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# Glencannon

## NEWSLETTER

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### February 2012



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

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### GLENCANNON BOARD OF DIRECTORS

Dave Sarver, *President*

April John, *Vice President*

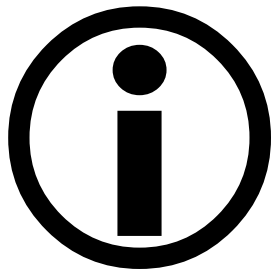
Lisa Ackerman     Richard Flood

Brent Adams     Tony Sacco

Terry Creighan

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



# Glencannon Resource Page

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## Babysitters

Krystina Litton	746-6747
Mary Lloyd	745-5988
Ashley Lucot	746-2730
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](mailto:glencannon15317@yahoo.com)

# February Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, February 14, 2012 at 7:00 p.m. at the North Strabane Fire Hall, 2550 Washington Road, Canonsburg, PA 15317. All residents are invited to attend!

## ATTENTION RESIDENTS:

The Board of Directors is forming a By-laws review and revision committee to work towards updating the By-laws of the Glencannon Homes Association.

Volunteers are invited to participate on this committee. Please contact the Association Secretary at 724-745-4911 or [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com) if interested. Your help would be greatly appreciated.

## BOARD VACANCIES

The current vacancies are an OPEN position that expires in March 2014 and a SINGLE FAMILY position that expires in March 2012 (two months remaining for this term). Prospective Board members must be current on fees and assessments. Nominations will be taken at the February regular meeting on Tuesday, February 14, 2012.

Three vacancies will be available in March 2012 (townhouse, single family, and open). Nominations for the March vacancies will be accepted from now until the regular meeting on February 14, 2012. Official ballots will then be distributed to all residents by mail. Again, prospective Board members must be current on fees and assessments.

## 2012 ANNUAL MEETING

The 2012 Annual Meeting of the Glencannon Homes Association will be held on Tuesday, March 20, 2012 at 8:00 p.m. at the North Strabane Fire Hall.

**Residents are reminded that trespassing on the frozen pond is STRICTLY PROHIBITED and violators will be prosecuted.**

*Also, please refrain from throwing the rocks into the pond.*



# Glencannon Community News

## A.C.C. Approval

Any resident planning to change the exterior of their property must obtain approval from the A.C.C. Chairman. North Strabane Township will not issue a building permit to any resident of Glencannon unless they have this approval from the Association. Approval must be obtained for decks, doors, windows, sidewalks, patios, sheds, painting, etc. A copy of the A.C.C. form is available from the association secretary or online at [www.glencannonhomes.org/accrequestform.pdf](http://www.glencannonhomes.org/accrequestform.pdf)

## Payment Reminders!

Your monthly association dues of \$43 should be sent to:

**GLENCANNON HOMES ASSOCIATION  
P.O. Box 831, McMurray, PA 15317**

*If you are ever unsure of the current balance on your account, please give us a call at 724-745-4911 and we will be happy to let you know.*

**Please include your lot number with your payment!**

You may include a payment voucher, write the lot number on your check, or list it as the account number if you pay your bills online. This makes it much easier for us to ensure that your payment is credited to the proper lot!

## Garbage Containers

Glencannon ACC regulations require that **GARBAGE CONTAINERS** be stored indoors or *inconspicuously* outdoors (not in front of your residence). Garbage containers should be placed in front of your residence no earlier than 6:00 p.m. the night before collection day, and should be removed following collection on collection day. Thank you!

## Selling Your Property?

If you are planning to sell your property, please contact the Association Secretary once you have accepted an offer and a tentative closing date has been determined. The manager will then prepare the Resale Certificate Package.

As a reminder, under Act 180, the Association has 10 days to provide the resale certificate and other items to the seller. Please notify the Association Secretary as soon as possible so that a resale certificate can be prepared.

The fee for a resale packet is \$75.

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

# Glencannon Homes Association FINANCIAL REPORT December 31, 2011

## General Operating Fund

Checking	\$6,405.39
Money Market	\$10,319.11
<b>Total as of 12/1/2011</b>	<b>\$16,724.50</b>

## General Fund Revenue

Association Fees	\$25,714.01
Resale Packets	\$75.00
Money Market Interest	\$0.44
Newsletter Ads	\$525.00
Rec Center Guests	\$0.00
Rec Center Rental	\$0.00
Rec Center Deerfield	\$0.00
<b>Total</b>	<b>\$26,314.45</b>

## General Fund Expenditure

Rec Center	\$159.95
Commons	\$652.87
Grounds	\$2,843.34
Trash	\$5,696.51
Administrative	\$7,068.12
<b>Total</b>	<b>\$16,420.79</b>

## General Operating Fund

Beginning Balance	\$16,724.50
Deposits	\$26,314.45
Disbursements	\$16,420.79
<b>Total as of 12/31/2011</b>	<b>\$26,618.16</b>


## PLEASE NOTE:

- The amount that has been spent on the pond lawsuit to date as of January 15, 2012 is \$89,060.37.
- The current balances of our other accounts are:
 

Citizens CD	\$18,108.45
Citizens Capital Reserves	\$49,784.72
Washington Federal CDs	\$43,036.78
Edward Jones	\$242,339.00


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# Glencannon Regular Meeting Minutes

## January 10, 2011

**Board members present:** President Dave Sarver, Vice President April John, Terry Creighan, Tony Sacco, Rick Flood, and Brent Adams. Lisa Ackerman arrived a few minutes late.

Meeting was called to order by Mr. Sarver at 7:05 p.m.

**OPEN DISCUSSION:** No residents requested to speak until later in the meeting.

**FINANCIALS:** The Board reviewed the financial information for December 2011 that had been distributed prior to the meeting. Mr. Flood noted that Comcast provides Norton internet security software for free, making the current McAfee subscription unnecessary. Mrs. Minshull said she will check into this. Mr. Creighan added that there is no need to have "Business Class" internet instead of residential internet service. Mrs. Minshull will check into this as well.

Mrs. Ackerman requested a copy of the penalties that were charged by the IRS and Pennsylvania Department of Revenue for late payments from 2010. Mrs. Minshull will provide this information.

Mrs. John made a motion to approve the December 2011 financials. Mr. Creighan seconded the motion. Vote: 7 yes (Mr. Sacco, Mrs. Ackerman, Mrs. John, Mr. Sarver, Mr. Creighan, Mr. Adams, and Mr. Flood). Motion carried.

**ELECTION DISCUSSION:** Procedures for the upcoming Annual Meeting and election of new Board members were discussed. Mr. Creighan made a motion to hold the Annual Meeting on Tuesday, March 20, as the bylaws specify. The March Regular Meeting would be held on Tuesday, March 13. Discussion of this matter continued but no vote was taken. Mr. Sacco stated that in the past the Annual Meeting has been held on the same day as the March Regular Meeting, and he felt this is more convenient for Board members and residents who wish to attend. Mr. Creighan stated that the by-laws are very clear on the time and date to hold the Annual Meeting.

Mrs. Ackerman stated that she spoke with Attorney Cruny regarding election procedures. Mrs. Ackerman made a motion to obtain a separate post office box specifically for ballots to be mailed to. She stated that she would personally pay for this post office box. Mr. Sacco seconded the motion. Vote: 2 yes (Mrs. Ackerman and Mr. Sacco) and 5 no (Mrs. John, Mr. Sarver, Mr. Adams, Mr. Flood, and Mr. Creighan). Motion failed. The same procedure as last year will remain in place. Ballots will be picked up from the post office by the association secretary and kept at the association office until the Annual Meeting, where they will be opened and counted by the election committee appointed by the President.

Mr. Sarver asked for nominations for the Board vacancies that will be voted on in the election. There were no nominations at

that time, but nominations will be accepted up until the February Regular Meeting on February 14.

**COMMONS:** Mr. Sacco reported that there is a broken limb near the intersection of Cricketwood Court and Hunting Creek Road. He asked Ed Kirn to take a look at it, and Ed will attempt to remove it. Mr. Sacco also asked Ed to buy a bulb to replace one of the pond lights that has been flickering.

Mr. Sacco reported that some of the panels in the lights on the Pheasant Cove side of the pond have been shot out by BB guns. He suggested replacing them with Lexan instead of glass.

Mr. Sacco made a motion to have Mrs. Ackerman assist the Commons committee with the playgrounds. Mrs. John seconded the motion. Vote: 6 yes (Mr. Sacco, Mrs. John, Mr. Sarver, Mr. Flood, Mr. Adams, and Mr. Creighan) and 1 abstention (Mrs. Ackerman, since she was the subject of the vote). Motion carried.

Mr. Creighan commended groundskeeper Ed Kirn for fixing the trash can at the playground on Hickory Circle in very timely manner.

**REC CENTER:** Mr. Creighan said that he has spoken with Ed about the possibility of installing a lower spigot to wash sandy feet at the washout area. Ed is checking on pricing.

**ACC:** No new ACC requests have been received since the previous report.

**OLD BUSINESS:** Resident John Ackerman requested that a notice be published in the newsletter asking people to stop throwing rocks in the pond.

**NEW BUSINESS:** Mrs. John made a motion to donate \$100 to the North Strabane Fire Department, which is providing meeting space to Glencannon at no charge. Mrs. Ackerman seconded the motion. Vote: 7 yes (Mrs. John, Mrs. Ackerman, Mr. Sarver, Mr. Flood, Mr. Creighan, Mr. Adams, Mr. Sacco). Motion carried.

Resident Shawn Beard volunteered to serve on the election committee for the Annual Meeting. Mr. Sarver accepted Mr. Beard as a member of the election committee.

Mr. Adams stated that there is an ongoing issue with two boys recklessly operating dirt bikes on Old Meadow Road. He called the police, but the boys were gone before the police arrived. The police told Mr. Adams that if they are caught, the dirt bikes will be confiscated and the parents of the children will be fined.

Resident Joe Waldrop nominated himself for the vacant position on the Board (open category, expiring in 2014). Mr. Sacco seconded the nomination. A vote was taken by secret ballot, and the results were 5 yes and 2 no. Mr. Waldrop was elected to the Board. [After the meeting, a review of the bylaws showed that Mr. Waldrop was not eligible to serve as a Board member because, although he owns property in Glencannon, he resides elsewhere.]

Mr. Sarver made a motion to adjourn the meeting. Mrs. John seconded the motion. Meeting was adjourned at 8:34 p.m.

*Respectfully submitted by Sara Minshull.*



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Tel.: 412-257-2855

crech@countrymeadows.com

3560 Washington Pike, Bridgeville PA 15017

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- 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.

**Housekeeping Associates**

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



# February 2012

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

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