
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

April 2014



*Sign-up your children
for the Easter Egg
Hunt on April 19th!*

(Details inside)

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GLENCANNON BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Sheila Christopher

Richard Flood

Ed Frohnafel, Jr.

Rita Manolas

Tony Sacco

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Breanna McDade	328-1731
Krystina Litton	746-6747
Mary Lloyd	745-5988
Ruth Ann Heinen	554-3661
Ashley Lucot	746-2730
Sarah Ackerman	745-3989
Kaylyn Kusluch	746-8649
Janine Dolanch	531-0095
Fran Toma	413-5738

Teen Yard Work

Patrick Bonner	746-0249
Tyler Oravetz	412-980-4389
Cody Kusluch	678-5640

Dog Walking

Bethany Henderson	746-4087
Janine Dolanch	531-0095
Natalie Ackerman	745-3989
Ethan Hopf	746-8655
Tyler Oravetz	412-980-4389

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

Administrative Building	746-2940
Borland Manor Elementary	745-2700
N. Strabane Intermediate	873-5252
Canon McMillan H.S.	745-1400
Transportation Department	745-1502
St. Patrick Catholic School	745-7977
Canon McMillan M.S.	745-9030

North Strabane Twp. Municipal

Animal Control	746-4344
Police/Fire/Ambulance	911
Township Office	745-8880
Police Administration	746-8474

Utilities

West Penn Power	800-686-0021
<i>To report outages</i>	<i>800-544-4877</i>
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
Allied Waste Services	412-429-2600

Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

glencannon15317@yahoo.com

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 \$50 fine may be assessed for failure to submit the ACC form with proper approval.

A copy of the ACC form is available from the association secretary, in most newsletters 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 unsure about your current balance, 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!**

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	10:00 a.m. - 3:00 p.m.
Tuesdays	10:00 a.m. - 3:00 p.m.
Wednesdays	2:00 p.m. - 6:00 p.m.
Thursdays	2:00 p.m. - 6:00 p.m.

You may reach the Association by phone at (724) 745-4911 or by email at glencannon15317@yahoo.com

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 Secretary 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.

Attorney Fee Policy

Residents who fail to pay the monthly \$43 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney to file a lien on their property (for lack of payment) will also have those fees added to their account.



Glencannon

Community News

Next Board Meeting

April 8, 2014 at 7:30 pm North Strabane Fire Station
(2550 Washington Road, Canonsburg, PA 15317).

The Glencannon Easter Egg Hunt

Saturday, April 19, 2014

**12:00 Noon
At Playground A**

(Just off of Old Meadow Road)

Please RSVP with children's first and last names by **April 12th** to: venusbarto@yahoo.com (those without email can call the office at (724)745-4911).

RSVP is required so we have enough eggs for all children.

Brought to you by the Glencannon Sports and Recreation Committee.

Notice:

Vehicles without current registration stickers are not permitted to be parked in Glencannon commons parking pads. In addition, vehicles parked in commons parking for long periods of time will be researched for resident ownership.

**These vehicles will be towed
at the owners expense.**

Officers Elected

Following the Annual Meeting on March 18, 2014, the Glencannon Board of Directors convened for the purpose of electing officers. Terry Creighan was elected President, Shawn Beard was elected Vice President and Jim Byer was elected Financial Chair. These positions are in effect for a period of one year until the next Annual Meeting in March 2015. Sheila Christopher was elected as the new ACC Chair and Ed Frohnafel, Jr. was elected Commons Chair; Venus Barto was elected as the Sports and Recreation Committee Chairperson.

New Board Member

Welcome Sheila Christopher recently elected to a three year term in the townhouse position.

Tony Sacco was elected to a three year term in the Single Family Home position and Ed Frohnafel, Jr. was elected to a three year term in the Open position.

Dog Laws

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 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 your dog and clean up after them.
Thank you for your cooperation.*

Reminder!

Glencannon ACC regulations require that GARBAGE CONTAINERS are to 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 5:00 p.m. the night before collection day**, and should be removed the next day.

Thank you!

Been a while since you shopped around for car insurance?

Allstate Insurance just had a rate DECREASE.

Plus, with accident forgiveness and deductible rewards you could be getting a better deal than you ever thought possible.

Contact your local Allstate agent today to make sure you are getting the service and discounts that you deserve.



Brian Fisher - Exclusive Allstate Agent

With two convenient locations to better serve you:

148 West Pike Street
Canonsburg, PA 15317
724-746-4470

1130 Perry Highway
Pittsburgh, PA 15237
412-366-9480

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		\$.40 / word

Discounts apply when
consecutive ads are placed

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price add when you purchase 3

Deadline for all ads (except full-page ads)
is the 15th of each month. Full-page ads
are due by the 20th of each month.

Web site ads are available at an introductory
rate, \$75.00 (for 1 year, on the home page.)
\$95.00 (for 1 year, on all pages.)

Electronics Disposal

**Due to a new PA electronics recycling law,
Electronics can not be disposed to municipal
waste. This includes computers, TV's and any
components of these devices.**

**For more information on Electronic Disposal and
Recycling sites, visit the Washington County
Planning Commission Website at:
www.depweb.state.pa.us.**

Most Goodwill stores will accept Computers and
electronics however, they recently discontinued
accepting televisions.

Lifeguards Wanted

Call the office at:
(724) 745-4911

Or send a letter of inquiry to:

**P.O. Box 831
McMurray, PA 15317**

February 2014 Financial Report

General Fund Revenue

Association Fees	\$22,360
Resale Packets	\$150
Late Fees	-\$140
Rec. Center Rental	\$0
Pool Passes	\$0
Newsletter	\$700
Other	\$3
Total	\$23,073

General Fund Expenditures

Rec. Center	\$164
Commons	\$94
Grounds	\$2,957
Trash	\$3,960
Legal	\$855
Administrative	\$2,512
Total	\$10,542

General Operating Fund:

Beginning Balance	\$75,942
Deposits/Revenue +	\$23,073
Expenditures -	\$10,542
Transfers +/-	\$500
Change in Working Capital	-\$6201
Ending Balance	\$81,772
Operating Fund Accounts	
Checking	\$53,334
Money Market	\$28,438
Total	\$81,772

Reserve Investment Accounts

CD's	\$44,039
PNC Advisors	\$379,223
Total	\$423,262

The total lawsuit cost to date:

(over the last 3 years) **\$344,479**

Paid to date: **\$258,314**

Remaining balance owed:

\$86,165 (this amount is most of the June trial bill)



Judi Agostinelli, Associate Broker, ABR, CRS, GRI
 724-941-8680 ext 217
 Cell 412-997-3969
 RealtorJAA@aol.com
 Web Site JudiAgostinelli.Realtor.com

ALL AGENTS ARE NOT CREATED EQUAL

- **Ranked #1 among CENTURY 21 Agents** in Pennsylvania for units SOLD
- **Ranked #2 among CENTURY 21 Agents** in the State of Pennsylvania
- **Ranked #86 among CENTURY 21 Agents** in the United States (The top .16% of Agents)
- **Recipient of the CENTURY 21 Centurian Award and the CENTURY 21 Double Centurian Award** (Level reached by .25% of agents)
- **Life Member of the Centurian Honors Society** (2.09% of agents to have ever reached this level)
- **CENTURY 21 Quality Service Award** Recipient
- Washington-Greene Association of Realtors **Circle of Excellence Member Diamond Award Recipient**
- 2010-2013 **Five Star Real Estate Agent Award** (Less than 7% of real estate agents in this area receive the award)
- **Associate Broker** (licensed in 2006 and a licensed Realtor since 1992)
- **Certified Residential Specialist** (CRS designation - comprises of only 3% of Realtors)
- **Accredited Buyer Representative** (ABR designation)
- **Graduate of the Real Estate Institute** (GRI designation)
- California University of Pennsylvania, **Bachelor of Science** 1983
- **Epsilon P Tau** (Honor Society for Professionals in Technology)

There are many qualities and skills that go into being a successful real estate agent: integrity, in-depth community and market knowledge, marketing savvy, effective negotiation skills and a high quality professional network, all of which are hallmarks of how I work.

*That said, in my experience as a Washington and Allegheny County Real Estate Professional, I've also found that providing the very best service is essentially about **putting my client first**. This means keeping myself accessible, being a good listener as well as a good communicator, and responding quickly to the needs of my clients.*

*This "**client first**" philosophy has always been my approach and it requires me to continually improve my skills and ways of doing business. In addition, I've found that the latest technologies are enabling me to do everything I've always done, only much more quickly and efficiently. They've also helped me to extend the range of services I provide to my clients.*

**Glencannon Homes Association
Regular Board Meeting
March 11, 2014**

Board members present: Terry Creighan - President, Shawn Beard – Vice President, Tony Sacco, Ed Frohnaphel, Jr., Rick Flood, Rita Manolas, Jim Byer, John Ackerman and Sheila Christopher.

Mr. Creighan called the meeting to order at 7:30pm

Open Discussion

A resident was present stating that he has submitted his resume and credentials to the board and expressed his interest in the assistant manager position as the pool. The board asked him questions regarding his asking rate and the specifics of the job. A resident presented a letter to the board that outlined her interpretation of the bylaws regarding voting rights, quorum and the proxy votes. She asked that the letter be published in the newsletter.

Financials

The A/R Report, Budget Consumption, Monthly Check Register and the Upcoming bills were discussed which were distributed to each board member one week prior to the meeting. Mr. Flood made a motion to approve the financials, Mr. Beard seconded. Vote: Mr. Creighan- yes, Mr. Beard-yes, Mr. Sacco- yes, Mr. Frohnaphel Jr - yes, Mr. Flood yes, Ms. Manolas-yes, Mr. Byer - yes. Mr. Ackerman- yes and Mrs. Christopher- yes.

Commons

Mr. Ackerman stated that he spoke to O'Brien's and had them pick up debris in the community on Glencannon Drive and also the Route 19 corridor. Mr. Beard said he spoke to West Penn Power and the light on the corner of Hunting Creek and Glencannon Drive has a broken line. West Penn Power will be repairing it but it will take a few weeks.

Rec.

Mr. Creighan reported that the positions for Manager, Assistant Manager and lifeguards are still open. Interested candidates can still apply. These positions are advertised in the Observer Reporter as well as the newsletter. A new refrigerator is also being purchased for the pool office. Prices will be obtained.

ACC

The board discussed that there was one request. It was approved and signed. Mr. Sacco brought up a home in

the community that is doing work and asked if an ACC request was submitted. The board discussed notifying the homeowner of the policy and the need for a request. Ms. Manolas brought up talking to local contractors about the requirements of an ACC in the community. The board discussed the procedure for the ACC fine. This procedure will be written for all board members to refer to when needed.

New Business

Mr. Beard discussed the line break on 19. He stated that the North Strabane Municipal Authority Manager informed him to call 811 to have the lines marked. Neighboring properties will need to be notified by mail that contractors may be walking on or near their properties.

The election committee was also established with two of the residents present for next week's annual meeting.

Old Business

Mr. Creighan provided an update on the lawsuit. The board and the residents present discussed the specifics.

Mr. Frohnaphel made a motion to adjourn and Mr. Flood seconded at 8:00pm.

Respectfully submitted by Kim Spicer

**Glencannon Homes Association
Executive Board Meeting
March 11, 2014**

Board members present: Terry Creighan - President, Shawn Beard – Vice President, Tony Sacco, Ed Frohnaphel Jr, Rick Flood, Rita Manolas, Jim Byer. John Ackerman and Sheila Christopher

Mr. Creighan called the meeting to order at 8:10 pm.

The board discussed the line break on 19 in further detail. Mr. Creighan provided the exact location of the line break and the condition of the area. Mr. Beard discussed his conversations with North Strabane regarding this area and the cause of the line break and what is needed to establish the cause. The board discussed a dye test, having the lines marked and also informing the residents that are in that area of the situation. The letters to the residents will be sent within the next few weeks.

The board also discussed the residents who owe over a specific amount in dues. The draft letter was discussed that will be sent to these residents informing them of the overdue balance and the additional legal fees that will accrue if the balance is not paid.

A discussion occurred about contacting the attorney and scheduling a meeting to discuss direction about liens and further legal action on overdue balances.

Late fees were discussed and making the calculations more consistent and convenient.

ACC

Mr. Frohnaphel, Jr. asked for further clarification of the retractable awnings. The board discussed the vote that occurred in 2013 and due to the covenants stating that awnings are not permitted, it was denied. The board discussed the need for consistency of ACC approval and the importance of adhering to the covenants. Specifics were also discussed about the ACC fine.

REC

The board discussed the open manager and assistant manager positions for the 2014 pool season. The specific candidates were discussed. The work associated with opening and closing the pool and power washing was discussed.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:50pm

Respectfully submitted by Kim Spicer

Glencannon Homes Association Executive Meeting March 18, 2014

Board members present: Terry Creighan - President, Shawn Beard – Vice President, Tony Sacco, Ed Frohnaphel Jr, Rick Flood, Rita Manolas, Jim Byer. John Ackerman and Sheila Christopher

Mr. Creighan called the meeting to order at 7:00pm

Mr Creighan opened the discussion stating that he called the DEP and provided our dam number; the DEP will call us back once they gather information about our dam. Mr. Sacco stated that there is still additional work that needs done and he doesn't agree that we are in compliance. Mr. Creighan said that after talking with the DEP and reviewing the paperwork provided by Mr. Sacco, we are in compliance until 12/31/2014. The details of what is needed will be determined by the DEP and will need done in order to renew the permit for next year.

Mr. Creighan stated that he has been talking to

people that are interested in the manager position as well as Assistant Manager and Head Lifeguard position. He also stated we will be gathering prices for pool chemicals.

Mr. Creighan, Mr. Byer, Mr. Beard and Mrs. Spicer agreed to meet with the attorney regarding the lien list and the delinquent list. Mr. Sacco stated that he reviewed the by-laws and provided information regarding the rights of the Association to obtain payment on overdue accounts. Mrs. Christopher asked about the need for meeting with the attorney and if it is necessary based on the cost associated with it. Mr. Creighan, Mr. Beard and Mr. Byer discussed the need for legal advice to determine how to proceed with seriously delinquent accounts to determine what the most feasible method is.

The board discussed a vacant home in the community and the neighboring resident's concerns.

The board also discussed in length the specifics and the need for a dye test related to the line break on 19. In addition, Mr. Ackerman suggested that a registered plumber would be necessary to do that job. Mr Sacco said he will contact the Municipal Authority to see if they would do the dye test and determine how much they would charge.

Mr. Creighan stated that the treatment of the lawn area at the pool will begin soon and the price was discussed.

Mr. Sacco stated that the draft of the revised by-laws has been completed. The board discussed what proxy voting means. Mr. Sacco also discussed his conversation with the Attorney and the qualifications to pass the revised by-laws. The board discussed various ideas about how to meet with the residents, answer questions about the changes and obtain votes.

Mr. Frohnaphel, Jr. made a motion to adjourn at 7:50pm.

Respectfully submitted by Kim Spicer

Privileged to help.



John Skariot, Agent
4050 Washington Road
McMurray, PA 15317
Bus: 724-941-4130
john.skariot.buuz@statefarm.com

We're honored to serve this community for 30 years.

My staff and I look forward to many more with you. Thank you for your continued support and business. ***Get to a better State®. Get State Farm.***
CALL ME TODAY.



1211031

State Farm, Bloomington, IL

Request for Review
Architectural Control Committee
Glencannon Homes Association

Name: _____ Date: _____

Address: _____

Telephone: _____ Lot: _____

Project Description:

Owner's Signature: _____

ACC Recommendations & Comments: _____ Date received: _____

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 will respond to your request within 30 days.

MAIL REQUESTS TO:

Glencannon Homes Association ♦ P.O. Box 831 ♦ McMurray, PA 15317

APRIL 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3 Garbage & Recycling	4	5
6	7	8 Board Meeting 7:30 pm North Strabane Fire Station	9	10 Garbage	11	12
13	14 Passover	15	16	17 Garbage & Recycling 2 Hour Early Dismissal	18 Spring Break	19 Glencannon Easter Egg Hunt Noon
20 Easter Sunday	21 Spring Break	22		24 Garbage	25	26
27	28	29	30			

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