

# The Glencannon Newsletter

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

## April 2017



**The Easter Egg Hunt will have new ideas and a new format this year**  
(Details Page 4)

### *In this issue*

Resource Page .....	Page 2
Next Board Meeting .....	Page 4
Community News .....	Page 4
Annual Yard Sale .....	Page 4
Financials .....	Page 5
Shredding Event .....	Page 6
Minutes .....	Page 7
Report Potholes .....	Page 8
Advertising Rates .....	Page 9
ACC Form .....	Page 11
Calendar .....	Page 12

### **GLENCANNON BOARD OF DIRECTORS**

**Terry Creighan, President**  
**Shawn Beard, Vice President**

John Ackerman

Jim Byer

Dave Chirdon

Sheila Christopher

Ed Frohnafel, Jr.

Rita Manolas

Phone: (724) 745-4911

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



# Glencannon

## Resource Page

---

### Babysitters

Breanna McDade	724-328-1731
Krystina Litton	724-746-6747
Mary Lloyd	724-745-5988
Ruth Ann Heinen	724-554-3661
Sarah Ackerman	724-745-3989
Kaylyn Kusluch	724-746-8649
Janine Dolanch	724-531-0095
Fran Toma	724-413-5738

### Teen Yard Work

Tyler Oravetz	412-980-4389
Cody Kusluch	724-678-5640

### Dog Walking

Janine Dolanch	724-531-0095
Natalie Ackerman	724-745-3989
Ethan Hopf	724-746-8655
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	724-746-2940
Borland Manor Elementary	724-745-2700
N. Strabane Intermediate	724-873-5252
Canon McMillan H.S.	724-745-1400
Transportation Department	724-745-1502
St. Patrick Catholic School	724-745-7977
Canon McMillan M.S.	724-745-9030

### North Strabane Twp. Municipal

Animal Control	724-503-4417
Police/Fire/Ambulance	911
Township Office	724-745-8880
Police Administration	724-746-8474
Maintenance	724-745-1404

### 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](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**

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

<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 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 11, 2017 at 7:00 pm (At the Frank Sarris Public Library located at  
35 N Jefferson Ave, Canonsburg, PA 15317, Room 3)

All residents are welcome to attend!

## The Glencannon Easter Egg Hunt Saturday, April 8, 2017

(Rain date - April 9th)

1:00 pm

At Playground A

(Just off of Old Meadow Road)

Please RSVP with children's first and last names by **April 6th** to:  
venusbarato@yahoo.com; those without email can call the office at (724)745-4911.

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

The event will start off with an Easter Story being read to the children, Easter music will be playing, plus, there will be 5 golden eggs with special prizes.

The Easter eggs will be turned in with each child receiving a treat bag with candy and bunny ears.

*The Projected dates for the Annual  
Yard Sale will be Saturday June 10th  
and Sunday, June 11th.*

*Sponsored by Shawn Beard, Howard Hanna Real Estate*

## Lifeguards Wanted

Call the office at:  
(724) 745-4911

Or send a letter of inquiry to:

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

Please have your application submitted ASAP, these spots fill up quickly.

## Community Day 2017

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!**

## Officers 2017

The Glencannon Homes Association Board of Directors will elect officers before the next monthly meeting.

The results will be posted in the May newsletter.



**Glencannon Homes Association  
Financial Report  
As of February 28, 2017**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$44,548	\$-	\$-	\$44,548
Other	\$1,815	\$16,660	\$6,035	\$24,509
<b>Total</b>	<b>\$46,363</b>	<b>\$16,660</b>	<b>\$6,035</b>	<b>\$69,057</b>
<b>Expenditures:</b>				
Recreation Services	\$564	\$-	\$-	\$564
Commons Maintenance	\$604	\$-	\$-	\$604
Landscaping	\$6,467	\$-	\$-	\$6,467
Garbage Removal	\$8,160	\$-	\$-	\$8,160
Legal Services	\$2,430	\$-	\$-	\$2,430
Pond Renovation	\$-	\$-	\$512	\$512
Administrative	\$6,063	\$1,383	\$-	\$7,445
<b>Total</b>	<b>\$24,289</b>	<b>\$1,383</b>	<b>\$512</b>	<b>\$26,184</b>
<b>Excess (Deficit):</b>	<b>\$22,074</b>	<b>\$15,277</b>	<b>\$5,522</b>	<b>\$42,873</b>
<b>Beginning Balance</b>	<b>\$110,084</b>	<b>\$561,233</b>	<b>\$1,077,552</b>	<b>\$1,748,869</b>
<b>Revenue +</b>	<b>\$46,363</b>	<b>\$16,660</b>	<b>\$6,035</b>	<b>\$69,057</b>
<b>Expenditures -</b>	<b>\$(24,289)</b>	<b>\$(1,383)</b>	<b>\$(512)</b>	<b>\$(26,184)</b>
<b>Change in Working Capital</b>	<b>\$10,365</b>	<b>\$-</b>	<b>\$-</b>	<b>\$10,365</b>
<b>Transfers +/-</b>	<b>\$(1,000)</b>	<b>\$1,000</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$141,523</b>	<b>\$577,509</b>	<b>\$1,083,075</b>	<b>\$1,802,107</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$112,780	\$20,714	\$2,563	\$136,057
Money Market	\$28,742	\$-	\$95,924	\$124,666
CD's	\$-	\$44,146	\$984,588	\$1,028,734
PNC Advisor Investments	\$-	\$512,649	\$-	\$512,649
<b>Total</b>	<b>\$141,523</b>	<b>\$577,509</b>	<b>\$1,083,075</b>	<b>\$1,802,107</b>

## Recycling Events

The Washington County Planning Commission will host electronics recycling throughout 2017 on the first (sometimes 2nd) Tuesday of the month from 2:30 pm to 5:00 pm at the Washington County Fair Grounds, 2151 N. Main St., Washington, PA 15301 (Exhibit Hall 1).

Here are the dates for your convenience: April 4th, May 2nd, June 13th, July 11th, August 1st, September 5th, October 3rd, November 7th and December 12th.

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

For more detailed information visit:

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

We will post other events for 2017 as information is available.

## 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 at the curb **no earlier than 5:00 p.m. the night before collection day**, and should be removed the next day.

## Free Shredding Event

Saturday, May 6, 2017

The event will be held from 9 a.m. to noon in the parking lot of Rep. Brandon Neuman's constituent service office at 1825 Washington Road.

The event is free for local residents, and documents will be shredded on-site.

Common types of unwanted items that should be shredded include credit card statements, credit card applications, bank statements, canceled checks, income tax information, insurance records and retirement or pension fund information.

A limit of five boxes or bags per person is requested, and businesses are not permitted to participate.

More information is available by calling Rep. Neuman's office at:

**724-743-7602**

Clean up day is scheduled for Saturday, May 20th at 10:00 am further details will be provided in the May newsletter.

**Lunch will be served at noon  
as with years past.**

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

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

### 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.**

Our Insurance Carrier has requested the following reminder:

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

### HBR SERVICES LLC

Excavation, Landscaping, Pressure Washing,  
Drive Way Sealing, Masonry Repair And Much  
More

RICK BERNET  
7249937099

Free Estimates

Fully Insured

[HBRSERVICESLLC@gmail.com](mailto:HBRSERVICESLLC@gmail.com)



### 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.



## **Glencannon Homes Association**

**March 14, 2017**

### **Executive Meeting**

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

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

The board discussed the financial reports that were individually distributed last week.

Mr. Beard made a motion to approve. Ms. Manolas seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – yes, Mr. Ackerman – yes, Mrs. Christopher – yes.

#### **ACC**

There was 1 request and it was approved.

#### **REC**

The chemical order is being prepared and should cost less than last year. The door to the baby pool pump room needs replaced as well as the sand in the main pool filters.

#### **COMMONS**

The landscaping contract was renewed with O'Brien's Landscaping. Various lights need repaired and LED bulbs will be ordered to replace the three high pressure sodium bulbs at the pond.

#### **NEW BUSINESS**

The board discussed some fallen trees that occurred after the wind storm a few weeks ago. There are also sticks throughout the neighborhood that need to be cleaned up by O'Brien's Landscaping. The board also discussed the Easter Egg Hunt which is scheduled for April 8, 2017 and the rain date is April 9, 2017. Details of the events were discussed.

The upcoming pool season was discussed and several people have contacted the office expressing interest in lifeguarding.

Meeting adjourned at 6:58pm.

*Respectfully submitted by Kimberly Spicer*

## **Glencannon Homes Association**

**March 14, 2017**

### **Monthly Meeting of the Directors**

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

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

#### **OPEN DISCUSSION**

None

#### **ACC**

None

#### **REC**

The rec. chair reported that Chuck Miele has agreed to help with the needed maintenance again this summer. The pool cover is scheduled to come off in mid April. B & R Pools will assist with the installation and initial operation of the new chlorinator.

#### **COMMONS**

The ongoing issues with lights that need replaced were discussed. In addition, the board discussed the mulching of the playgrounds as well as the future plans to resurface.

#### **NEW BUSINESS**

The board discussed the annual clean up which will be held in May. The date will be advertised in the next newsletter.

The annual meeting was discussed for next week. There will be one vacant board seat due to Mr. Sacco retiring from the board. This was advertised in the March newsletter. This board seat is for a single family home.

Meeting adjourned at 7:30pm.

*Respectfully submitted by Kimberly Spicer*

## **Glencannon Homes Association**

**March 14, 2017**

### **ANNUAL MEETING**

Same attendance as the Monthly Meeting of the Directors.

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

### **OPEN DISCUSSION**

None

### **FINANCIAL REPORT**

The financial chair reported that the asset reserve account that was transferred from Edward Jones in October 2013 has grown 43%. The settlement accounts were also established and are doing well. Over the last year, the past due accounts have been addressed and the administrative fees were implemented. The auditors also reported a clean audit for the association for the third year in a row.

### **ACC REPORT**

The ACC report indicated that there were 24 requests for the year. The specific work and location of the requests were reported as well.

### **REC REPORT**

The rec. chair reported that the 2016 season resulted in total revenue around \$467 over projection and total expenses under projection roughly \$4,500. There was an issue with the pool pump and despite being a difficult repair, Mr. Miele was able to complete the job without any closing of the pool. There is also ongoing regular maintenance done throughout the summer. For this coming year, the baby pool will need to be repainted and the security system will need to be checked. The board also agreed to enhance the security system. Mr. Richards will return as the pool manager for the 2017 season. Mr. Miele will continue to do the maintenance and assist with the opening of the pool. Alpine pools will remove the cover and reassemble the pump room. They will also complete the sand filters changeover. There will also be some returning guards this year.

There will also be an Easter Egg Hunt again this year.

### **COMMONS REPORT**

The commons chair reported that scaffold was purchased to use for repairs of the community. The pathway at Playground A was repaved to Partridge Way. In addition, 40 tree stumps were removed throughout the community. The boxes from 117-147 Hunting Creek were rebuilt and the parking pads resealed. The pool parking lot was resealed and relined.

### **HOPE COMMITTEE REPORT**

The chair reported that flowers were planted during the spring and summer months in two beds on 19 and two beds on Upper Hunting Creek. In the fall,

decorations were put up in the community and daffodils and tulip bulbs were planted. In the winter months, bows were put up on the lamp posts throughout the community. This spring, additional beds will be done both on Hunting Creek and Deerfield. She also gave special thanks to the Ackerman family, Rick, Ronnie Richards and Mr. Matthews for all their time and work they did throughout the year. She also thanked everyone who donated items and bulbs.

### **POND MANAGEMENT REPORT**

The pond chair reported that in 2016, the board identified the Harshman Group, llc To oversee the pond renovations. After the initial surveys, Victoria Bennett, the engineer from the Harshman Group provided a detailed scope of work to the board.

### **BALLOT COUNT**

There were 4 ballots submitted and each ballot had a vote for each of the unopposed candidates.

The Annual Meeting was adjourned at 7:20pm.

The board went into executive session following the annual meeting.

The board discussed a past due payment plan policy. The financial chair provided a copy of the proposal to each board member. Some minor changes were discussed to the policy and Mr. Chirdon made a motion to approve and Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Frohnaphel, Jr. – yes, Ms. Manolas – yes, Mr. Ackerman – yes, Mr. Byer – yes.

The annual yard sale date will be determined and advertised in the April newsletter.

## **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**



# Advertise in the Glencannon Newsletter!

<b>Ad Size</b>	<b>Ad Fee</b>	<b>Typing Fee</b>
Full page	\$60	\$6
Half page	\$45	\$5
Quarter page	\$30	\$4
Business Card	\$17	\$ —
Line ads		<b>\$ .40 / word</b>

Discounts apply when consecutive ads are placed

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.

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

Web site ads are available at the following rates:

\$75.00 (for 1 year, on the home page.)

\$95.00 (for 1 year, on all pages.)

**The dumpsters at each of the apartment and condo buildings are ONLY to be used by the residents living in those buildings.**

**Thank you for your cooperation.**



Specializing in Office Staffing

4150 Washington Road, Suite 108  
McMurray, PA 15317  
Phone: 724.942.5860  
Fax: 724.942.5866  
www.personnelstaffers.com

Hermaine G. Muno  
Marcia M. Sacco  
Kris Piscatelli

hermaine@personnelstaffers.com  
marcia@personnelstaffers.com  
kris@personnelstaffers.com

## OPEN BOARD SEAT

The Glencannon Board of Directors has a vacancy for a Single Family Home Position.

Nominations will be accepted at the April 11th monthly meeting of the directors.

Prospective board members must reside in Glencannon and must be current in dues.

**In the event no resident(s) from a Single Family Home apply to be a GHA board member, the board is permitted (through the by-laws) to vote on any resident to fill the seat.**

# NORTH STRABANE TOWNSHIP POLICE DEPARTMENT



DUTY - HONOR - COMMUNITY  
WASHINGTON COUNTY, PENNSYLVANIA  
1929 ROUTE 519  
CANONSBURG, PENNSYLVANIA 15317  
PHONE: (724) 746-8474  
FAX: (724) 745-0652  
EMAIL: NSPD@NSTPD.COM

BRIAN D. HUGHES  
CHIEF OF POLICE

## THEFT PREVENTION NOTICE:

This is a reminder for residents to please lock their vehicle, home, and garage doors. North Strabane Township was recently named one of the safest communities in Pennsylvania. However, there have been several areas throughout Washington County where person(s) have entered unlocked vehicles and/or garages to steal items. Officers from North Strabane Township and surrounding departments have arrested numerous actors involved in this criminal activity, but the crime continues...

## DON'T BE THE NEXT VICTIM:

There are small steps you can take to avoid becoming the next victim of theft. Criminals are looking for easy targets, often taking the path of least resistance. Most property thefts can be prevented by simply locking your windows, home, garage, and vehicle doors.

## COMMONLY STOLEN ITEMS:

- Firearms
- Cash and loose change
- Power tools
- Gift cards
- Electronics
- Prescription pills

## REPORT SUSPICIOUS ACTIVITY IMMEDIATELY:

**Call 9-1-1.** If you see something that appears to be suspicious, trust your instincts and report it. The sooner you call 9-1-1, the quicker the police will arrive. Be a good witness and do NOT confront anyone.



**REQUEST FOR REVIEW FORM**  
**ARCHITECTURAL CONTROL COMMITTEE [ACC]**  
**GLENCANNON HOMES ASSOCIATION**

The **sole purpose** of the ACC is to provide **standards and guidelines** for the Residents and the ACC so as to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

**CHECK BOX[ES] THAT APPLIES TO YOUR REQUEST:**

- Exterior **ANTENNA** provided they are attached to the unit.
- Exterior location of **CENTRAL AIR CODITIONING** unit if not within three [3] feet of current.
- A sketch showing the size, location and elevation of any **DECK, BALCONY, PORCH** or **PATIO**.
- Changes in grade or location of an existing **DRIVEWAY**.
- Height, style, material and distance from property lines of **FENCE**.
- A sketch showing the location of a **LAMP POST** from the property lines and building.
- A sketch showing the location of **OUT DOOR LIGHTING** fixture[s] from the property line and building.
- The height, style, material and distance from property line for **PRIVACY SCREEN**.
- ROOF COVERING** not similar to the one provided by the developer.
- SCREEN & STORM DOORS** do not require approval as long as they abide by unit style.
- UTILITY METERS** are not to be moved or painted with approval.
- UTILITY SHEDS** must be constructed in the same manner, style, and material of the unit.
- SIDING, DOOR, SHUTTERS** and **WINDOW** replacement.
- Painting of **DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM** and **WINDOW TRIM** – approved colors can be obtained by contacting the Secretary or going on line [www.glencannonhomes.org](http://www.glencannonhomes.org) to view the Architectural Policy.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_ LOT NO.: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

OWNER SIGNATURE: \_\_\_\_\_

ACC RECOMMENDATIONS / COMMENTS: \_\_\_\_\_

ACC COMMITTEE SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

# APRIL 2017

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