

# The **Glencannon** Newsletter

Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

## April 2015

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*Sign-up your children for  
the Easter Egg Hunt on  
April 4th!  
(Details Page 4)*

### **GLENCANNON BOARD OF DIRECTORS**

**Terry Creighan, President**  
**Shawn Beard, Vice President**  
John Ackerman  
Jim Byer  
Dave Chirdon  
Sheila Christopher  
Ed Frohnafel, Jr.  
Rita Manolas  
Tony Sacco

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

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### 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

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](mailto:glencannon15317@yahoo.com)

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://www.glencannonhomes.org)

# 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

<b>Mondays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Wednesdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto: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 file a lien on their property (for lack of payment) will also have those fees added to their account.



# Glencannon Community News

## Next Monthly Meeting of the Directors,

April 14, 2015 at 7:00 pm

(Frank Sarris Public Library, 35 N. Jefferson Avenue Canonsburg, PA 15317,  
(Meeting room 3 -second floor)

### New Administrative Fee policy

The Glencannon Homes Association Board of Directors has voted to re-structure the fees for association dues.

Effective April 1, 2015, an administrative fee of \$7.00 per month will be charged on **ALL** past due accounts.

In addition, households that exceed \$250 will have an additional 6% per annum finance charge on the balance.

**GHA can also restrict pool use, revoke voting rights, assess fees, place a lien against the property and foreclose on the homeowner.**

Every Association Member has been sent a statement with account information

## The Glencannon Easter Egg Hunt

Saturday, April 4, 2015

12:00 Noon

At Playground A

(Just off of Old Meadow Road)

Please RSVP with children's first and last names by **April 2nd** to: [venusbarto@yahoo.com](mailto: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.*

## Lifeguards Wanted

Call the office at:

(724) 745-4911

Or send a letter of inquiry to:

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

Returning guards, please call us and let us know you will be back.

### 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.**

## 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.*

# Community Day

The 2015 event will need a Chair person and plenty of volunteers.

**Please call the office if you are interested in helping this year.**

**(724)745-4911**

If we do not receive (at least) 15 volunteers to help with planning and the day itself, Community Day will be reduced accordingly.

**Televisions ARE NOT permitted to be placed with municipal waste due to a new statewide law.**

**There have been a few residents that put their TV out with the garbage and the TV sat there for a long period of time. Please make your neighbor aware of the law if you see them doing this.**

**GHA will pass on any recycling events through this publication; in addition, Best Buy stores will take televisions 32" and smaller (some restrictions apply).**

**Glencannon Homes Association  
2014 Financial Report  
As of February 28, 2015**

	GENERAL FUND	REPLACEMENT FUND	YTD TOTAL
<b>Income Statement:</b>			
<b>Revenues:</b>			
Association Fees	\$44,659	\$-	\$44,659
Other Fees	\$813	\$8,342	\$9,156
<b>Total</b>	<b>\$45,472</b>	<b>\$8,342</b>	<b>\$53,815</b>
<b>Expenditures:</b>			
Recreation Services	\$444	\$-	\$444
Commons Maintenance	\$2,807	\$-	\$2,807
Landscaping	\$5,914	\$-	\$5,914
Garbage Removal	\$7,935	\$-	\$7,935
Legal Services	\$4,650	\$-	\$4,650
Administrative	\$17,422	\$(1,111)	\$16,311
<b>Total</b>	<b>\$39,172</b>	<b>\$(1,111)</b>	<b>\$38,061</b>
<b>Excess (Deficit):</b>	<b>\$6,300</b>	<b>\$9,453</b>	<b>\$15,753</b>
<b>Beginning Balance</b>	<b>\$87,274</b>	<b>\$455,807</b>	<b>\$543,082</b>
<b>Revenue +</b>	<b>\$45,472</b>	<b>\$8,342</b>	<b>\$53,815</b>
<b>Expenditures -</b>	<b>\$(39,172)</b>	<b>\$(1,111)</b>	<b>\$(40,283)</b>
<b>Change in Working Capital</b>	<b>\$(246)</b>	<b>\$-</b>	<b>\$(246)</b>
<b>Transfers +/-</b>	<b>\$(1,000)</b>	<b>\$1,000</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$92,328</b>	<b>\$464,039</b>	<b>\$556,367</b>
<b>Bank and Investment Accounts:</b>			
Bank - Checking	\$63,880	\$17,374	\$81,254
Money Market	\$28,449	\$-	\$28,449
CD's		\$44,146	\$44,146
PNC Advisor Investments		\$402,518	\$402,518
<b>Total</b>	<b>\$92,328</b>	<b>\$464,039</b>	<b>\$556,367</b>

**Pond Lawsuit:**

Total cost/paid to date (last 4 years) \$354,314

Total amount forgiven from Eckert Seamans:

\$14,764.58

Remaining balance owed: \$30,907.87

**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](http://www.depweb.state.pa.us).

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

# 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!



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 Unites 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 Start 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  
Monthly Meeting of the Directors  
March 10, 2015**

Board members present: Terry Creighan - President, Tony Sacco, Ed Frohnaphel Jr, Rita Manolas, John Ackerman, Jim Byer. Shawn Beard, Vice President came at 7:20pm. Rick Flood and Sheila Christopher not present and excused.

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

**Open Discussion**

A resident was present and stated that she presented her ideas to the board in September about starting a beautification committee to improve the flowers and the mulch beds. She said that she spoke to the people who signed up in September and they are still interested. She said that she would like to continue the process of this committee as we approach the spring season. The board discussed the cost to make these improvements and this would have to be determined.

The financial reports were discussed and Mr. Byer made a motion to approve. Mr. Frohnaphel, Jr. seconded the motion. Mr. Sacco – yes, Mr. Creighan – yes, Ms. Manolas – yes and Mr. Ackerman – yes.

**Commons**

The commons chair reported that there was a meeting with O'Brien's Landscaping and the 2015 contract was signed. It was discussed that the playgrounds will be mulched before Easter. Also, the spillway will be done in the coming months and Mr. Miele will repair a lights on Village Drive.

**ACC**

There was 1 request which was approved.

**Rec**

The rec chair stated that he has been in contact with the pool manager and he would like to return for the 2015 pool season. Mr. Miele has agreed to assist with reopening the pool this year. Additional paperwork and certifications that are required for the opening of the pool will be completed.

**Old Business**

The Annual Meeting was discussed and will occur on March 17, 2015 at the Library at 7pm.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 7:30

*Respectfully Submitted, Kimberly Spicer*



## **Glencannon Homes Association Annual Meeting of the Members March 17, 2015**

Board members present: Terry Creighan - President, Shawn Beard- Vice President, Tony Sacco, Ed Frohnaphel, Jr., Rita Manolas, John Ackerman, Jim Byer and Sheila Christopher.  
Rick Flood not present and excused.

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

The board discussed the Easter Egg Hunt which will be held at Playground A on April 4, 2015. Mr. Creighan made a motion to set the budget amount for this activity at \$75. Mr. Byer seconded the motion. Vote: Mr. Beard – yes, Mr. Sacco – yes, Mr. Frohnaphel, Jr. – yes, Ms. Manolas – yes, Mr. Ackerman – yes, Mr. Byer - yes and Ms. Christopher – yes.

The department chairs presented an annual report for each of their areas:

### **ACC**

The ACC chair stated that there were 31 requests in 2014. All were approved and the approval letters were sent to the homeowners in a timely manner. The ACC committee facilitated conversation with neighbors to conduct joint improvement and repairs to their homes. She also stated that the ACC guidelines were put in a user-friendly format and are now on the website for review.

### **Rec**

The rec chair stated that 2014 was down year for attendance and revenues for the pool. This is related to weather, fewer people visited the pool and fewer pool parties were booked. The positive aspect of 2014 was that swim lessons were offered for the first time in over six years. This was very successful and will grow in the coming season. Mr. Miele will open the pool building and perform the usual spring maintenance as he did last year. Needed items for 2015 were also discussed.

The rec chair also discussed the progress of the Sports and Recreation committee in 2014. They had a successful, Easter Egg Hunt, Community Day and Bonfire. They suggested safety improvements for the playgrounds and repairs were completed.

### **Commons**

The commons chair stated that in 2014, there was a partnership between the Township and Glencannon to resolve the issue along Route 19. Resident concerns were addressed. Mr. Miele continues to address issues throughout the neighborhood in a cost effective manner. Grass cutting and mulching took place as normal.

### **Financial Report**

The financial chair provided a report regarding the financial objectives that were accomplished in 2014: 1) to create a better financial report for the community that showed reserve balances and a truer picture of Glencannon financial state; 2) to implement a better and more effective way to handle past dues; 3) to create a new reporting process to address Glencannon's assets and reserve studies. Measuring and tracking for 2015 was discussed to show trends and progress. The past due policy was created to address overdue balances while the severely past dues residents will be dealt with on the legal front. We will track our progress with the new policies in place to see how it effects our collections in 2015.

The ballots were counted by a resident present at the meeting. Mr. Beard continues be in the open position, Mr. Ackerman will continue to be in the single family home position. The board welcomed Mr. Chirdon in the townhome position.

Mr. Frohnaphel, Jr. made a motion to adjourn the meeting at 7:35

*Respectfully submitted, Kimberly Spicer*

## New Board Member

Welcome Dave Chiridon, recently elected in the townhouse position.

His term runs to March 2018

## 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.)

## Thanks!

Rick Flood for your service on the Glencannon Homes Association Board of Directors. Rick has decided to pursue other interests in the near future, hopefully we can persuade him to do some hot dog days at the pool this summer.

## Officers 2015

The Glencannon Homes Association Board of Directors will elect officers at the next executive meeting.

The results will be posted in the May newsletter.



Staffing and Training Services

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Hermaine G. Muno  
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## Shawn A. Beard

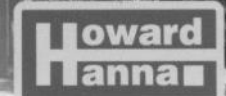
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**Request for Review**  
Architectural Control Committee  
Glencannon Homes Association

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 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Garbage & Recycling 2 hour Early Release Canon-McMillan	3 Good Friday and Passover No School Canon-McMillan	4 Easter Egg Hunt Playground A 12:00 noon
5 Easter Sunday	6	7	8	9 Garbage	10	11
12	13	14 Board Meeting 7:00 pm Frank Sarris Public Library	15	16 Garbage & Recycling	17	18
19	20	21	22	23 Garbage	24	25
26	27	28	29	30 Garbage & Recycling		