
Glencannon

NEWSLETTER

April 2012



Visit our website!
www.glencannonhomes.org

What's Inside

Resource Page.....pg. 2
Next Board Meeting.....pg. 3
Board News.....pg. 3
Community News.....pg. 4
Contacting Glencannon.....pg. 5
Financial Report.....pg. 5
Meeting Minutes.....pg. 6-7
Calendar.....pg. 8

GLENCANNON BOARD OF DIRECTORS

Dave Sarver, *President*

April John, *Vice President*

John Ackerman

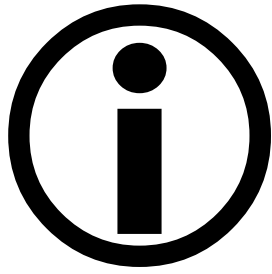
Ed Frohnafel Jr.

Terry Creighan

Tony Sacco

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
Natalie 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	531-0095
Natalie Ackerman	745-3989
Ethan Hopf	746-8655

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

If you would like to add your name to any of the above lists, just call the Association at 724-745-4911.

Glencannon Homes Association

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

glencannon15317@yahoo.com

April Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, April 10, 2012 at 7:00 p.m. at the North Strabane Fire Hall, 2550 Washington Road, Canonsburg, PA. All residents are invited to attend!

PUBLIC NOTICE:

The Board of Directors of Glencannon Homes Association, at a special meeting on Tuesday, February 21, 2012 enacted a new policy regarding outstanding assessment balances to be effective April 1, 2012 through May 15, 2012. Under this policy, any member who is delinquent in their payments may make payments at a reduced late fee amount. The reduction will be based upon the percentage of payment made. Anyone who elects to pay the entire amount of their outstanding balance will have all penalties previously assessed on a monthly basis (ranging from \$5.00-\$15.00) withdrawn against their account. The only late fee to be assessed will be calculated at the rate of 6% annually. Anyone who elects to pay back at least 50 percent of their balance, but not the entire amount, will have their late fees on that portion of the balance reduced by 50 percent.

Please note, any reductions resulting from this policy shall not be deemed to be a waiver by the Glencannon Homes Association of their right to collect upon and impose penalties associated with Assessments (more particularly described in Article IV of the Glencannon Homes Association Declaration of Covenants, Conditions and Restrictions, recorded October 23, 1970), including any and all fees incurred by the Association in collecting Assessments. Glencannon Homes Association reserves the right to extend and/or terminate this policy.

BOARD NEWS

OFFICERS ELECTED: Following the Annual Meeting on March 20, 2012, the Glencannon Board of Directors convened for the purpose of electing officers. Dave Sarver was elected President, April John was elected Vice President, Tony Sacco was elected Commons Chair, John Ackerman was elected A.C.C. Chair and Terry Creighan was elected Rec. Center Chair. These positions are in effect for a period of one year until the next Annual Meeting in March 2013.

NEW BOARD MEMBERS: Welcome to our new Board Member Ed Frohnafel Jr., who was voted on to the Glencannon Board of Directors on March 13, 2012. Ed is in the OPEN category position and his term expires in March 2014. The Board also welcomes new Board Member John Ackerman, who was elected at the March 20, 2012 Annual Meeting in the SINGLE FAMILY HOME position. John has served as Pond Committee chairman for the past year. Rick Flood has been re-elected to his seat in the TOWNHOUSE position which expires in March 2015.

BOARD VACANCIES: Nominations will be taken at the regular meeting on Tuesday, April 10, 2012. The available vacancies are for a TOWNHOUSE category position that expires in March 2013 and a SINGLE FAMILY HOME category position that expires in March 2015. Prospective Board members must be current with association dues and fees.

The Board would like to thank Lisa Ackerman for her service as a Board member over the last three years.



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!

BYLAWS COMMITTEE

The GHA Board of Directors recognizes that your home represents a big investment, and our Association has an obligation to help you protect that investment. With this in mind, the Board of Directors is planning to initiate a bylaws committee to consider how the bylaws could be updated to support our mutual goals.

Our current bylaws have existed in essentially the same form since 1971. Much of the content is outdated, unclear, and several articles are contradictory. We need to make corrections and changes to help the community move forward in many areas, and to make sure that our investment continues to grow. We need to have the participation of a sufficient number of interested residents to ensure that the entire community's interests are represented. Please contact the Association at 724-745-4911 or glencannon15317@yahoo.com if you would like to participate in this critical initiative.

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.

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 February 29, 2012

General Operating Fund

Checking	\$19,425.38
Money Market	\$10,319.99
Total as of 2/1/2012	\$29,745.37

General Fund Revenue

Association Fees	\$23,823.00
Resale Packets	\$75.00
Money Market Interest	\$0.41
Newsletter Ads	\$0.00
Rec Center Guests	\$0.00
Rec Center Rental	\$0.00
Rec Center Deerfield	\$0.00
Total	\$23,823.41

General Fund Expenditure

Rec Center	\$185.39
Commons	\$411.75
Grounds	\$2,843.34
Trash	\$5,696.51
Administrative	\$5,322.96
Total	\$14,459.95

General Operating Fund

Beginning Balance	\$29,745.37
Deposits	\$23,823.41
Disbursements	\$14,459.95
Total as of 2/29/2012	\$39,108.83


PLEASE NOTE:

- The amount that has been spent on the pond lawsuit to date as of February 29, 2012 is \$94,986.37.
- The current balances of our other accounts are:

Citizens CD	\$18,111.42
Citizens Capital Reserves	\$49,792.66
Washington Federal CDs	\$43,036.78
Edward Jones	\$263,771.11


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
McMurray, PA 15317
724-941-8680 ext 217
412-997-3969 CELL

RealtorJAA@aol.com
<http://JudiAgostinelli.Realtor.com>

Glencannon Executive Meeting Minutes

February 21, 2012

Board members present: President Dave Sarver, Vice President April John, Tony Sacco, Terry Creighan, Rick Flood, and Lisa Ackerman.

Meeting was called to order by Mr. Sarver at 8:05 p.m.

Mr. Sarver announced that Brent Adams resigned his position on the Board effective February 21, 2012. Mr. Adams held the Townhouse position set to expire in March 2013.

The minutes from the Regular Meeting on 2/14/2012 were discussed. Mr. Sacco made a motion to table the vote on these minutes. Mrs. John seconded the motion. Vote: 5 yes (Mr. Sacco, Mrs. John, Mr. Sarver, Mr. Creighan, and Mr. Flood) and 1 no (Mrs. Ackerman). Motion carried. [An email vote was conducted after the meeting to approve the Regular Meeting minutes from 2/14/2012. The results of this email vote were: 4 yes (Mr. Sacco, Mrs. John, Mr. Creighan, and Mr. Flood) and 2 abstentions (Mrs. Ackerman, who abstained because she felt there were inaccuracies in the minutes; and Mr. Sarver, who was not able to respond prior to the vote deadline). The minutes were approved.]

The new policy regarding outstanding assessment balances was discussed. Under this policy, to be effective April 1, 2012 through May 15, 2012, any member who is delinquent in their payments would have the option of making payments at a reduced late fee amount. The reduction will be based up on the percentage of payment made. Anyone who elects to pay the entire amount of their outstanding balance will have all penalties previously assessed on a monthly basis withdrawn against their account. The only late fee to be assessed would be calculated at the rate of 6 percent annually. Anyone who elects to pay back 50 percent or more of their balance, but not the entire amount, will have their late fees on that portion of the balance reduced by 50 percent. Other fees incurred by the Association in collecting assessments (such as attorney fees) will not be waived. Mrs. John made a motion to enact this policy. Mr. Creighan seconded the motion. Vote: 5 yes (Mrs. John, Mr. Creighan, Mr. Sarver, Mr. Flood, and Mrs. Ackerman) and 1 no (Mr. Sacco). Motion carried.

Mr. Sacco discussed the need for a committee to be formed to work on revising the Bylaws. Mr. Sacco also discussed new ideas for assessing late fees.

Mrs. Ackerman asked about the progress of the 2010 audit. As previously reported at the Regular Meeting on 2/14/2012, the accountants have said they are close to being finished and are waiting on information from the previous accounting firm.

Mr. Sarver made a motion to adjourn the meeting. Mrs. John seconded the motion. Meeting was adjourned at 9:01 p.m.

Respectfully submitted by Sara Minshull.

Glencannon Regular Meeting Minutes

March 13, 2012

Board members present: President Dave Sarver, Vice President April John, Terry Creighan, Tony Sacco, and Lisa Ackerman. Mr. Sacco and Mrs. Ackerman arrived a few minutes late. Rick Flood arrived later in the meeting due to work.

Meeting was called to order by Mr. Sarver at 7:02 p.m.

POND LAWSUIT UPDATE: Attorney Phil Binotto from Eckert Seamans law firm was present to provide an update on the pond lawsuit and answer questions from Board members and residents. He stated that the court granted a 120-day extension for discovery for the other parties involved until June 28, 2012. The judge has stated that there will be no further extensions granted to the other parties in the lawsuit. He noted that Glencannon has reserved the right to request an extension if one of the other parties were to present an expert witness at a later date.

The other parties have requested to depose a witness from Glencannon [in addition to our expert witness Terry Soster], and Mr. Binotto said that witness would most likely be pond committee chair John Ackerman, unless it seems that another witness would be better suited due to the nature of the questions being asked. Mr. Binotto said he anticipates the trial will take place this fall, assuming there are no other unforeseen delays. He also stated that the court will most likely ask the parties to go through a mediation process.

Resident Joe Waldrop asked Mr. Binotto what his objective is with the pond lawsuit. Mr. Binotto said the first objective is for the responsible parties to help fix the problems that result in excessive silt entering the Glencannon pond. The second objective is for the responsible parties to help restore the condition of the pond through dredging.

Mr. Waldrop asked why the pond lawsuit is still being pursued when the residents voted [in 2011] to get rid of the pond. Mr. Binotto said that the engineers agreed that getting rid of the pond would not eliminate the problem of excess sediment flowing downstream onto Glencannon property. They felt that getting rid of the pond would actually create more problems for Glencannon, rather than helping the problem. Mr. Waldrop asked about the American Rivers project that once appeared to be a potential source of funds for getting rid of the pond. [This is why the pond vote was conducted. Glencannon would not have been eligible for grant funding until a community vote confirmed that the residents would approve such a project.] Mr. Ackerman said that Glencannon would not be considered for grants until the sediment problems upstream from Glencannon are resolved. Mr. Sarver added that there is currently very limited funding for these projects from the state of Pennsylvania and other sources.

OPEN DISCUSSION: Mr. Ackerman announced that he was re-

turning his election ballot to Mrs. Minshull.

SECRETARY'S REPORT: Mrs. Minshull reported that past due A/R decreased by \$1,700 in February, and more delinquent accounts are being brought current. She noted that several delinquent individuals who owed between \$300 and \$500 have paid off their entire balances. Mrs. Minshull also reminded the Board that March 15th is when groundskeeper Ed Kirm's semi-monthly payments increase to their seasonal rate of 5 percent of the total contract amount.

FINANCIALS: Mrs. Ackerman asked about the way that employee paychecks are displayed on the liability check register. Mrs. Minshull explained that her paychecks appear with "Quickbooks Payroll Service" as the payee because she receives her checks by direct deposit, and Quickbooks Payroll Service is the processor for the direct deposit payments.

Mrs. Ackerman asked about the copies of upcoming invoices that she had previously requested. Mrs. Minshull told her that these copies were included in her packet of financial information, and were also emailed in PDF format to Mrs. Ackerman and the rest of the Board. Mrs. Ackerman denied having received this information.

Mrs. John made a motion to approve the February 2012 financials. Mr. Creighan seconded the motion. Vote: 4 yes (Mrs. John, Mr. Creighan, Mr. Sacco, and Mr. Sarver) and 1 no (Mrs. Ackerman). Motion carried.

Mr. Flood arrived at 7:49 p.m.

COMMONS: Mr. Sacco reported that more light bulbs have been replaced. He added that the water level of the pond has been quite high due to the excessive rain, and the spillway has been getting clogged. Ed cleared it out, but it became clogged again.

Mr. Sacco discussed the status of the work being done by North Strabane Township to resolve the drainage issue on Hunting Creek Road near Cricketwood Court. Glencannon has given the township permission to construct a French drain to fix this issue, and Mrs. Minshull will be sending a formal letter to the township to confirm this.

Mr. Ackerman asked if the primary spillway for the pond is clogged below the trash rack, and Mr. Sacco said that is hopefully not the case.

REC CENTER: Mr. Creighan reported that he met with pool manager Patrick Hogan on February 18th. They determined that 10 new chaise lounges are needed, as well as new umbrellas and bases. Mrs. Minshull will obtain quotes for the chaise lounges. Mr. Creighan is also looking into getting bids to replace the slide. Mr. Creighan also said that Mr. Hogan is trying to get bids for the work on the baby pool, as well as bids for detecting the exact location of the leak. Mr. Creighan also mentioned that the problem with peeling paint inside the pool will need to be addressed.

ACC: Mrs. John reported that two new ACC requests were recently received and approved. The requests were for patio

work at a residence on Hunting Creek Road and patio work at a residence on Pheasant Cove.

OLD BUSINESS: A resident in attendance, David Wheeler, stated that he would be interested in being a part of the Bylaws committee.

Mr. Sarver stated that the 2010 audit has been completed, and one of the accountants will attend the April 10th Regular Meeting to present the results of the audit to the Board and community. Mrs. Ackerman asked about the reasons for the delay in the completion of the audit. Mrs. Minshull explained that the current accountant was having difficulty making contact with the previous accountant to obtain information that they needed to complete the audit. Mrs. Minshull called the previous accountant directly and provided them with the contact information for the new accountant. The two accountants exchanged the necessary information and the audit was completed. Mrs. Ackerman asked if the questions asked by Cypher & Cypher in the 2009 audit were answered. Mr. Sarver said he was not sure what questions she was referring to. Although the 2009 audit report listed several concerns and recommendations, there was not a list of questions in this report.

Mrs. Ackerman discussed email voting procedures and abstentions. Mr. Sacco made a motion to do away with phone voting. Mr. Flood seconded the motion. Vote: 5 yes (Mr. Creighan, Mr. Sacco, Mr. Flood, Mr. Sarver, and Mrs. John) and 1 no (Mrs. Ackerman). Motion carried.

Mrs. Ackerman made a motion to require that email votes must have a deadline. Mr. Sarver reminded her that this is already done. Email votes typically have a 48-hour deadline, and the deadline is stated in the email that is sent out.

NEW BUSINESS: Mr. Sarver made a motion to nominate Ed Frohnapfel, Jr. to fill the Open position on the Board with a term expiring in March 2014. Mr. Flood seconded the motion. Mr. Frohnapfel accepted the nomination. A vote was cast by secret ballot and the result was 6 "yes" votes. Motion carried and Mr. Frohnapfel was elected to the Board.

Mrs. John made a motion to adjourn the meeting. Mr. Sacco seconded the motion. Meeting was adjourned at 8:35 p.m.

Respectfully submitted by Sara Minshull.

"PONESS EXPRESS"
AUTO DETAILING
(724) 884-5790
Nolan Poneess
 (Call for Estimate)

April 2012

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



Shawn A. Beard
REALTOR®


180 Fort Couch Road
Pittsburgh, PA 15241
www.howardhanna.com



Office: (412) 833-3600, Ext. 281
Fax: (412) 833-2075
Cell: (724) 510-9775
shawnbeard@howardhanna.com

#1 Real Estate Company in PA, OH, WV and NY

Long time Glencannon resident



Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

Staffing and Training Services

4150 Washington Road, Suite 108
McMurray, PA 15317
Phone: 724.942.5860
Fax: 724.942.5866
www.personnelstaffers.com

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