
Glencannon

NEWSLETTER

March 2012



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www.glencannonhomes.org

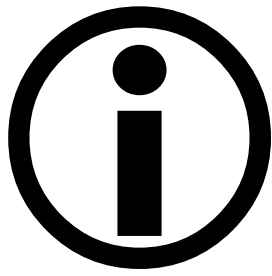
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GLENCANNON BOARD OF DIRECTORS

Dave Sarver, *President*
April John, *Vice President*
Lisa Ackerman
Terry Creighan
Richard Flood
Tony Sacco

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

March Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, March 13, 2012 at 7:00 p.m. at the North Strabane Fire Hall, 2550 Washington Road, Canonsburg, PA 15317. All residents are invited to attend!

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.

Annual Meeting Voting Information

This year, the two candidates for the open Board positions are running unopposed.

In an effort to save money for our community, the Board voted to print the official ballots in the newsletter instead of mailing them to every resident. (This will result in a cost savings of over \$300 in postage and printing expenses.)

If you would like to cast a vote for the unopposed candidates, you may still do so. Simply contact the Association at 724-745-4911 or glencannon15317@yahoo.com to request an **official ballot envelope**. Ballots must be returned in an official ballot envelope to be considered valid. You may also pick up an official ballot envelope at either the March 13th Regular Meeting or the March 20th Annual Meeting.

OTHER BOARD VACANCIES: There is a vacant Townhouse position expiring in 3/2013 and a vacant Open position expiring in 3/2014. Nominations will be taken at the Regular Meeting on March 13th. Prospective Board members must be current on fees and assessments.

GLENCANNON HOMES ASSOCIATION OFFICIAL BALLOT

Each household in Glencannon is eligible to vote for one candidate from each category for the Board of Directors Annual Meeting on March 20, 2012.

(These terms expire in March, 2015.)

Single Family Home Position
(Unopposed)

JOHN ACKERMAN

Townhouse Position
(Unopposed)

RICK FLOOD

Open Position
(No Nominee)

This ballot must accompany an official envelope to be counted.



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!

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.

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.

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 January 31, 2012

General Operating Fund

Checking	\$16,298.26
Money Market	\$10,319.55
Total as of 1/1/2012	\$26,617.81

General Fund Revenue

Association Fees	\$30,717.01
Resale Packets	\$75.00
Money Market Interest	\$0.44
Newsletter Ads	\$60.00
Rec Center Guests	\$0.00
Rec Center Rental	\$0.00
Rec Center Deerfield	\$0.00
Total	\$30,852.45

General Fund Expenditure

Rec Center	\$211.39
Commons	\$307.58
Grounds	\$2,843.34
Trash	\$5,696.51
Administrative	\$13,666.07
Total	\$22,724.89

General Operating Fund

Beginning Balance	\$26,617.81
Deposits	\$30,852.45
Disbursements	\$22,724.89
Transfer to Capital Reserves	\$5,000.00
Total as of 1/31/2012	\$29,745.37

PLEASE NOTE:

- The amount that has been spent on the pond lawsuit to date as of February 15, 2012 is \$93,740.53.
- The current balances of our other accounts are:

Citizens CD	\$18,109.98
Citizens Capital Reserves	\$49,788.72
Washington Federal CDs	\$43,036.78
Edward Jones	\$263,771.11

Glencannon Executive Meeting Minutes

December 20, 2011

NOTE: These minutes have not yet been approved by the Glencannon Board of Directors.

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

Meeting was called to order by Mr. Sarver at 7:37 p.m.

The minutes from the November Executive Meeting on 11/15/2011 were reviewed. Mr. Sarver made a motion to approve the 11/15/2011 Executive Meeting Minutes. Mr. Creighan seconded the motion. Vote: 4 yes (Mr. Sarver, Mr. Creighan, Mr. Flood, and Mr. Sacco) and 1 no (Mrs. Ackerman). Motion carried.

The minutes from the December Regular Meeting on 12/13/2011 were reviewed. Mr. Creighan made a motion to approve the 12/13/2011 Regular Meeting Minutes. Mr. Flood seconded the motion. Vote: 3 yes (Mr. Creighan, Mr. Flood, and Mr. Sacco) and 2 abstentions (Mr. Sarver, because he was not present for this meeting; and Mrs. Ackerman, because the changes she suggested were not approved). Motion carried.

The decision to include a list of upcoming bills in the monthly financial information packets was discussed. Mrs. Minshull will include this list starting with the January packets, and will also scan and email the upcoming bills for review by the Board.

Procedures for the upcoming election of new Board members were discussed.

The 2012 budget was reviewed, and the compensation of the association secretary was discussed. Mr. Flood made a motion to give Mrs. Minshull a 3 percent raise for 2012. Mr. Creighan seconded the motion. Vote: 2 yes (Mr. Flood and Mr. Creighan) and 4 no (Mr. Sacco, Mrs. Ackerman, Mrs. John [by phone], and Mr. Sarver). Motion failed.

The Rec Center expenses in the budget were discussed, and it was determined that the Rec Center Maintenance and Supplies category would need to be increased to \$8,000 to include the anticipated cost of the baby pool repairs. Mr. Sacco stated that \$8,000.00 was excessive, and that the sliding board will cost about \$2,000 and the baby pool should cost less than \$2,000 to repair. Mr. Creighan made a motion to approve the increase to \$8,000. Mrs. John seconded the motion [by phone]. Vote: 5 yes (Mr. Creighan, Mrs. John [by phone], Mr. Sarver, Mr. Flood, and Mrs. Ackerman) and 1 no (Mr. Sacco). Motion carried.

Mr. Sarver made a motion to decrease the budget for the Social-Other category from \$500 to \$250. Mr. Sacco seconded the motion. Vote: 2 yes (Mr. Sarver and Mr. Sacco) and 4 no (Mr. Creighan, Mr. Flood, Mrs. John [by phone], and Mrs. Ackerman). Motion failed.

Mrs. Minshull will email the finalized budget to the Board for an email vote. [The results of this email vote were: 5 yes (Mr. Sarver, Mrs. John, Mr. Flood, Mr. Creighan, and Mr. Adams) and 2 no (Mr. Sacco and Mrs. Ackerman). The budget was approved.]

Mr. Sarver made a motion to adjourn the meeting. Mr. Creighan seconded the motion. Meeting was adjourned at 9:47 p.m.

Respectfully submitted by Sara Minshull.

Glencannon Regular Meeting Minutes

February 14, 2012

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

Meeting was called to order by Mr. Sarver at 7:04 p.m.

OPEN DISCUSSION: Joe Waldrop asked several Board members what their goals are for 2012. He noted that Mr. Sacco and Mr. Flood had previously answered his question by email. Mr. Creighan responded that his goal is to keep the community operating smoothly. Mr. Sarver stated that his goal is to reduce past-due accounts receivable. Mrs. John also said that her goal is to continue reducing past-due accounts receivable. Mrs. Ackerman said her goal is to work on improving playground "C" and make sure that the community receives compensation from the pond lawsuit. Mr. Waldrop also questioned a late payment on his account and produced bank records showing that his July payment was received on August 1. Mr. Waldrop was told that this payment resulted in a late fee being charged because it was received after the 30-day grace period.

Mr. Sacco asked Mrs. John if there were any updates on the pond lawsuit. Mrs. John said that she asked Attorney DePaula to either attend an upcoming meeting or provide a written update, and she is waiting to hear back from her regarding her availability.

ELECTION DISCUSSION: Mr. Creighan said that two candidates had expressed interest in the vacant Board positions: John Ackerman for the Single Family position and Rick Flood for the Townhouse position. So each candidate will be running unopposed. Mr. Creighan opened nominations for the Open position expiring in 2014. No one expressed interest in this position, and nominations were closed. Mr. Creighan opened nominations for the Open position. Again, no one expressed interest in this position, and nominations were closed.

Mr. Creighan made a motion to put the ballot for the Annual Meeting election in the newsletter to save the Association money, since the two nominees are running unopposed. This would save the Association over \$300 in postage and printing costs. Mrs. John seconded the motion. Vote: 4 yes (Mr. Sacco, Mr. Sarver, Mrs. John, Mr. Creighan) and 1 abstention (Mrs. Ackerman, who abstained because her husband is one of the nominees). Motion carried. Instructions for mailing the ballot will be published in the March newsletter, and ballot envelopes will be provided to residents upon request.

Mr. Creighan stated the by-laws require a second for ballot nominations; a motion was made to confirm the nomination of John Ackerman for the Single Family position expiring in 2015. Mr. Sacco seconded the motion for nomination. Nominations were closed for this position.

Mr. Sacco made a motion to confirm the nomination of Rick Flood for the Townhouse position expiring in 2015. Mrs. John seconded the motion for nomination. Nominations were closed for this position.

FINANCIALS: Mr. Sacco asked about the written payment agreements that four delinquent residents recently agreed to. Mrs. Minshull explained that these payment agreements were written by Attorney Cruny, then she met the residents at a notary to have them signed and notarized. Mrs. John added that liens will be filed immediately if the residents fail to comply with these agreements.

Mrs. Ackerman asked when the 2010 taxes were filed, and Mr. Sarver stated that this was done in September 2011. Mr. Sarver added that the 2010 audit has not yet been finalized by the new accounting firm because the previous accounting firm has not provided them with information they requested. Mrs. Ackerman asked when the 2011 audit will be started. Mrs. Minshull said the records are ready to go and it can be started as soon as the accounting firm completes the 2010 audit.

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

SECRETARY'S REPORT: Mrs. Minshull reported that past-due accounts receivable dropped by \$3,000 between January and February. Prior to that point, it had been rising for the past several months. This drop was due to collection efforts which included sending certified letters, referring accounts to the attorneys if no response is received, and ultimately filing liens. Several thousand dollars has been collected from delinquent residents to prevent liens from being filed, and liens have been filed against sixteen delinquent properties so far.

Mrs. Minshull said that the 2011 tax documents, including W-2s for the summer pool staff and 1099s for certain vendors, were mailed out in early January. Mrs. Minshull added that federal and state employee withholding payments are now being paid electronically. The payments will still be displayed on the payment records that are distributed to each Board member with the monthly financial information.

COMMONS: Mr. Sacco reported that a tree on commons fell onto a resident's property and groundskeeper Ed Kirn handled the removal of it. Mr. Sacco stated that the wattage of the light bulbs on the "island" on upper Hunting Creek Road was increased. He said that several of the candelabra bulbs at the pool have burned out and will be converted to CFL bulbs.

Mr. Sacco stated that he met with the township manager and foreman regarding the drainage problem on Hunting Creek Road near Cricketwood Court. They discussed plans for completing this work with the approval of the Board. Mr. Sacco said that he also spoke with them about the issue with the drainage pond that spans several properties on Old Meadow Road and Deerfield Drive. They proposed pumping the water out of it and repairing the drain, and they would need permission from the property owners to do so.

Mr. Sacco also mentioned problems with the exterior appearance of two properties on Hickory Circle, and pointed out that the Declaration of Covenants gives the Board the authority to make repairs to a property if the owner fails to do so.

REC CENTER: No report.

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

OLD BUSINESS: Mrs. Ackerman requested that letters be sent to residents who have lampposts that are not lit.

NEW BUSINESS: Mr. Sacco made a motion to remove lawsuit information from the Glencannon website. There was no second. Motion failed.

Mrs. John made a motion to adjourn the meeting. Mrs. Ackerman seconded the motion. Meeting was adjourned at 8:30 p.m.

Respectfully submitted by Sara Minshull.

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March 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7 Garbage & Recycling	8	9	10
11	12	13 BOARD MEETING 7:00 p.m. at the North Strabane Fire Hall	14 Garbage	15	16	17
18	19	20 ANNUAL MEETING 8:00 p.m. at the North Strabane Fire Hall	21 Garbage & Recycling	22	23	24
25	26	27	28 Garbage	29	30	31



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