

# Brook Park News

*A publication of your Brook Park Manor Civic Association*



Volume 18, Issue 1

January 2011

## **BROOK PARK NEWS**

The newsletter is available on the Brook Park website.

If you want the newsletter sent to your Inbox, you would need to go to the Brook Park website ([www.brookparkmanor.com](http://www.brookparkmanor.com)) and do the following:

1. Click on "Add me to Brook Park Newsletter Mailing list".
2. Enter your email address.
3. Click on "Join Mailing List".

## **COOKBOOKS FOR SALE**

NEED A LAST MINUTE GIFT YESTERDAY??? Save yourself time and stress and give Brook Park Cookbooks as gifts to the cooks, newlyweds, new home or apartment owners, etc., on your gift list. Cookbooks also make wonderful gifts for teachers and co-workers. Pair up with other items to make a "cooking" gift basket. Cookbooks are \$10 each. To purchase, contact Lisa Kocent at [LKBird79@msn.com](mailto:LKBird79@msn.com). Checks are payable to: BPMCA.



## **WREATH & CENTERPIECE CLASS**

On December 1st, twelve Brook Park neighbors participated in making either a wreath or centerpiece for Christmas. It was a very nice evening at Kaelin's Market on Brandt School Road. Hot cider and cookies added to the holiday fun! The evergreen and pine scent that hit us at the door helped to shuffle us all into the holiday spirit. Come join us next year! **THANKS to Elaine Palchak for coordinating this event!!!!**

## **PLEASE REMEMBER TO UPDATE YOUR E-MAIL ADDRESS**

To continue receiving the monthly newsletter via e-mail, it is important to remember that when you change your e-mail address you also need to make the change with the Web Master. To change your e-mail address, forward an e-mail to: [brookparkmanor@gmail.com](mailto:brookparkmanor@gmail.com) listing your new e-mail address (noting your prior e-mail address would be appreciated so that it can be removed from the mailing list).

To continue to receive e-mails regarding neighborhood updates, news, etc., forward e-mail changes to: [LKBird79@msn.com](mailto:LKBird79@msn.com).

## **2010 -2011 Board of Governors**

President:	Bill Ghirardi (412) 366-6646
Vice President:	Paul Katus (412) 367-9059
Secretary/Women's Club:	Lisa Kocent (412) 367-7473
Treasurer	Dennis Moul (412) 366-0168
Members:	Thomas Franks (412) 364-7657  Jim Kearns (412) 367-4294  Debby Keelan (412) 364-1844  Tom McGurgan (412) 635-0528  Phyllis Musial (412) 366-4716  Greg Palchak (412) 367-4970  David Scott (412) 369-5371
Alternate:	Eric Bradley (412) 369-7177  Jim Hudson (412) 364-3605  Ian Lindsay (412) 369-4574  Diane Salvatora (412) 366-9106  Sandra Schuster (412) 366-0455
Membership:	Jessica Deible (724) 234-2726
Newsletter Editor:	Donna Hudson (412) 364-3605
Welcome:	Melody Kalcevic (412) 548-3215

**THE SOCIALS WINTER EVENT PLANNED**  
**It's a Waterfront night out and we're NOT driving!!!** We'll be singing away the winter blues at Sing Sing Dueling Piano Bar and more, and, yes we are *taking a party bus!* Whoop hoo!

**Date:** Saturday, February 26th  
**Time:** 6:30 p.m. - 11:30 p.m. (Bus picks up "Location TBD" at 6:30 p.m. and returns to "Location TBD" at 11:30 p.m. **\*\* (SEATING LIMITED) \*\***  
**Itinerary:** Sing Sing and Rock Bottom at The Waterfront  
**Cost:** approximately \$ 5.00 - \$7.00 per person for the bus (depending on participation). Bring along your own drinks and snacks for the bus ride. Food and drinks at Sing Sing and Rock Bottom are on your own!

If you're interested, contact Maura Rodgers at [maurarod@msn.com](mailto:maurarod@msn.com). **This is a closed event to the SOCIALS GROUP ONLY!** If you missed the boat and didn't join (but are seeing the fabulous events and want to join), contact Lisa Kocent immediately at [LKBird79@msn.com](mailto:LKBird79@msn.com). You will be added to the group and this fun event, and asked to help with the planning of either the April or July Event!

### SNOW AND ICE REMOVAL REMINDER & ORDINANCE INFORMATION!!!



So, the WHITE STUFF started early and with a vengeance! This is a good time for a reminder of local snow removal rules and ordinances. We encourage Brook Park neighbors

to remove snow in a responsible fashion from sidewalks and driveways and in accordance with Borough and Township Snow Removal Ordinances. ***It is against ordinances to blow or shovel snow into Borough and Township streets.*** Doing so could result in a fine for violating these ordinances. Parking in the streets during or after a snow fall may also be limited or prohibited and subject to fines. Please keep Brook Park residents and school students safe and promptly remove snow and ice from walkways. For Snow Removal Ordinance details, contact the Borough of Franklin Park or the Town of McCandless offices, or refer to the following web links:

Franklin Park Borough:  
<http://www.ecode360.com/?custid=FR0955> (Click Chapter 180--Streets & Sidewalks (Article II), Click Removal of Ice & Snow (180.5)

Town Of McCandless: <http://townofmccandless.org>  
(Click Departments, Click Department of Public Works, Click Snow & Ice Control)

### SOLAR PANELS MAKE THEIR DEBUT IN BROOK PARK MANOR

Many of you may have noticed the addition of large solar panels to the roof of Mitch and Julia McCandlish's house on King James Drive.



The McCandlish family has received many questions; therefore, they have been kind enough to provide us all with an overview of the process and workings. Mitch gives us this summary:

#### UP-FRONT COSTS:

- Size: 9,720 watts total panels. A southward facing roof would be 20% more efficient than east/west roof.
- Total up-front costs (including permits, new breaker panel, solar panels and installation): \$64,380
- State Rebate 9,720 watts x \$2.25 per watt: \$21,870
- Federal Tax Credit (\$64,380 x 30%): \$19,314
- Warning: State rebate is likely taxed by federal, state and local as earned income (not included in most cost estimates and IRS is still not clear on this).
- Taxes on State rebate: \$21,870 x (28% fed + 3.07% state + 1% local) = \$7,014
- **Net Up-Front Costs:** \$64,380 – \$21,870 – \$19,314 + \$7,014 = **\$ 30,210**

#### ANNUAL RETURN:

- Expected annual electricity production: 10 MWH (megawatt hours). McCandlish house uses perhaps 13 MWH per year
- Note: 10 MWH = 10,000 kilowatt hours (KWH)
- **Electricity** costs about 11 cents per KWH (including taxes, etc.). 10,000 x \$0.11 = **\$1,100** saved per year.
- Solar Renewable Energy Credits (SRECs).
  - A complicated topic: Utility companies are required to buy renewable energy. Formula varies by state. McCandlish credits can currently be sold in PA, OH and DC. Value varies monthly and states keep changing regulations which artificially control the value of SRECs. One SREC is earned for each

MWH. Current value of one SREC sold in Ohio is \$340.

- Annual SREC return: 10 MWH = 10 SRECs
- **10 SREC x \$340 = \$3,400** earned per year
- **Total Annual Return:** (annual electricity + annual SRECS). \$1,100 + \$3400 = **\$4500**

#### **YEARS TO PAY OFF UP-FRONT COSTS:**

- Net Up-Front divided by yearly return: \$30,210/\$4500 = **6.7 years**
- This time frame would be reduced in a southward facing roof.
- Added value of house due to panels: hard to say.

#### **DIFFICULT-TO-EVALUATE VARIABLES:**

- **Variables related to upfront costs:** State rebate is being incrementally reduced. The cost of solar panels is also dropping. The theory is that the rebates will kick start solar until the costs involved are reduced due to the economics of mass production. Currently this theory seems to be working.
- **Variables related to annual return:**
  - Cost of electricity will likely rise as we recover from the recession. Caps on price of electricity end for Penn Power on 1/1/11.
  - Value of SRECs is artificially controlled by the State. SRECs will eventually be devalued and then eliminated. Unknown what incentives Federal and State will offer to encourage solar. Current state government not likely to encourage renewables. Federal is also gridlocked.

#### **CONTRACTOR INFO:** “see” [abender.com](http://abender.com)

- Daniel Camacho is a meticulous, incredibly bright engineer who is currently based in Florida. He has family in this area and is moving much of his business to PA. Multiple projects have already been completed in PA.

#### **REASONS WE CHOSE THIS PROJECT:**

(Things that are Fun and Interesting)

- Gadgets
- Electricity
- Shimmering Blue Tiles
- House Projects
- Watching Electric Meters Spin Backwards
- Figuring out How Things Work
- Seeing if Projects are Economically Feasible

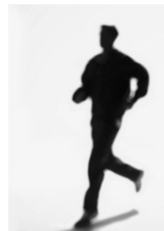
- Figuring out how to Find a Good Contractor in a Relatively Young Field
- Learning about Arcane Tax Laws
- Taking Part in the Politics and Operations of Zoning Boards
- Learning why not to apply for a Variance even if a Zoning Officer tells you to
- Observing Strong Reactions to seemingly Banal Plans
- Reducing use of Nonrenewable Energy
- Saving Money
- Reducing Pollution
- Trying New Things

**AGAIN.....**We have a lot of specific information and bookmarked websites if someone is interested.

#### **SNOW REMOVAL ASSISTANCE**

Just a reminder for those who may require snow removal assistance throughout the coming winter months - there are several Brook Park youths offering snow removal services. Their names and contact information may be found in the front of the Brook Park Resident Directory under the "Youth Services" section.

#### **LIGHTEN UP**



With the short days of winter, it is now dark early in the evening. While the automobile drivers in the plan are very respectful of walkers and joggers, sometimes it is extremely difficult for the drivers to see them. This is just a reminder to the walkers and joggers to lighten up – that is wear reflective colors or carry bright lights that will be very obvious to drivers that you are on the road. Comfortable, reflective vests are available from Home Depot & Lowes. The vests are visible from at least 50 feet.

#### **NEW NEIGHBORS**

Please welcome to Brook Park neighborhood Gwen and Luke Myslinski who live at 9027 Woodview Drive. They moved here from Bear Run Drive in Pittsburgh. Gwen is a Creative Writer for Thermo Fisher Scientific and Luke is a Political Consultant. The Myslinskis are eagerly awaiting the birth of their first child early in 2011. Their telephone number is 412-847-0025. Their email address is [gcochran11@gmail.com](mailto:gcochran11@gmail.com). Please add Gwen and Luke to your Brook Park directory.





## **SAVE THE DATE!**

January 9, 2011	-	7:00 pm	-	Civic Board Meeting @ St. John Neumann
January 12, 2011	-	12:30 pm – 2:00 pm	-	Kid Connection @ Carnegie Science Center
January 25, 2011	-	10:00 am – 11:30 am	-	Kid Connection @ Ruth Quint's
February 6, 2011	-	7:00 pm	-	Civic Board Meeting @ St. John Neumann
February 8, 2011	-	10:00 am – 11:30 am	-	Kid Connection @ Heather Byers'
February 23, 2011	-	12:30 pm – 2:00 pm	-	Kid Connection @ Children's Museum
February 26, 2011	-	6:30 pm – 11:30 pm	-	Winter Social @ Sing Sing & Rock Bottom at The Waterfront
<b><i>March 6, 2011</i></b>	-	<b><i>"TBA"</i></b>	-	<b><i>ANNUAL CIVIC BOARD MEETING LOCATION: "TBA"</i></b>
March 8, 2011	-	10:00 am – 11:30 am	-	Kid Connection @ Kathleen Scala's
March 23, 2011	-	12:30 pm – 2:00 pm	-	Kid Connection @ Tina Hudak's
April 30, 2011	-	"TBD"	-	Spring Social @ Basara's
July 30, 2011 (T)	-	"TBD"	-	Summer Social @ Pool
August 27, 2011	-	"TBD"	-	Pig Roast & Family Picnic @ Pool



## BROOK PARK CLASSIFIEDS

### CLEAN FILL WANTED

Joe and Toni Ambrosino  
1636 King James, 412-366-2873

### PET SERVICES

My name is Sydney McDonough and every year I offer Pet Services to the neighborhood. This includes Pet Sitting and Dog Walking. I am 12 years old and have 2 years of experience. I have 2 dogs of my own, a Lab and a Chihuahua. My rates are \$3.00 per Walk and \$7.00 per Day. Contact Sydney McDonough at [mcdonough9481@verizon.net](mailto:mcdonough9481@verizon.net) or 412-366-3835.



**Mancini Refrigeration--412-551-9641**  
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### Virtual Assistant--Clerical Services Organizing Options & More

For a complete list of services, check out my Web Site—Discounts for referrals--Look for Holiday & Student Specials--References Supplied Upon Request  
Lisa Kocent—412-720-6026

[LKocentVA@msn.com](mailto:LKocentVA@msn.com)  
[www.VirtualAssistantLisaKocent.com](http://www.VirtualAssistantLisaKocent.com)

### Services by Kristen Franks (Age 14)

Babysitting (Class taken), mother's helper, house-sitting, pet-sitting, dog-walking, maintaining flower gardens (weeding & watering). Fee of \$8/hr or minimum \$10 per job. Call 412-364-7657.

### CUSTOM CARDS

Custom made cards and invitations, birth announcements and thank-yous for all occasions. Call or email me to browse through my many samples.  
Kelly (412) 366-3835 [mcdonough9481@verizon.net](mailto:mcdonough9481@verizon.net)

### Niggel Lawn Care LLC

1540 King James Dr. (412) 366-7956  
**Firewood for sale.** Also, for all of your lawn care needs, including mowing, edging, mulching,

landscaping, shrub trimming, aeration, leaf removal, retaining walls, and patios.

Your AVON sales Representative is taking orders! Almost 4 years strong in Brook Park! 6 yrs total! Please contact Melody Kalcevic @ 412-548-3215 or [mkalcevic@verizon.net](mailto:mkalcevic@verizon.net) to place an Avon order or request the latest catalog. Browse the website at your convenience: [www.youravon.com/mmaceykalcevic](http://www.youravon.com/mmaceykalcevic).

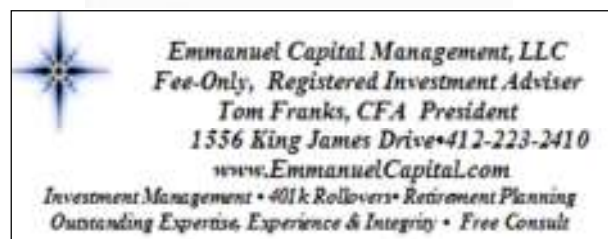
### Doggie Delights

Gourmet Birthday Cakes, Pup-Cakes & Cookies for your best friend!  
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412-548-3405  
[www.doggiedelightsonline.com](http://www.doggiedelightsonline.com)

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### Services Available Year Round





## **Need to Getaway?**

**HONEYMOONS?  
A CRUISE?  
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Please call to schedule your getaway!!

Jeanne Nolan Getaway Now 1615 King James Drive Pittsburgh, PA 15237 / 412 364 6956

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**THE TENANT'S ADVANTAGE**