
Glencannon

NEWSLETTER

January 2012



Happy New Year!

Visit our website!
www.glencannonhomes.org

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GLENCANNON BOARD OF DIRECTORS

Dave Sarver, *President*

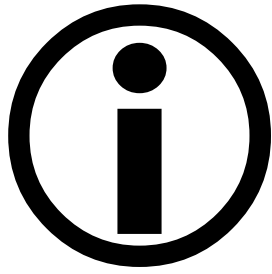
April John, *Vice President*

Lisa Ackerman Richard Flood

Brent Adams Tony Sacco

Terry Creighan

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	328-0716
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

January Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, January 10, 2012 at 7:00 p.m. at the North Strabane Fire Hall, 2550 Washington Road, Canonsburg, PA 15317.
All residents are invited to attend!

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 January regular meeting on Tuesday, January 10, 2012.

Three vacancies will be available in March 2012 (townhouse, single family, and open). Nominations for the March vacancies will be accepted from the regular meeting on January 10, 2012, 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.

NOTICE TO RESIDENTS:

Your assessments for 2012 will remain at \$43 per month.

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



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

Lamppost Alert

The Association will be monitoring the neighborhood for burnt-out lampposts and sending letters to the owners of these lampposts. If the bulbs in your lamppost are burnt out or the post needs to be repaired, please correct the problem immediately.

These lampposts provide the only lighting in Glencannon. It is essential to the safety of the residents to have these lampposts in working order at all times.

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.

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Judi Agostinelli

Realtor, Associate Broker
CRS, GRI, ABR
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Frontier Realty
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McMurray, PA 15317
724-941-8680 ext 217
412-997-3969 CELL

RealtorJAA@aol.com

<http://JudiAgostinelli.Realtor.com>

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.

Glencannon Homes Association FINANCIAL REPORT November 30, 2011

General Operating Fund

Checking	\$8,161.95
Money Market	\$10,318.69
Total as of 11/1/2011	\$18,480.64

General Fund Revenue

Association Fees	\$18,927.51
Resale Packets	\$300.00
Money Market Interest	\$0.42
Newsletter Ads	\$0.00
Rec Center Guests	\$0.00
Rec Center Rental	\$0.00
Rec Center Deerfield	\$0.00
Total	\$19,227.93

General Fund Expenditure

Rec Center	\$178.25
Commons	\$376.72
Grounds	\$3,203.74
Trash	\$5,696.51
Administrative	\$11,528.85
Total	\$20,984.07

General Operating Fund

Beginning Balance	\$18,480.64
Deposits	\$19,227.93
Disbursements	\$20,984.07
Total as of 11/30/2011	\$16,724.50

PLEASE NOTE:

- The amount that has been spent on the pond lawsuit to date as of December 15, 2011 is \$89,060.37.
- The current balances of our other accounts are:

Citizens CD	\$18,106.91
Citizens Capital Reserves	\$44,780.92
Washington Federal CDs	\$42,916.86
Edward Jones	\$242,339.00

Glencannon Homes Association

2012 BUDGET

INCOME

4010 · HOMEOWNERS ASSESSMENT INCOME	268,320.00
4012 · LATE FEE CHARGES	7,500.00
4015 · RESALE PKT & LEIN LTR INCOME	1,800.00
4020 · INTEREST INCOME- MM	25.00
4025 · INTEREST- DELINQUENT ACCOUNTS	25.00
4030 · NEWSLETTER INCOME	1,800.00
4031 · INTEREST - CAPITAL RESERVES	600.00
4042 · RC CONCESSION INCOME	300.00
4043 · RC GUEST FEE INCOME	2,000.00
4044 · RC POOL RENTAL INCOME	600.00
4045 · RC-GC HEIGHTS SEASON PASSES	1,200.00
TOTAL INCOME	284,170.00

EXPENSES

5100 · RC CENTER EXPENSES: Pool Manager Salary	9,000.00
5100 · RC CENTER EXPENSES: Life Guard Salaries	19,000.00
5100 · RC CENTER EXPENSES: Pool Chemicals	4,000.00
5115 · RC CENTER PAYROLL TAXES	3,000.00
5131 · RC ELECTRICITY	5,000.00
5132 · RC GAS	675.00
5133 · RC WATER	1,600.00
5134 · RC PHONE	720.00
5140 · RC MAINTENANCE & SUPPLIES	8,000.00
5199 · RC MISC.	500.00
5430 · COMMONS UTILITIES	2,000.00
5440 · COMMONS MAINT. & SUPPLIES	10,000.00
5450 · POND MAINTENANCE	1,800.00
POND LEGAL FEES	25,000.00
5455 · PLAYGROUND MAINTENANCE	2,350.00
5456 · LANDSCAPING	47,389.20
5710 · ADMINISTRATION GROSS WAGES	17,000.00
5715 · ADMINISTRATION PAYROLL TAXES	1,600.00
5730 · RUBBISH	68,358.00
5734 · BANK SERVICE CHARGES	50.00
5735 · LEGAL FEES	5,000.00
5740 · AUDIT & INCOME TAX PREP.	4,100.00
5751 · LIABILITY INSURANCE	3,980.00
5752 · WORKMAN'S COMP. INSURANCE	1,290.00
5765 · OFFICE EQUIP. MAINTENANCE	600.00
5770 · OFFICE & BOARD PHONE	1,225.00
5780 · OFFICE SUPPLIES & POSTAGE	2,100.00
5791 · NEWSLETTER PRINTING	3,600.00
5792 · NEWSLETTER DELIVERY	600.00
5795 · PRINTING	600.00
5830 · SOCIAL-OTHER	500.00
5860 · COMMUNITY DAY	2,000.00
TOTAL EXPENSES	252,637.20

Glencannon Executive Meeting Minutes

November 15, 2011

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 7:38 p.m.

The minutes from the October Executive Meeting on 10/18/2011 were reviewed and additions were made. Mr. Sarver made a motion to approve the 10/18/2011 Executive Meeting Minutes. Mrs. John seconded the motion. Vote: 5 yes (Mr. Sarver, Mrs. John, Mr. Flood, Mr. Creighan, and Mr. Sacco) and 1 abstention (Mrs. Ackerman, who abstained due to the fact that she was not present for parts of that meeting).

The minutes from the November Regular Meeting on 11/8/2011 were reviewed and additions were made. Mrs. John made a motion to approve the 11/8/2011 Regular Meeting Minutes. Mr. Creighan seconded the motion. Vote: 5 yes (Mr. Sarver, Mrs. John, Mr. Flood, Mr. Creighan, and Mr. Sacco) and 1 no (Mrs. Ackerman).

The proposed 2012 budget was discussed. Mr. Flood suggested that the Board offer a discount to residents who pay the entire year of dues in advance. Mr. Flood also suggested implementing a temporary amnesty period where late fees would be waived for delinquent residents who pay off their entire past due balance. The pros and cons of these ideas were discussed, and some Board members expressed doubt that such measures would be effective in reducing delinquencies. Mrs. John also noted that it would complicate bookkeeping.

The Board discussed the assessment amount for next year. Mr. Creighan made a motion to keep the assessment at \$43 per month for 2012 and maintain the existing practice of applying \$5, \$10, and \$15 late fees to balances that are 30, 60, and 90+ days late, respectively. Mrs. John seconded the motion. Vote: 6 yes (Mr. Creighan, Mrs. John, Mrs. Ackerman, Mr. Flood, Mr. Sacco, and Mr. Sarver).

Mr. Sarver made a motion to adjourn the meeting. Mr. Flood seconded the motion. Meeting was adjourned at 9:54 p.m.

Respectfully submitted by Sara Minshull.

Glencannon Regular Meeting Minutes

December 13, 2011

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

Meeting was called to order by Mrs. John at 7:03 p.m.

Mrs. John asked if there were any residents interested in the

available positions on the Board of Directors. There were no responses, and the two positions remain vacant.

OPEN DISCUSSION: Resident Louis Sklinchar asked about the status of the pond lawsuit. Mr. Creighan said that the attorneys have given the Board permission to share the expert report with Glencannon residents. The Board is still discussing how this should be done, and one possibility would be to hold a meeting to review the report with residents.

FINANCIALS: The Board reviewed the financial information for November 2011 that had been distributed prior to the meeting. Mr. Sacco requested that a list of liens be included with the financial packets each month. Mrs. Minshull will provide the Board with this information.

Mrs. Ackerman requested that a list of upcoming bills be included in the financial packets, and Mrs. Minshull agreed to provide this.

Mr. Flood made a motion to approve the November 2011 financials. Mr. Creighan seconded the motion. Vote: 4 yes (Mr. Flood, Mr. Creighan, Mr. Sacco, and Mrs. John) and 1 abstention (Mrs. Ackerman).

Copies of the proposed 2012 budget were distributed and discussed. Mr. Creighan asked why it appeared that money for the baby pool repairs and pool slide had not been included in the budget. The budget will be voted on at the Executive Meeting after these questions can be addressed.

COMMONS: Mr. Sacco asked Mrs. Minshull to have [groundskeeper] Ed Kirn look at the light at the back of the pond and the light near the bulletin board.

REC CENTER: Mr. Creighan asked if there would be a pool management contract in place for Patrick Hogan, and Mr. Sacco responded that a contract was not needed due to Mr. Hogan being paid as an employee instead of an independent contractor.

ACC: Mrs. John stated that one ACC request was received and approved for replacement windows for a residence on Cricketwood Court.

OLD BUSINESS: Mr. Flood asked Mrs. John if certain delinquent accounts were still going to be turned over to a collection agency, as previously discussed. Mrs. John said that plans fell through with that particular collection agency, and instead the Board will begin filing liens against these delinquent properties.

NEW BUSINESS: Board vacancies and the upcoming election of new officers at the Annual Meeting in March was discussed. Three Board vacancies will be available in March 2012 (townhouse, single family, and open). Nominations for the March vacancies will be accepted from the regular meeting on January 10, 2012, until the regular meeting on February 14, 2012. Official ballots will then be distributed to all residents by mail. Prospective Board members must be current on fees and assessments.

Additionally, there is still an open position expiring in March 2014, and nominations will be accepted at the January meeting for this vacancy as well.

Mrs. John made a motion to adjourn the meeting. Mrs. Ackerman seconded the motion. Meeting was adjourned at 8:03 p.m.

Respectfully submitted by Sara Minshull.

Things to remember when you make your payments!

The assessments for 2012 will remain at \$43 per month.

Payments 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!

Yes, you can pay Glencannon with online bill pay.

You can make your payments to Glencannon using online bill payment services offered through your bank and other financial institutions. The exact process varies by bank, but usually you would just enter *Glencannon Homes Association* as a new payee, enter our payment address as *P.O. Box 831, McMurray, PA 15317*, then enter your *lot number* as the account number. Then simply go online each month to pay your bill, or set it to be paid automatically by your bank.



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INC.**

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Fax: 724.942.5866
www.personnelstaffers.com

Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

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

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.) 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 the Association Secretary, Sara Minshull, by phone at (724) 745-4911 or by email at glencannon15317@yahoo.com.

FREE Enrollment

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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

January 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 No School (Canon-McMillan)	3 Classes resume (Canon-McMillan)	4 Garbage	5	6	7
8	9	10 BOARD MEETING 7:00 p.m. at the North Strabane Fire Hall	11 Garbage & Recycling	12	13	14
15	16 No School Proposed snow make up day (Canon-McMillan)	17	18 Garbage	19	20	21
22	23 No School (Canon-McMillan)	24	25 Garbage & Recycling	26	27	28
29	30	31				

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.

glencannon15317@yahoo.com • 12 • www.glencannonhomes.org