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# Glencannon

## NEWSLETTER

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**May 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*

John Ackerman

Ed Frohnafel, Jr.

Terry Creighan

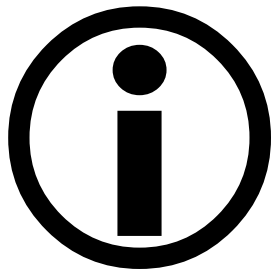
Tony Sacco

Richard Flood

David Wheeler

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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	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](mailto:glencannon15317@yahoo.com)

# May Board Meeting

The next Glencannon Board Meeting will be held on Tuesday, May 8, 2012 at 7:00 p.m. at the North Strabane Fire Hall, 2550 Washington Road, Canonsburg, PA 15317. All residents are invited to attend!

*(June, July, and August meetings will be held at the Glencannon Pool Pavilion.)*

## 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 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, May 8, 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](mailto:glencannon15317@yahoo.com).



# 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!

## 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.

## 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.

SOLD



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



Frontier Realty  
4121 Washington Road  
McMurray, PA 15317  
724-941-8680 ext 217  
412-997-3969 CELL

RealtorJAA@aol.com

http://JudiAgostinelli.Realtor.com

## ALL HOMEOWNERS IN NORTH STRABANE & CANONSBURG:

*THE CANON MCMILLAN SCHOOL BOARD IS ABOUT TO VOTE TO RAISE OUR TAXES (2.2 MILS) MORE.*

*PLEASE ATTEND THE MEETING ON MAY 21ST AT ONE NORTH JEFFERSON AVENUE, CANONSBURG.*

*CALL THE CANON MCMILLAN SCHOOL BOARD AT 724-746-2940 TO VOICE YOUR OPINION.*

*PLEASE NOTE: This is a paid advertisement and does not necessarily reflect the views of GHA or the Board of Directors.*

# Glencannon Homes Association FINANCIAL REPORT March 31, 2012

## General Operating Fund

Checking	\$28,788.43
Money Market	\$10,320.40
<b>Total as of 3/1/2012</b>	<b>\$39,108.83</b>

## General Fund Revenue

Association Fees	\$25,919.65
Resale Packets	\$0.00
Money Market Interest	\$0.44
Newsletter Ads	\$102.00
Rec Center Guests	\$0.00
Rec Center Rental	\$0.00
Rec Center Deerfield	\$0.00
<b>Total</b>	<b>\$26,022.09</b>

## General Fund Expenditure

Rec Center	\$183.75
Commons	\$264.86
Grounds	\$4,738.92
Trash	\$5,696.51
Administrative	\$5,037.30
<b>Total</b>	<b>\$15,921.34</b>

## General Operating Fund

Beginning Balance	\$39,108.83
Deposits	\$26,022.09
Disbursements	\$15,921.34
<b>Total as of 3/31/2012</b>	<b>\$49,209.58</b>

### PLEASE NOTE:

- The amount that has been spent on the pond lawsuit to date as of March 31, 2012 is \$95,539.57.
- The current balances of our other accounts are:
 

Citizens CD	\$18,112.95
Citizens Capital Reserves	\$49,796.88
Washington Federal CDs	\$43,155.77
Edward Jones	\$291,328.80

# 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 hee-lies 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.

**Glencannon residents *MUST* have a pool pass to use the pool this summer! (*Passes from previous years may be used and will be validated by pool staff.*)**

**Photos for pool passes will be taken at the pool office on Saturday, May 5th, 10:00am-12:00pm and Wednesday, May 16th, 6:00pm-7:30pm.**

**As in previous years, residents of upper Deerfield may also purchase pool passes at a cost of \$150 per family.**

# Glencannon Executive Meeting Minutes

## March 20, 2012

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

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

The minutes from the Executive Meeting on 2/21/2012 were discussed. Mrs. John made a motion to approve the 2/21/2012 minutes. Mr. Creighan seconded the motion. Vote: 5 yes (Mrs. John, Mr. Creighan, Mr. Sacco, Mr. Flood, and Mr. Sarver) and 1 abstention (Mrs. Ackerman, who stated that she abstained due to "lack of information"). Motion carried and the minutes were approved.

The minutes from the Regular Meeting on 3/13/2012 were discussed. Mrs. John made a motion to approve the 3/13/2012 minutes. Mr. Frohnapfel seconded the motion. Vote: 6 yes (Mrs. John, Mr. Frohnapfel, Mr. Creighan, Mr. Sacco, Mr. Flood, and Mr. Sarver) and 1 abstention (Mrs. Ackerman, who stated that she abstained due to "inaccurate summarizing"). Motion carried and the minutes were approved.

The possibility of needing to repaint the pool this year was discussed. Mr. Sacco suggested less costly options, but Mr. Creighan said that this could result in the same problems that currently exist with the paint.

Mr. Creighan suggested opening the volleyball courts now, prior to the opening of the pool. Wendy Hogan has expressed interest in doing this.

Mr. Sarver made a motion to adjourn the meeting. Mr. Sacco seconded the motion. Meeting was adjourned at 8:05 p.m.

*Respectfully submitted by Sara Minshull.*

# Glencannon Annual Meeting Minutes

## March 20, 2012

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

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

**COMMONS:** Committee chair Mr. Sacco provided a report on Commons projects completed within the last year. These included the guard rail that was added to the parking lot above the Rec Center for safety purposes and the new landscaping that was put in at the three entrances to Glencannon. Most recently, Mr. Sacco has been working with North Strabane Township to make repairs to a drainage problem on Hunting Creek Road.

**REC CENTER:** Committee chair Mr. Creighan reported on recent projects related to the Rec Center. These included installing a new pool pump, purchasing a new grill and security system, and hosting events such as Community Day, Hot Dog Day, and S'mores Night. The new washout area received positive feedback, and there are plans to add a foot wash. Projects currently in the works include repairing the baby pool and installing a new slide.

**ACC:** Mrs. Minshull reported that 20 ACC requests were received and approved within the past year. These included four requests for replacement windows, two new roofs, two new driveways, four new decks or patios, and two new gutters. Mr. Sacco commented that he would like to see more action taken with ACC issues this year. Mrs. John suggested organizing a "Clean Up Weekend."

**FINANCIALS:** Committee chair Mr. Sarver provided an update on financials. Mr. Sacco said that he would like to see \$1,000 per month being deposited into the Edward Jones investment account.

**OLD BUSINESS:** Mr. Sacco discussed the Bylaws Committee that is being formed, and requested that all Board members look through a copy of the Bylaws and highlight areas that they feel are contradictory, problematic, or need attention.

**NEW BUSINESS:** Mrs. Minshull collected the ballots that were submitted by residents and recorded the lot number from the outside of each envelope. The election committee opened and tallied the ballots for the election of Board members. John Ackerman was unopposed for the Single Family position, and was elected to a three-year term, expiring March 2015. Rick Flood was unopposed for the Townhouse position, and was elected to a three-year term, expiring March 2015. Each unopposed candidate received 5 votes.

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

*Respectfully submitted by Sara Minshull.*

# Glencannon Executive Meeting Minutes

## March 20, 2012

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

Meeting was called to order by Mr. Sarver at 8:34 p.m.

Nominations were held for the position of President of the Board of Directors. This term will run through March 2013. Mrs. John nominated Mr. Sarver for President. Mr. Frohnapfel seconded. Mr. Sacco nominated Mr. Ackerman for President. Mr. Frohnapfel seconded. Ballots were collected and counted by Mrs. Minshull. Mr. Sarver received 4 votes and Mr. Ackerman received 3 votes. Mr. Sarver was elected President of the Board of Directors.



Nominations were held for the position of Vice President of the Board of Directors. This term will run through March 2013. Mr. Creighan nominated Mrs. John for Vice President. Mr. Frohnapfel seconded. Mr. Sacco nominated Mr. Ackerman for Vice President. Mr. Flood seconded. Ballots were collected and counted by Mrs. Minshull. Mrs. John received 4 votes and Mr. Ackerman received 3 votes. Mrs. John was elected Vice President of the Board of Directors.

Committee chairs were nominated and voted on. Mrs. John nominated Mr. Sacco to serve as chair of the Commons committee. Mr. Sarver seconded. Vote: All yes. Mr. Sacco was named chair of the Commons committee.

Mrs. John nominated Mr. Creighan to serve as chair of the Rec Center committee. Mr. Frohnapfel seconded. Vote: All yes. Mr. Creighan was named chair of the Rec Center committee.

Mrs. John nominated Mr. Frohnapfel to serve as chair of the ACC committee. Mr. Frohnapfel declined. Mrs. John nominated Mr. Ackerman to serve as chair of the ACC committee, as well as chair of the pond committee. Mr. Sarver seconded. Vote: All yes. Mr. Ackerman was named chair of the ACC committee and chair of the pond committee.

Mr. Frohnapfel made a motion to adjourn the meeting. Mr. Creighan seconded the motion. Meeting was adjourned at 8:47 p.m.

*Respectfully submitted by Sara Minshull.*

## Glencannon Regular Meeting Minutes

### April 10, 2012

**Board members present:** President Dave Sarver, Terry Creighan, Tony Sacco, John Ackerman, and

Ed Frohnapfel, Jr. Rick Flood arrived later in the meeting due to work.

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

**OPEN DISCUSSION:** Resident Joe Waldrop asked why he did not

see the 2012 budget published in the newsletter. Mrs. Minshull told Mr. Waldrop that the 2012 budget was published in the January 2012 issue of the newsletter. Mr. Waldrop also asked about the 2010 audit. Mr. Sarver said the accountants have completed the audit but were unable to attend the meeting that evening to present the results because they were very busy with the end of tax season. They plan to present the 2010 audit at the May Regular Meeting on May 8, 2012.

Resident Lisa Ackerman asked if Mr. Sarver had a copy of the 2010 audit. Mr. Sarver said he has not yet been given a copy of the audit by the accountants, but will have it prior to the May meeting where it will be presented.

Resident Rita Manolas said she thought it was voted on in 2009 that the Association would purchase a cluster mailbox for 14 residents on Meadowview Drive. Mr. Frohnapfel said that the Board voted "no" on this proposal. Ms. Manolas requested that the Board review the minutes to clarify this. [The minutes in question were located after the meeting, and confirmed that the Board declined to provide a cluster mailbox because there is no Association-owned common property on Meadowview Drive, and the bylaws do not give the Board authority over mailboxes.]

Ms. Manolas also requested that the Board arrange to have a forensic audit completed. Mr. Ackerman suggested checking on the cost of a forensic audit. Mr. Sacco made a motion to have a forensic audit completed. Mr. Sarver seconded the motion. Vote: 3 yes (Mr. Sacco, Mr. Sarver, and Mr. Ackerman) and 2 no (Mr. Frohnapfel and Mr. Creighan). Motion carried.

Resident Pat Raspanti asked the Board to clarify whether or not the residents of the upper section of Cricketwood Court are part of Glencannon. Mr. Sacco explained that they are part of Glencannon, but the upper section of their street is not maintained by the township because there were deficiencies with it when it was constructed.

Ms. Raspanti also discussed the issues with basement water seepage that several resident on upper Cricketwood Court seem to be experiencing. They believe these problems are related to the construction of the Foxchase development, and Ms. Raspanti asked if these residents will benefit from the pond lawsuit. Mr. Sarver said that if the needed improvements are made to the areas upstream from the pond, this should benefit the properties that are experiencing related water issues.

Ms. Raspanti also mentioned that there is a large truck with a

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

**Time For Spring Cleaning!**  
On Saturday, May 5th, North Strabane Township will be offering free recycling of computers and other electronic devices, as well as collection of batteries, tires, scrap metal, and e-waste. View the informational flyer at the link below:  
<http://northstrabanetwp.com/img-411092603-0001.pdf>

trailer that has been parking in the cul-de-sac on Cricketwood Court. Since on-street parking is not permitted, the police will be contacted to ticket this vehicle if it is found to be parking there again.

Resident Jim Byer asked how the maintenance of the retention pond near Deerfield Drive will be handled after the township drains the pond. Mr. Sarver said that maintenance will have to be handled by the owners of the properties that the pond is on. Mr. Byer asked if the primary responsibility will be on the owner of the property where the drain is located, and Mr. Sarver confirmed this.

**SECRETARY'S REPORT:** Mrs. Minshull reported that past due A/R decreased by \$1,788 in March, and more delinquent accounts are being brought current. The balance of the Edward Jones investment account rose from \$263,771 on 12/31/2011 to \$291,717 on 3/31/2012, which reflects an increase of 10.45 percent over this time period. The late fee amnesty program was launched on April 1st, and so far one delinquent resident has paid the balance of their account under this program. Mrs. Minshull also reported that all of the federal, state, and local quarterly tax forms have been submitted for the first quarter of 2012.

**FINANCIALS:** The Board discussed the financial information from March 2012 that was distributed prior to the meeting. Mr. Sacco asked about a lien from several years ago that apparently was never officially satisfied through the Association's attorney, although the balance was paid off at one time. Mr. Sarver and Mrs. Minshull will look into this.

Mr. Flood arrived at 7:38 p.m.

Mr. Ackerman asked if there is anything still owed to the Pennsylvania Department of Revenue for the liabilities that were not paid in 2010. Mrs. Minshull said that everything from 2010 has been paid, according to a representative from the Department of Revenue. Mr. Ackerman also asked about the remaining unpaid invoices from KLH, and Mr. Sarver said that more detailed information has been requested for these invoices.

Mr. Sarver made a motion to approve the March 2012 financials. Mr. Creighan seconded the motion. Vote: 6 yes (Mr. Sarver, Mr. Creighan, Mr. Frohnapfel, Mr. Flood, Mr. Ackerman, and Mr. Sacco). Motion carried.

**COMMONS:** Mr. Sacco reported that Ed has been doing a lot of mulching. Ed has also been working on the pond, and although the pond level is still elevated from recent issues with clogging, it is getting better.

**REC CENTER:** Mr. Creighan reported that he and Patrick Hogan will be meeting with American Leak Detection soon to determine the location of the leak affecting the baby pool. Mr. Creighan discussed purchasing a new slide for the pool and mentioned that the newer models of slides are safer than the previous model was. The deck area is also smaller than what is recommended for most installations, so this will need to be considered as well.

**ACC:** Mrs. Minshull said that two new ACC requests were recently received. These requests were given to ACC committee chair Mr. Ackerman for review.

**OLD BUSINESS:** Mr. Sacco discussed the recently-formed bylaws

committee. He said the committee now has six members and he is in the process of planning an organizational meeting.

Mr. Flood discussed the need to have the lines and numbers on Hickory Circle repainted. Mrs. Minshull will find out who completed this work last time.

**NEW BUSINESS:** Mr. Ackerman asked if a financial committee was going to be formed. The Board discussed this.

Mr. Sacco made a motion to nominate David Wheeler to fill the vacant Townhouse position on the Board with a term expiring in March 2013. Mr. Frohnapfel seconded the motion. Mr. Wheeler accepted the nomination. A vote was cast by secret ballot and the result was 6 "yes" votes. Motion carried and Mr. Wheeler was elected to the Board.

Mr. Ackerman made a motion to nominate Ms. Manolas for chair of the financial committee. Mr. Sacco seconded the motion. Vote: 6 yes (Mr. Sarver, Mr. Creighan, Mr. Frohnapfel, Mr. Flood, Mr. Ackerman, and Mr. Sacco). Motion carried.

Mr. Frohnapfel made a motion to adjourn the meeting. Mr. Sacco seconded the motion. Meeting was adjourned at 8:04 p.m.

*Respectfully submitted by Sara Minshull.*

# 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.

To: all members of GlenCannon Home Association  
04/11/2012

Thank you all very much for allowing me to serve on the board of directors for the past three years. It has been my pleasure to be allowed to assist in the beatification and development of our community along with helping out and promoting neighborhood activities at our pond and the pool. Going forward I hope my involvement as playground chair and being a member of the by-laws committee will be another opportunity to serve our members with being open to their ideas and suggestions and even possibly making them a reality. Please do not hesitate to contact me in the future, I'm looking forward to hearing from you.  
God bless

Your neighbor,  
Lisa Ackerman

**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

# May 2012

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



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