

The

Glencannon

Newsletter



Visit our web site: www.glencannonhomes.org

April 2016



Pool News

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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



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

Tyler Oravetz	412-980-4389
Cody Kusluch	678-5640

Dog Walking

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
Peoples Gas	800-764-0111
Verizon	800-660-2215
Comcast Cable	724-745-4734
Gas Leaks	800-400-4271
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

glencannon15317@yahoo.com



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**

It is also possible to set up online bill payments through your bank with additional options like payment reminders and automatic drafting.

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 you will need a "Resale Certificate" signed by a GHA Board Member and the GHA Secretary. The Resale Certificate is issued when all GHA dues and assessments have been received by GHA resulting in a zero balance owed. The Resale Certificate is required for your home Closing.

As a reminder under Act 180, the Association has ten days to provide the Resale Certificate and other items to the seller. Please contact the GHA Secretary as soon as possible so that your Resale Certificate can be prepared.

There is a fee of \$75 for a Resale Certificate.

The GHA Secretary can be contacted at (724) 745-4911.

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 12, 2016 at 7:00 pm (At the Frank Sarris Public Library located at
35 N Jefferson Ave, Canonsburg, PA 15317, Room 3)

Lifeguards Wanted

Call the office at:
(724) 745-4911

Or send a letter of inquiry to:

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

Due to the high volume of requests, please
have your application submitted ASAP.

**Three board members have been
re-elected to three year terms
(through March 2019). Jim Byer,
Rita Manolas and Terry Creighan
were un-opposed this year.**

Welcome Back!

If you would like to
participate in the upgrade of
Glencannon landscaping,
please call the office at:
(724) 745-4911

Community Day 2016

We are looking for someone to
Chair this years event.

**Please call the office if
you are interested.**

(724)745-4911

A smaller "fun day" can be
planned if enough volunteers
are not available.

New ideas welcome!

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.**

The Projected dates for the Annual Yard
Sale will be June 11th and June 12th.

Sponsored by Shawn Beard, Howard Hanna Real Estate

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.

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**
On the Glencannon Pond
Thank You

Our garbage collection company has requested to remind residents that only ONE bulk item (couches, refrigerators, furniture, etc.) can be included with your usual waste - weekly.

Televisions **ARE NOT** permitted to be placed with municipal waste due to a 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, please call them first).

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.

Shawn A. Beard
REALTOR®

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Office: 412.831.6400 x203
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Shawn@ShawnBeard.net
www.ShawnBeard.net

3912 Washington Road
McMurray, PA 15317-2519

#1 Real Estate Company in PA, OH, WV and NY

Real Estate Insurance

**Glencannon Homes Association
Financial Report
As of February 29, 2016**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$44,720	\$-	\$-	\$44,720
Other	\$2,875	\$(8,567)	\$7,575	\$1,884
Total	\$47,595	\$(8,567)	\$7,575	\$46,604
Expenditures:				
Recreation Services	\$812	\$-	\$-	\$812
Commons Maintenance	\$15,788	\$-	\$-	\$15,788
Landscaping	\$6,098	\$-	\$-	\$6,098
Garbage Removal	\$12,137	\$-	\$-	\$12,137
Legal Services	\$240	\$-	\$-	\$240
Administrative	\$5,412	\$1,232	\$-	\$6,644
Total	\$40,488	\$1,232	\$-	\$41,720
Excess (Deficit):	\$7,107	\$(9,799)	\$7,575	\$4,884
Beginning Balance	\$79,266	\$529,570	\$1,073,578	\$1,682,414
Revenue +	\$47,595	\$(8,567)	\$7,575	\$46,604
Expenditures -	\$(40,488)	\$(1,232)	\$-	\$(41,720)
Change in Working Capital	\$(3,602)	\$-	\$-	\$(3,602)
Transfers +/-	\$(1,000)	\$500	\$-	\$(500.00)
Ending Balance	\$81,772	\$520,272	\$1,081,153	\$1,683,197
Bank and Investment Accounts:				
Bank - Checking	\$53,316	\$55,707	\$-	\$109,023
Money Market	\$28,455	\$-	\$239,822	\$268,277
CD's		\$44,146	\$841,331	\$885,477
PNC Advisor Investments		\$420,419	\$-	\$420,419
Total	\$81,772	\$520,272	\$1,081,153	\$1,683,197

**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.)

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.

Let's Keep Glencannon Clean

If you are a walker of our lovely community, we would like to ask you to **Take Along a Bag** (a plastic grocery bag will do) with you on your walk and pick up any trash, papers, bottles, cans, or cups, and especially - **Dog-Poo** - for you dog owners, that you might encounter on your walk. *Pitching in can make a difference* to keep our community clean.





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

March 8, 2016

Executive Meeting

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

Mr. Creighan called the meeting to order at 6:30 pm.

The board discussed the financial reports that were distributed over the last week. The details of the utility bills were also discussed including the change in the water bill. PA American Water was contacted regarding the meter reading.

ACC

There were 4 requests this month and were all approved.

REC

The preparation for the pool season is underway. The pavilion and pool office light fixtures need to be replaced, the fluorescent bulbs will be retained as replacements for the remaining fluorescent fixtures. There were a few people who contacted the office interested in lifeguard positions for the summer.

COMMONS

The 2016 landscaping contract was discussed with O'Brien's Landscaping and they signed for another year. The board discussed a request for proposal to obtain a bid to clean the clogged pipe at the pond. The paving project that was discussed in the fall will be underway again and additional bids will be obtained. The HOPE Committee will be gathering soon to discuss upcoming bed projects in the community. The tree project was discussed with additional removals and planting of trees in various areas.

STORM WATER MANAGEMENT

A proposal was distributed to the board for review.

The details were discussed and additional proposals are being gathered.

OLD BUSINESS

The Annual Meeting will occur next week on March 15, 2016 at 7pm.

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

Glencannon Homes Association

March 8, 2015

Monthly Meeting of the Directors

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

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

Mr. Byer made a motion to approve the financial reports for the month of February 2016. Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Ms. Manolas – yes, Mr. Sacco – yes, Mrs. Christopher – yes, Mr. Byer – yes, Mr. Frohnaphel, Jr. – yes and Mr. Ackerman – yes.

ACC

There were 4 requests this month and were all approved.

REC

The pool committee will meet soon and will discuss the upcoming pool season. Mr. Richards will be contacted regarding the management of the pool and the lifeguard positions will be posted in the newsletter and website.

COMMONS

The board discussed the community wide yard sale and a date will be chosen for June. Mr. Beard agreed

to sponsor again this year. The community clean-up will also occur in May. The dates will be advertised once finalized.

OLD BUSINESS

The board discussed the foreclosure process for delinquent properties. The process will be reviewed with the attorney in the coming weeks.

Mr. Frohnaphel, Jr. made a motion to adjourn at 7:45pm.

Respectfully Submitted, Kimberly Spicer

Glencannon Homes Association March 15, 2016 Annual Meeting

Board Members Present: Mr. Beard, Mr. Byer, Mr. Chirdon, Mr. Frohnaphel, Jr. and Mr. Ackerman. Mr. Creighan, Mr. Sacco, Ms. Manolas and Mrs. Christopher not present and excused

Mr. Beard called the meeting to order at 7:01pm.

Open Discussion

None

Annual Financial Report

The financial chair provided a report regarding what occurred in 2015. An Asset reserve analysis was done for the first time in 15 years. This was done internally so there was no cost accrued. The detailed report of the analysis will be provided in the 2015 audit presentation done by the Stelmack, Debransky and Eannace in either July or August 2016 at a regular board meeting. The outcome stated that GHA has sufficient reserves and the recommendation was that replacement can be done with some of the current assets. The board will work on this with projects in 2016. The financial chair also worked with the auditors to reduce tax liabilities. The settlement funds were put into additional CDs and money markets until a plan is

developed for the storm water management.

Annual Commons Report

An Aggressive plan of trimming and removing dead trees occurred over the last year with an excess of \$30,000 spent. The HOPE committee was developed with a group of volunteers to make improvements to various beds. In addition, the storm water management committee was developed.

Annual Rec Report

The rec report was provided stating that the pool revenues fell short for the 2015 pool season by about \$1,100. This is due to the poor weather for the first half of the summer. However, the pool came in almost \$5,000 under projected expenses. The pool committee was established and has made a lot of improvements with paperwork, scheduling and procedures. The cash register was also implemented. In addition, Mr. Richards has agreed to come back as the pool manager for the 2016 season. The pool will undergo usual maintenance for the new season and some of the chairs and tables will need replaced. The lifeguards were thanked for their hard work over the summer.

Annual ACC report

A report was provided with a breakdown of all 38 ACC requests that were submitted in 2015. The report also provided details of the various repairs that were done.

New/Old Business

The board discussed that the attorneys were contacted regarding the process to start foreclosures and commons concerns in the community.

Election ballots;

There were 9 ballot envelopes submitted by residents to the office. The envelopes were opened at the meeting. Mr. Creighan, Mr. Byer and Ms. Manolas each received 9 votes and will continue with their current board seats.

Respectfully Submitted, Kimberly Spicer

Potholes on your street?

Call the North Strabane Public Works Department to report a needed repair.

724-745-1404

Potholes on state roads can be reported at:
1-800-FIX-ROAD

Recycling Events

The Washington County Planning Commission will host monthly electronics recycling on the **first** Tuesday of each month in 2016 (unless otherwise advertised) from 2:00 pm to 5:00 pm at the Washington County Fair Grounds (Exhibit Hall 1).

Most of the electronics are free of charge to dispose, however some restrictions apply.

For more detailed information visit:

www.glencannonhomes.org

GHA has received some calls from residents complaining about their neighbors. We have posted in this publication for these residents to come to a monthly meeting to discuss the issue.

So far, no residents have come to a meeting.

Please **DO NOT** call the GHA phone line with these complaints. The response you will get from our Secretary is to send an email to the board or come to a monthly meeting.

Thank You

Electronics Disposal

Due to the PA electronics recycling law, Electronics cannot be disposed with 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.**

Best Buy stores will accept televisions under 32" (some restrictions apply)

Thanks to the Sports and Recreation Committee for another great Easter Egg hunt. We had some rain this year, but a good time was had by all.



Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

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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 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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3	4	5	6	7	8	9
				Garbage		

10	11	12	13	14	15	16
		Board Meeting 7:00pm Frank Sarris Library		Garbage & Recycling		

17	18	19	20	21	22	23
				Garbage		Earth day

24	25	26	27	28	29	30
				Garbage & Recycling		Arbor Day
No School, Canon-McMillan						