the Township for negligence<sup>2</sup> and violations of the Storm Water Management Act.
- **Counts III and IV** are against Canon-McMillan for negligence and violations of the Storm Water Management

1. GHA also requested that the Township provide a copy of the documents relating to the Township's review and approval of the stormwater management and subdivision / land development for Foxchase pursuant to the Township ordinances. GHA never received these documents.
2. While government entities are usually immune from negligence lawsuits, the actions alleged in the lawsuit fall within an exception to this immunity.
3. GHA has not set forth the legal theories in this newsletter as the issues should be dealt with by the Court. However, once GHA's response is filed with the Court and the parties file briefs to support their legal theories, GHA will provide these documents to its residents upon request.

Act.

- **Counts V through VIII** are against McDowell Estates for negligence, nuisance, trespass and violations of the Storm Water Management Act.
- **Counts IX through XII** are against McDowell Estates for negligence, nuisance, trespass and violations of the Storm Water Management Act.

## Damages

GHA is requesting damages of at least \$300,000. In addition, GHA would want the parties to make any necessary repairs to prevent the sediment accumulation in the Pond in the future. If the parties are unable to make these necessary repairs, then GHA would want the parties to pay their portion of any future maintenance and repairs to the Pond.

## Status of Lawsuit

### (1) Preliminary Objections

Both the Township and Canon-McMillan have filed preliminary objections to the lawsuit which request the Court to dismiss the lawsuit on legal theories.<sup>3</sup> After GHA responds to these preliminary objections, the Court will schedule a date on which the attorneys can present their positions in Court.

### (2) Answer

McDowell filed its Answer on November 18, 2010. Heartland will be filing its Answer by November 30, 2010. The parties will begin conducting discovery in December.

### (3) Discovery

The local Court rules in Washington County require the parties to conduct discovery within 240 days from the filing of the lawsuit. Discovery is the period wherein the parties may request documents from each other and take testimony from each other's witnesses (known as depositions) in order to prepare the case for trial. The discovery period can be extended upon an Order from the Court. In this case, the lawsuit was filed on August 26, 2010. Therefore, discovery would close on April 23, 2011.

After the discovery period closes, the parties should inform the Court that they are ready for trial. Otherwise, the Court may place the case on the trial list 75 days after the close of discovery.



# Glencannon Executive Meeting Minutes

## October 25, 2010

Board members present: President Frank Scarpaci, Vice President Dave Sarver, Richard Flood, Lisa Ackerman, John Morton, Tony Sacco, Rita Manolas, Terry Creighan, Vicki Falleroni

Meeting was called to order by Mr. Scarpaci.

Mr. Scarpaci discussed keeping the minutes of each meeting separate from the actual board members. He felt it was too distracting for the person to keep track of all the motions and conversation while having a vested interest in the meeting. Mr. Scarpaci suggested we pay Sheila Parker \$100 per month for taking the minutes and typing them for each board member to review. This amount was to include two meetings per month and all of the documentation. All board members had no issue with this situation.

Mr. Sarver gave all members an explanation of the interviews with the candidates for the association secretary position. This included the job description he and Mr. Flood gave to them along with the hours we expect them to work. Once a candidate is hired, Mrs. Ackerman suggested we post the hours on the community bulletin board. The new manager would work 20 to 30 hours a week. There would be a 30 day evaluation and a 90 day evaluation period. Ms. Manolas questioned if there would be any other duties. The phone responsibility, banking, post office, and statement duties were also reviewed.

We currently have a bid from Ed at Elite to winterize the guard house for \$350. This would include cleaning, painting, and fixing the lights.

Mrs. Ackerman suggested obtaining cell phones for the association secretary and officers in addition to the existing association phone. Discussion about all aspects of the phones was reviewed but tabled for now.

Ms. Falleroni requested clarification of the new candidate's title as references were made to association manager and association secretary.

Mr. Sarver gave all board members a review of the QuickBooks system. This included delinquencies and the current accounts receivable report. He reviewed lot numbers versus names. Lisa Sarver has updated approximately 300 lots versus the current names. Mr. Scarpaci stated he believes the resale packets should include the assessment portion for the new owner but also include a statement about late fees.

Six candidates were interviewed for the manager's position. Four candidates accepted interviews with the board

members; however, two of them cancelled the day of the meeting.

Candidate #1: Introduction and questions  
Review of candidate #1

Candidate #2: Introduction and questions  
Review of candidate #2

Discussion of both candidates

Vote: 7 votes for candidate #2, 1 vote for candidate #1, 1 abstention

A website for the association was discussed, along with the possible cost benefits of utilizing a website as a communication tool. It was suggested that more information be gathered and presented at the next meeting.

Mr. Sarver distributed the finalized budget for 2009 and the projected budget for 2010 to be reviewed by the board. The first topic of discussion was the pool contract for the upcoming 2011 season. Glencannon has received a bid from American Pool Management and Patrick Hogan; both contracts were reviewed by the board. Mr. Scarpaci noted problems with American Pool Management during the 2010 pool season as well as the previous two years. The bid from Patrick Hogan, Jr. would bring to the community the same management and service provided in earlier years by his father, Pat Hogan.

Mr. Sacco excused himself from the meeting.

Mrs. Ackerman suggested bows for the light poles along Hunting Creek for the holiday season. Total cost for each bow would be \$8. She suggested purchasing 20 bows for all areas. Mrs. Ackerman made a motion to purchase 20 bows at a total cost of \$160 for the holiday season. Mr. Scarpaci seconded the motion. Vote: 7 yes, 1 abstention.

Mrs. Ackerman also suggested selling luminaries to the community for the holiday season. She provided a breakdown of costs and explained how this plan would help people in need. This was tabled until Mrs. Ackerman could speak with a local business in hopes of defraying costs to the association.

Mr. Sarver reviewed the trash collection budget which was locked in until 2012. We are currently in the first year of a three year contract with Waste Management. Mr. Sarver also reviewed the current contract from Elite Landscaping and the proposed 2% increase for the upcoming year as presented by Ed from Elite Landscaping. The 2% increase equates to an additional \$920 for 2011.

All other aspects of the budget are the variables but we should include an amount for the capital expenses portion. Information on all expenses should be shared with the community. A review was done of what needs to be added currently and what can be tabled. We should all go review our thoughts and come back prepared for the next meeting.

Meeting adjourned.

# Glencannon Regular Meeting Minutes

## November 9, 2010

Board members present: President Frank Scarpaci, Vice President Dave Sarver, Richard Flood, Lisa Ackerman, John Morton, Tony Sacco, Rita Manolas, Terry Creighan, Vicki Falleroni

Meeting was called to order by Mr. Scarpaci at 7:10 p.m.

Sara Minshull, the new association secretary of Glencannon, was introduced. Mrs. Minshull has been a resident of Glencannon since October 2009.

**MINUTES:** Ms. Manolas raised a question regarding the way meeting minutes are currently being handled. She met with an attorney who specializes in municipalities and school districts, and this attorney stated that the way minutes are currently being done is illegal. According to this attorney, meeting minutes should be read and corrected at the executive board meeting with all board members present, then placed in a bound book that should be present at every meeting. Minutes should clearly state who they are written by, and end with "Respectfully submitted by [name]." Mr. Scarpaci suggested that Ms. Manolas lead the effort to make these changes. Mr. Sarver stated that the day of the executive board meeting needs to be changed to the week after each board meeting, so minutes can be approved in a more timely manner. Board members would receive a copy of the minutes to review prior to the executive board meeting. Mr. Scarpaci made a motion to change the day of the executive board meeting to the third Tuesday of every month. Ms. Manolas seconded the motion. Vote: 9 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Mrs. Ackerman, Mr. Morton, Mr. Sacco, Ms. Manolas, Mr. Creighan, Ms. Falleroni)

**FINANCIALS:** The monthly check register was reviewed. Mr. Sarver reviewed the American Pool Management check for \$7945. This check was for one payment missed of \$7020 and the final payment of \$1755. This bill was reduced by \$830 to cover the cost of replacing the back pressure preventer valve and ruptured water lines in the spring and furniture maintenance during the pool season. There was no gas bill this month. The check for Supreme Lawn Care is for the final spraying of the pool grass.

The 2010 annual budget was reviewed. The pool heater cost was moved from maintenance of the rec center to capital expenses. Mr. Sacco questioned payroll taxes and how they will balance. Mr. Sarver explained there was not enough budgeted in the original figure to cover all federal, state, and unemployment taxes. Mrs. Ackerman questioned where the playground expenses are in the budget, and Mr. Sarver explained that they are under commons maintenance.

Ms. Falleroni made the suggestion that the board should offer explanations of what is being discussed so residents in attendance are able to better understand these discussions. Mr. Scarpaci agreed. Ms. Falleroni explained to the residents in attendance that the board was reviewing budgeted and actual year-to-date expenses in each category. Ms. Falleroni expressed concern that invoice numbers are not currently being referenced on the check register on the "memo" line. It appears that vendor numbers are being used as reference numbers, which could cause duplication and errors. Each entry should have a separate invoice number.

Mr. Sarver stated that the 2009 audit has been completed. Ten copies of the completed audit are available for the board members. The 2009 audit seemed to have an excessive number of corrections totalling four pages. Mr. Sarver asked Cheryl of Cypher and Cypher if these seemed excessive but she stated that these were within the normal scope of previous audits. Mr. Sarver began to review the general scope of the 2009 audit and Ms. Manolas requested that we have Cypher and Cypher come to explain the audit. She attempted to contact Cypher and Cypher but was told that only the president or vice president could request their presence at a meeting. Mr. Sarver stated that we can have Cypher and Cypher attend the December meeting to review the entire report.

Mr. Scarpaci asked if we should look into revising the entire accounting system and Ms. Falleroni said that she did not feel it is a valid expense at this time. Mr. Sarver mentioned the possibility of upgrading our accounting system to QuickBooks 2010 instead of the 2008 version currently being used.

Mr. Scarpaci made a motion to approve the financials. Mr. Flood seconded the motion. Vote: 7 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Mr. Sacco, Ms. Manolas, Mr. Creighan, Ms. Falleroni) and 2 abstentions (Mrs. Ackerman, Mr. Morton)

**COMMONS COMMITTEE:** Mr. Scarpaci stated that seven trees on Hunting Creek Road are dying and that it would be best to remove them. Mrs. Ackerman reported that the railroad ties from the commons parking area are deteriorating and and railroad spikes were found in playground C. This could be a potential hazard.

**REC:** Mr. Scarpaci reported that the pool office has been winterized. The association secretary will be working out of this office. Mr. Scarpaci explained that the pump room needs to be addressed and that a quote was submitted for \$350. Mr. Sarver expressed concern that the pump room roof will soon cave in. Mr. Scarpaci made a motion to fix the pump room. Ms. Falleroni seconded the motion. Vote: 9 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Mrs. Ackerman, Mr. Morton, Mr. Sacco, Ms. Manolas, Mr. Creighan, Ms. Falleroni)

**ACC:** No news.

OLD BUSINESS: Mr. Scarpaci reported that the new association secretary will soon be meeting with Cypher and Cypher to review the auditing process in preparation for the 2010 audit.

NEW BUSINESS: Mr. Sarver discussed the hiring of Pat Hogan, Jr. as the pool manager. Mr. Sacco stated that his preference is to pay a pool manager and let Glencannon have responsibility for all other costs. [Total cost would be \$34,500, reflected in the budget as line items for management fee of \$9000 which includes \$1000 to open/close the pool, lifeguard wages of \$20,000, and chemical costs of \$5500.] Pat Hogan, Sr. was present and was asked to speak. Mr. Hogan, Sr. said he felt Mr. Hogan, Jr. would provide better management of the pool at a cost comparable to that of American Pool Management. Mrs. Ackerman stated that she feels it is not a good idea to hire Glencannon youth as lifeguards. Mr. Hogan, Sr. stated that he has hired Glencannon youth as lifeguards in the past and did not have any problems. Mr. Scarpaci mentioned that he appreciated how Mr. Hogan, Sr. managed the pool in the past. Mr. Sacco added that he did not want to have American Pool Management manage the pool again. Mr. Morton said that he would like to have very specific procedures spelled out in the employment agreement between Glencannon and Mr. Hogan, Jr. for the purpose of protecting both parties. Mr. Sacco raised the question of whether Glencannon would receive credit for unpaid lifeguards on days when it rains and the lifeguards do not work. Mr. Hogan, Sr. confirmed that Glencannon would receive credit for unpaid lifeguards on rain days. Mr. Scarpaci made a motion to hire Mr. Hogan, Jr. as pool manager. Mr. Sacco seconded the motion. Vote: 8 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Mr. Morton, Mr. Sacco, Ms. Manolas, Mr. Creighan, Ms. Falleroni) and 1 abstention (Mrs. Ackerman)

Mrs. Ackerman spoke with the CLO and they are willing to offer a special discount code for Glencannon residents. She suggested that this code could be published in the newsletter. Mrs. Ackerman made a motion to publish this CLO discount code for Glencannon residents in the newsletter.

Mr. Morton seconded the motion. Vote: 9 yes (Mr. Scarpaci, Mr. Sarver, Mr. Flood, Mrs. Ackerman, Mr. Morton, Mr. Sacco, Ms. Manolas, Mr. Creighan, Ms. Falleroni)

Mrs. Ackerman mentioned that cornstalks were placed around the pond for the fall, and Mr. Scarpaci added that they were very well received. As previously discussed, we will have bows going up Hunting Creek Road for the holidays.

OPEN DISCUSSION: A resident expressed concern that Glencannon is taking a risk with the lawsuit regarding the pond, and stated that the board should vote again to see if all nine members are in favor of the lawsuit. Mr. Scarpaci stated that the board should have an update on the lawsuit to present at the next meeting. Ms. Manolas said she was told that Attorney Smider of North Strabane Township is having a meeting for Glencannon residents during the week of November 15. She had no further information on this proposed meeting. A resident wanted clarification on what Mr. Sarver and his wife were working on with financial statements. Mr. Sarver explained what his role was in working with the past due financial statements and the collection of the \$8,000 in past due payments that was discussed last month. Lisa Sarver has been doing all other aspects of the financials, including posting deposits. Ms. Manolas asked if we have looked into grants to assist us with the pond. Mr. Scarpaci confirmed that we have looked into grants through American Rivers and other groups.

Mr. Morton updated the group on Pennsylvania House Resolution 350 of 2009, which deals with the taxation of fees for residents of homeowners associations. This bill has the intent to help association members write off all or part of their association dues for credit with the state. More information on this will be provided as it becomes available.

Mr. Scarpaci made a motion to adjourn the meeting at 9:00 p.m. Mrs. Ackerman seconded the motion.

Respectfully submitted by Mrs. Sara Minshull.



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# 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 per word

Discounts apply for consecutive ads:

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price ad when you purchase 3

Deadline for full page ads is the 20th of the month.  
All other ads are due by the 15th of each month.

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**ASK for Judi Agostinelli**



**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

# December 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Garbage & Recycling	2	3	4
5	6	7	8 Garbage	9	10	11
12	13	14 Board Meeting 7:00 p.m. Hilton Garden Inn Southpointe	15 Garbage & Recycling	16	17	18
19	20	21	22 Garbage	23	24 <i>No school</i>	25 Christmas Day
26	27 <i>No school</i>	28 <i>No school</i>	29 Garbage & Recycling <i>No school</i>	30 <i>No school</i>	31 New Year's Eve <i>No school</i>	

**Special offer for Glencannon residents:** The Pittsburgh Civic Light Opera (CLO) is currently offering Glencannon residents a special rate on individual tickets. Call (412) 325-1582 and mention offer code 22359 and ask for the Glencannon Homeowners Exclusive Discount.