
Glencannon

NEWSLETTER

June 2012



Summer is here!

See pg. 6-7 for everything you need
to know about the pool!

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GLENCANNON BOARD OF DIRECTORS

Dave Sarver, *President*

April John, *Vice President*

John Ackerman

Ed Frohn Apfel, Jr.

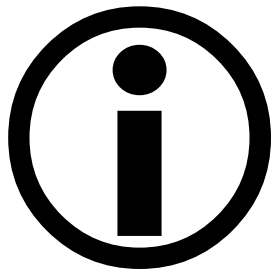
Terry Creighan

Tony Sacco

Richard Flood

David Wheeler

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

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
West Penn Power	800-686-0021
<i>To report outages</i>	888-544-4877
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

June Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, June 12, 2012 at 7:30 p.m. at the Glencannon Pool Pavilion.
All residents are invited to attend!

BOARD VACANCY

The current vacancy is for an "Open" category position that expires in March 2015. Nominations will be taken at the regular meeting on Tuesday, June 12, 2012. Prospective Board members must be current on fees and assessments.

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.



NEW POOL SLIDE!

A new slide has been installed and is ready to go for the 2012 pool season. It's an X-Stream slide manufactured by Interfab. Stop by the pool today and give it a try!



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.

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



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

RealtorJAA@aol.com

<http://JudiAgostinelli.Realtor.com>

COMMUNITY DAY COMMITTEE

The Board of Directors is seeking volunteers to be involved with this year's Community Day committee. If interested, please contact committee chair April John at 724-746-3527.



Community Yard Sale

The annual Glencannon community yard sale will be held on **Saturday, June 16** from **8:00am until 1:00pm.**

Advertising and signs will be supplied by Judi Agostinelli.

"PONESS EXPRESS"

AUTO DETAILING

(724) 884-5790

Nolan Poness



(Call for Estimate)

**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.

Glencannon Recreational Center

2012 RULES AND REGULATIONS

ONLY RESIDENTS CURRENT IN THEIR ASSESSMENTS MAY USE THE RECREATIONAL FACILITIES.
Violation of the following rules will result in revocation of swimming privileges.

POOL RULES:

1. No diving or flipping into the pool at any time.
2. Running and horseplay in the pool area is forbidden.
3. Water games in the pool are permitted only with the consent of the guard and when they don't interfere with the enjoyment of the pool by others.
4. Soft throwing and water balls, kickboards and other water equipment may be used only with the consent of the guard.
5. Non-swimmers must stay in the shallow end of the pool.
6. Talking to the guard on duty is forbidden except to request information.
7. Children 13 years of age and under will not be permitted in the area unless accompanied by a parent or an agent of the parent acting as the guardian. Authorization shall be submitted to the guard in writing. **CHILDREN MUST BE WATCHED BY THE GUARDIAN AT ALL TIMES! A GUARDIAN IS DEFINED AS A PERSON 15 YEARS OF AGE OR OLDER.**
8. Children 13 years of age and under who have not been certified as competent swimmers cannot be in the deep end of the pool. All children wearing water wings or flotation devices of any kind are considered non-swimmers by the staff and need to be accompanied/supervised by a responsible adult or guardian in the pool at all times.
9. Each parent is responsible for the safety of his/her child at the baby pool and must supervise at pool side.
10. Members and guests are permitted to enter the pool area only through the bathhouse gate.
11. Entering the pool area at any time when it is closed is forbidden
12. Glass or metal containers, sharp objects, or other dangerous articles are not permitted in the pool area at any time.
13. Throwing of rocks or other foreign materials in or around the pool is forbidden.
14. Littering in the pool area is forbidden. Ashtrays and trash cans are available, please use them.
15. No pets are permitted in the pool area.
16. **NO ALCOHOLIC BEVERAGES** are permitted in the pool area at any time.
17. The Homes Association is not responsible for any valuable lost in the pool area.
18. Smoking, food, drinks and gum are not permitted in the pools or on the concrete apron around the pools at any time.
19. All members and guest using the recreational facilities must respect the rights and property of the neighboring residents at all times.
20. All persons must leave the pool at any time when directed to do so by the guard.
21. The baby pool is only for infants and toddlers up to age 4 years old.
22. Only guard chairs are permitted on the concrete apron or in the pools.
23. No loud music interfering with the enjoyment of the pool by others will be allowed.
24. No chair saving. Chairs are available on a first come, first serve basis.
25. All parties during normal hours must be approved by the pool manager at least two weeks prior to the scheduled party.
26. No person showing evidence of a communicable disease, bodily discharges, open blisters or cuts and bandages will be allowed entry to the swimming pool area. Persons suspected of being under the influence of drugs or alcohol shall be prohibited from entering the water.

POOL SCHEDULE:

1. The pool will open for the season on a daily basis.
2. The pool hours (weather permitting) will be 12:00 p.m. - 8:00 p.m. Monday through Friday and 11:00 a.m. - 8:00 p.m. on Saturday and Sunday for the entire pool season. Wednesdays will be night swim days. The pool will open 12:00 p.m. - 10:00 p.m.
3. A rest period for Adult Swim will occur promptly during the last 15 minutes of each hour and will end promptly on the hour in which the pool is open. All persons other than adults (high school graduates) must leave the pool promptly when the guard signals the beginning of a rest period and remain out until he signals its end. When children are out of the pool during Adult Swim, they are not to be in the Baby Pool and are to be in the grass areas. The side of the pool closest to the pond is reserved for lap swimmers during this time. Children 2 years of age and younger are

permitted in the pool with their parent/guardian during Adult Swim.

4. The pool may be closed during the hours of inclement weather, at the discretion of pool management or the head guard on duty.

GUEST REGULATIONS:

1. Members may bring a guest to the pool at any time, subject to the following regulations.
2. Any Glencannon Resident in arrears on assessment cannot be a guest of a member in good standing.
3. Guests must be accompanied by a member in good standing and obtain a guest pool pass. Residents **MUST** stay with their guests at all times. There is a maximum of 10 guests permitted in at a time without prior notice.
4. Guest fees: \$3.00 per person daily admissions (children 5 and under are free). A season guest pass will be available for \$30.00. (One pass per unit good for one person only). All guests must be accompanied by resident.
5. There will be no fee for use of tennis courts when accompanied by a Glencannon resident.
6. A vacation pass is also available for \$15.00. Purpose: To eliminate the problem of having a member present when out of town guests are visiting, and to make the guests feel comfortable using our pool facilities.

DIRECTIONS: The member must fill out the vacation pass form and return it to the pool manager. Once approved/disapproved, the member will be notified (approximately two weeks after the request). Payment must be paid in full one day prior to arrival date. Only after payment is made and the pass is filled out will the vacation pass(es) be issued (this will be done at the pool). The pass(es) must be returned on the departure date or one day later. To ensure prompt return, there is a \$1.00 per pass/per day charge for pass(es) past due, and members will not be allowed usage of the pool.

RELEASE FORM: This can be filled out anytime and brought to the pool when picking up the pass(es). If anyone is less than 18 years of age, a parent or guardian must sign the form on their behalf.

VACATION TIME: Seven days (one week) is the maximum time for each vacation request, but there is no limit on the number of requests.

AREA ALLOWANCE: This is a vacation pass not a guest pass and only under special circumstances will a request be approved within a 25 mile radius (fill out special request/comment line for consideration).

PAVILION RENTAL: The fee to exclusively reserve the full pavilion during regular pool hours is \$25 for 3 hours, plus \$3.00 per guest. The pavilion will have water and electricity available. (If the pavilion is not already reserved, residents may use the pavilion informally during regular pool hours for no charge.)

AFTER HOURS POOL USAGE: Please contact the pool manager (724-554-1651) about renting the pool for an after hours party. The fee to rent the pool from 8:00 p.m. to 11:00 p.m. is \$75.00. This includes use of the pavilion.

OTHER COMMONS FACILITIES: Tennis, Volleyball, Pavilion (10:00 a.m. to 8:00 p.m. weather permitting)

1. Only members in good standing and their guests can use the courts. Guests must be accompanied by members at all times.
2. Reservations for the courts may be made with the Association Manager. Use of the tennis court and volley ball court will be limited to one hour increments. Anyone wishing to use the softball field for an organized event must reserve the date and time at least one week in advance through the Manager. Fees may be charged depending on the type of reservation.
3. No skateboards, rollerblades, or heeies are permitted on the courts at any time.
4. When any party/individual is done with the volleyball court they must rake the court.
5. No pets are permitted on the courts at any time.
6. Any individual playing tennis/volleyball/basketball must shower before swimming

ENTIRE REC. CENTER:

Damage to any property in the recreation area by any member or guest will result in the liability of the responsible party for any repairs or replacements necessary as a result of their actions.

POOL PASSES

Glencannon residents may use pool passes from previous years. They will be validated for 2012 when you visit the pool for the first time this summer. Residents needing a new pool pass may have photos taken at the pool during regular operating hours.

Glencannon Executive Meeting Minutes

April 17, 2012

Board members present: Vice President April John, Tony Sacco, Terry Creighan, Rick Flood, Ed Frohnapfel Jr., David Wheeler, and John Ackerman. President Dave Sarver arrived later in the meeting.

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

The minutes from the first Executive Meeting on 3/20/2012 were discussed. Mr. Sacco made a motion to approve the first set of 3/20/2012 minutes. Mr. Frohnapfel seconded the motion. Vote: 5 yes (Mr. Sacco, Mr. Frohnapfel, Mrs. John, Mr. Creighan, and Mr. Flood) and 1 abstention (Mr. Ackerman, who abstained because he was not yet an elected Board member for that meeting). Motion carried and the minutes were approved.

The minutes from the Annual Meeting on 3/20/2012 were discussed. Mr. Sacco made a motion to approve the Annual Meeting minutes. Mr. Frohnapfel seconded the motion. Vote: 4 yes (Mr. Sacco, Mr. Frohnapfel, Mr. Creighan, and Mrs. John). Motion carried and the minutes were approved.

The minutes from the second Executive Meeting on 3/20/2012 were discussed. Mr. Sacco made a motion to approve the second set of 3/20/2012 minutes. Mr. Frohnapfel seconded the motion. Vote: 6 yes (Mr. Sacco, Mr. Frohnapfel, Mrs. John, Mr. Flood, Mr. Ackerman, and Mr. Creighan). Motion carried and the minutes were approved.

The minutes from the Regular Meeting on 4/10/2012 were discussed. Mr. Sacco made a motion to approve the 4/10/2012 minutes. Mr. Frohnapfel seconded the motion. Vote: 6 yes (Mr. Sacco, Mr. Frohnapfel, Mr. Creighan, Mr. Ackerman, Mr. Flood, Mr. Wheeler) and 1 abstention (Mrs. John, who was not present for that meeting). Motion carried and the minutes were approved.

Mrs. Minshull asked if this year's pool and pavilion rental rates will be the same as last year. The Board determined that the rates would remain the same. The after-hours pool rental rate will be \$75 and the pavilion rental rate will be \$25. The cost of a pass for upper Deerfield residents who are not members of the Association will be \$150.

The Board discussed meeting locations for the summer months, and it was decided that the June, July, and August Regular Meetings and Executive Meetings will be held at the pool pavilion.

Mrs. John said that the Community Yard Sale has been scheduled for Saturday, June 16th from 8:00 a.m. until 1:00 p.m. As in previous years, the signs and advertising will be sponsored by Judi Agostinelli

The need for line and number repainting in the Hickory Circle and Cricketwood parking areas was discussed. Mr. Sacco will identify other common parking pads that may need to be repainted as well, then Mrs. Minshull will obtain bids for this work.

Mr. Sarver arrived at 8:12 p.m.

Mr. Creighan presented several options for the new pool slide, along with bids from various companies. He noted that a new water line from the pump will be required. Mr. Sacco made a motion to purchase an Inter-Fab X-Stream slide, with the vendor to be determined. Mr. Creighan seconded the motion. Vote: 8 yes (Mr. Sacco, Mr. Creighan, Mr. Sarver, Mr. Wheeler, Mrs. John, Mr. Flood, Mr. Ackerman, Mr. Frohnapfel). Motion carried.

The possibility of conducting a forensic audit was discussed. Mr. Sarver said that the cost would likely be in the range of \$5,000 to \$10,000 according to our current accountants, Stelmack Dobransky & Eannace. Mr. Sacco made a motion to rescind his previous motion on this matter [to conduct a forensic audit] and instead research the necessity of a forensic audit and obtain bids if it is determined that a forensic audit is necessary. Mr. Creighan seconded the motion. Vote: 8 yes (Mr. Sacco, Mr. Creighan, Mr. Flood, Mr. Sarver, Mr. Wheeler, Mr. Frohnapfel, and Mrs. John) and 1 abstention (Mr. Ackerman).

Plans for this summer's Community Day were discussed and Mrs. John volunteered to lead the Community Day committee. A notice will be placed in the newsletter to ask for other volunteers.

It was determined that \$7,500 will be transferred from the checking account to the Capital Reserves account.

Mr. Creighan noted that some of the plants in the landscaping near the entrances appear to be dead. Mrs. Minshull will contact the landscaper, Jeri Zwicker, to see if she can check on them and possibly replace them if necessary.

Mr. Flood made a motion to adjourn the meeting. Mr. Frohnapfel seconded the motion. Meeting was adjourned at 9:00 p.m.

Respectfully submitted by Sara Minshull.

Glencannon Regular Meeting Minutes

May 8, 2012

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

Meeting was called to order by Mr. Sarver at 7:03 p.m.

PRESENTATION OF 2010 AUDIT: Vincent Eannace, CPA, was present to review the 2010 audit that was recently completed by the accountants of Stelmack Dobransky & Eannace. He presented the auditor's report and financial statements, including the balance sheet, statement of cash flows, and statement of revenues, expenses, and changes in fund balances. He noted that all balances were independently confirmed through verification with the banks.

Mr. Eannace then reviewed the management letter, which recommended determining which balances in the aged receivables are collectible and which are not. He noted that this should

be done since an allowance for doubtful accounts has already been included. The management letter also recommended that invoices be initialed by the officers of the Board to satisfy the requirement for documentation of authorization. Lastly, Mr. Eannace presented the audit communication letter.

Resident Rita Manolas asked Mr. Eannace about standard procedures for taking minutes. Mr. Eannace said that he could check around and possibly locate some type of guidelines for taking minutes.

Resident Ron Siegel mentioned that several residents had recently requested that the Board have a forensic audit completed in addition to the standard audit, and asked for Mr. Eannace's thoughts on this. Mr. Eannace stated that a forensic audit is appropriate in situations where a misappropriation of funds is suspected, since it is much more detailed and in-depth than a standard audit. Mr. Siegel asked Mr. Eannace if there was anything that made him think that a forensic audit is needed for Glencannon. Mr. Eannace said no, there was nothing in the financial records that made him think a forensic audit is needed at this time.

OPEN DISCUSSION: Ms. Manolas announced that she would like to publicly apologize to former Board member Lisa Ackerman for previously accusing her of cheating in the 2011 Annual Meeting election of Board members.

SECRETARY'S REPORT: Mrs. Minshull reported that past due A/R increased by a few hundred dollars between March and April, but two large payments of \$1,877 and \$1,200 were just received on delinquent accounts in the first week of May, so this will help with the A/R balance for next month. Mrs. Minshull also mentioned that the late fee amnesty program will continue to be offered through May 15th. One resident has utilized this program so far.

FINANCIALS: The Board discussed the financial information from April 2012 that was distributed prior to the meeting. Resident Cheryl Cokley inquired about an issue that was raised at a previous meeting regarding an account that was paid off but the lien was not officially satisfied. Mrs. Minshull investigated this issue and confirmed that all other liens were properly satisfied when they were paid off. The initial lien in question was a unique case and Attorney Cruny is checking into it.

Mr. Ackerman asked about the invoice for Professional Pool Services. Mr. Creighan explained that this was for the specialized caulking, primer and paint that were purchased for the pool and baby pool.

Mr. Sacco suggested that the Board should have had an opportunity to vote on the purchase of pool chairs from Pool City, since the original vote was to purchase 10 chairs instead of 15. Mr. Sarver said that the price quoted for 10 chairs from other vendors was higher (due to shipping charges) than what was spent on the 15. Mr. Creighan added that Pool City offered a special volume discount and action needed to be taken quickly to take advantage of it.

Mr. Sarver made a motion to approve the April 2012 financials. Mrs. John seconded the motion. Vote: 7 yes (Mr. Sarver, Mrs. John, Mr. Creighan, Mr. Frohnafel, Mr. Flood, Mr. Ackerman, and

Mr. Sacco). Motion carried.

COMMONS: Mr. Sacco reported that Ed is replacing two of the wooden steps between Pheasant Cove and the pond. The aerator was recently installed in the pond. A deteriorating split rail fence is being removed near playground "C". A bush near the pool is being removed. Plans for the drainage work and retention pond work being done by the township continue to move forward. Mr. Sacco also suggested that the pool parking lot may need to be sealed.

Mr. Ackerman said that two of the lights around the pond are out. Mr. Sacco said that Ed has been checking these regularly. Mr. Ackerman also mentioned the dam inspection notice that was recently received. He suggested having Ed address some of the issues with debris and overgrowth that were mentioned in the notice.

REC CENTER: Mr. Creighan reported that American Leak Detection was able to determine the location of the leak in the baby pool, and steps are being taken to repair it.

Mr. Creighan also said that the new pool slide was delivered and is ready to be installed. A new water line will be run from the pump to the slide. Ed can run the line and Sherwood will install the shutoff. Mr. Sacco suggested first attempting to run the small line from the previous slide to the shower head and run the large shower line to the slide. Mr. Creighan said this would not provide adequate water to the shower.

Mr. Creighan said that 15 new pool chairs were ordered from Pool City at a cost of \$1,590. Four more tables are needed, as well as new umbrellas and umbrella stands.

ACC: Mr. Ackerman said that five ACC requests have been received since the last meeting. Two have been approved so far.

OLD BUSINESS: Mr. Sacco discussed a property on Hickory Circle whose fence is in disrepair. He noted that Article VI of the Declaration of Covenants gives the Board permission to maintain or repair properties when the owner has failed to do so after being given 30 days notice by the Board. Mr. Sacco made a motion to notify the owner of this property that the Board intends to make the necessary repairs to their fence and add the charges to the owner's account. Mr. Frohnafel suggested sending a letter asking the owner to make repairs prior to sending the formal notice letter proposed by Mr. Sacco. Mrs. Minshull will send a letter asking the owner to repair their fence.

NEW BUSINESS: Mr. Flood said that a resident of Hickory Circle contacted him with concerns about another residence on Hickory Circle where there seems to be a large number of individuals residing, along with cars that take up numerous parking spaces. Mrs. Minshull will send a letter to the owner of this property reminding them that they only have two assigned parking spaces.

Mr. Creighan asked if any residents were interested in the open Board position. No one responded.

Mr. Frohnafel made a motion to adjourn the meeting. Mr. Flood seconded the motion. Meeting was adjourned at 8:52 p.m.

Glencannon Homes Association FINANCIAL REPORT April 30, 2012

General Operating Fund

Checking	\$38,888.74
Money Market	\$10,320.84
Total as of 4/1/2012	\$49,209.58

General Fund Revenue

Association Fees	\$21,758.22
Resale Packets	\$150.00
Money Market Interest	\$0.42
Newsletter Ads	\$59.50
Rec Center Guests	\$0.00
Rec Center Rental	\$0.00
Rec Center Deerfield	\$0.00
Total	\$21,968.14

General Fund Expenditure

Rec Center	\$3,031.33
Commons	\$553.00
Grounds	\$4,738.92
Trash	\$5,696.51
Administrative	\$2,173.03
Total	\$16,192.79

General Operating Fund

Beginning Balance	\$49,209.58
Deposits	\$21,968.14
Disbursements	\$16,192.79
Transfer to Capital Reserves	\$7,500.00
Total as of 4/30/2012	\$47,484.93

PLEASE NOTE:

- The amount that has been spent on the pond lawsuit to date as of April 30, 2012 is \$95,539.57.
- The current balances of our other accounts are:

Citizens CD	\$18,114.44
Citizens Capital Reserves	\$57,301.11
Washington Federal CDs	\$43,155.77
Edward Jones	\$291,328.80

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.

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

June 2012

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



Shawn A. Beard
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Marcia M. Sacco
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Fax: 724.942.5866
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