
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

April 2013



**Election Results and
Latest Board News**

(See Page 4 for details)

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**GLENCANNON
BOARD OF DIRECTORS**

Terry Creighan, President
April John, Vice President

John Ackerman

Shawn Beard

Jim Byer

Richard Flood

Ed Frohnafel, Jr.

Rita Manolas

Tony Sacco

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Janine Dolanch	531-0095
Krystina Litton	746-6747
Mary Lloyd	745-5988
Ashley Lucot	746-2730
Sarah Ackerman	745-3989
Carly Cappelli	743-3345
Katie Rosemeier	223-9653
Sarah Rosemeier	223-9653
Kaylyn Kusluch	746-8649
Fran Toma	413-5738
Breanna McDade	328-1731

Teen Yard Work

Nolan Poness	746-5210
Riley Poness	746-5210
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

North Strabane Twp. Municipal

Animal Control	746-4344
Police/Fire/Ambulance	911
Township Office	745-8880
Police Administration	746-8474
Maintenance	745-1404

Utilities

Waste Management	800-866-4460
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

Glencannon Homes Association

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

glencannon15317@yahoo.com

glencannon15317@yahoo.com ♦ 2 ♦

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 copy of the ACC form is available from the association secretary or online at:

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 ever unsure of the current balance on your account, 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!

You may include a payment voucher, write the lot number on your check, or list it as the account number if you pay your bills online. This makes it much easier for us to ensure that your payment is credited to the proper lot!

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	1:00 p.m. - 6:00 p.m.
Thursdays	1:00 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.



Glencannon

Community News

April Board Meeting

The next board meeting will be held on April 9, 2013 at the North Strabane Fire Station at 7:00 pm.

All residents are invited to attend

Election Results

The Board would like to welcome Jim Byer who was elected to a Single Family Home Position and Rita Manolas who was elected to an "Open" category Position at the 2013 Annual Meeting.

Thank You to Dave Sarver for your 3 years of service on the Board.

Thank You Dave Wheeler for serving on the Board for the past year.

And thanks to all board members, past and present for helping your community!

Officers Elected

Following the Annual Meeting on March 19, 2013, the Glencannon Board of Directors convened for the purpose of electing officers. Terry Creighan was elected President, April John was elected Vice President, These positions are in effect for a period of one year until the next Annual Meeting in March 2014

As reported last month,
Thursday is the new
Garbage pick-up day.

Neighboring Non-Glencannon residents in North Strabane are still Wednesday pick-up.

Reminder: Tree roots and equipment age has caused issues in the community and expensive costs to homeowners.

Utility companies offer insurance that will cover the cost of repair or replacement of property utility lines.

Glencannon Homes Association is not responsible for utility lines from the home to the main line, please be sure to obtain a policy that satisfies all potential problems.

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 call the Glencannon Homes Association or visit the Washington County Planning Commission Website at www.depweb.state.pa.us.

E-Waste Recycling

A free electronics recycling event will be held from 10 a.m. to 2 p.m. April 13 in the Canonsburg Borough building parking lot.

Glencannon Homes Association Financial Report February 28, 2013

General Operating Fund

Checking	\$ 44,004.47
Money Market	\$ 10,325.16
Total	\$ 54,329.63

General Fund Revenue

Association Fees	\$ 27,732.13
Resale Packets	\$ 150.00
Rec. Center Guests	\$ 0
Rec. Center Rentals	\$ 0
Total	\$ 27,882.13

General Fund Expenditure

Rec. Center	\$ 0
Commons	\$ 1,336.09
Grounds	\$ 2,843.34
Trash	\$ 5,696.51
Administrative	\$ 6,785.58
Legal/KLH Services	\$ 7,723.93

Total **\$ 24,385.45**

General Operating Fund

Beginning Balance	\$ 54,329.63
Deposits	\$ 27,882.13
Disbursements	\$ 24,385.45

Total as of 2/28/2013 **\$ 57,826.31**

Please Note:

The amount that has been spent on the pond lawsuit to date (over the past 2.5 years) as of 2/28/13 is:

Legal Fees and Expert Report - **\$128,793.39**

The current balances of our other accounts are:

Citizens CD	\$ 18,153.49
Citizens Capital Reserves	\$ 57,325.16
Washington Federal CDs	\$ 43,366.69
Edward Jones	\$ 309,712.39



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 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.

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!

The Claim Satisfaction Guarantee is an innovative breakthrough in personal auto protection and it's offered only from Allstate. If a standard auto customer is dissatisfied with their experience on a paid auto claim for any reason, Allstate will refund their premium.

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Brian Fisher

Allstate Insurance Company

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 724-746-4470

1130 Perry Highway
 Pittsburgh PA 15237
 412-366-9480



glencannon15317@yahoo.com



Phone: (724) 745-4911

Glencannon Regular Meeting Minutes

March 12, 2013

Board members present: President – Dave Sarver, Terry Creighan, Tony Sacco, John Ackerman, Ed Frohnapfel, Jr., Rick Flood and Shawn Beard

Meeting was called to order by Mr. Sarver at 7:03 p.m.

OPEN DISCUSSION:

A resident opened the discussion asking for clarification from the minutes last month regarding changing the ACC policies. Mr. Sarver clarified that the change will include the internal control over the ACC requests and making sure they are processed quickly and efficiently. This resident, and others present, expressed that people are still leaving their garbage cans in front of their homes. This resident also asked about the cost of a Maintenance Company. The board discussed that after research, it was not cost effective for the community. This resident stated that there are also consistent issues with the mailboxes being out of compliance and falling over. A resident discussed that he has a large maple tree in his yard and he feels it may cause an issue with gas lines and he would like to cut it down.. Mr. Sarver stated to call and notify the board if he chooses to do that but it would not be an issue if it is causing safety concerns. Mr. Flood suggested that all residents be reminded in the newsletter to purchase protection from the water, sewage and gas companies due to consistent issues with the tree roots.

Another resident continued the discussion regarding issues with properties in the community. She mentioned that a particular home has siding left out and it needs to be disposed of. She also discussed two other properties in need of repairs. The board discussed that there were letters sent to the two homes and one of the residents is actively working on repairs. The new garbage company was discussed regarding the change of date not being provided in a timely manner and the 3 year contract was questioned. Mr. Sarver stated that the cost savings was significant but only if there is a 3 year contract signed. It was discussed that if they do not provide service, the Association can opt out of the contract.

Further discussion was done regarding the lampposts and there are many out in the community. The safety issues were discussed as well as people who are driving fast within the community.

The lawsuit was discussed and the court hearing is scheduled. An Association Member read a letter containing several topics and opinions.

Financials

The board discussed the financials that were given to them prior to the meeting. Mr. Sacco expressed that the large bills for legal fees and maintenance should be discussed and the invoices reviewed by the board before they are paid. Mr. Sarver stated that the invoices were distributed in September for the legal fees. Mr. Frohnapfel made a motion to approve the financials, Mr. Flood seconded the motion: Vote: Mr. Creighan- Yes, Mr. Beard- Yes, Mr. Ackerman – Yes, Mr. Sarver- Yes, Mr. Sacco-No

ACC

Mr. Ackerman stated that there have been no ACC requests over the last month. It was mentioned that there are windows being put in and doors changed without board notification in the community. The new ACC request form is being developed by the board.

REC

Mr. Creighan stated that he spoke with Patrick Hogan and Sherwood Valley Pools if offering 20% off pool chemicals if they are purchased by March 20. They are figuring out what is needed for this year. They will also discuss painting lines and install anti-skid material on the pool steps; improvements needed to restrooms as well. The baby pool filter will also be replaced.

Commons

The contract for Ed Elite is complete and signatures will be obtained. Mr. Sacco asked about fencing material being left out on a resident's property and it needs removed.

New Business

Annual updates will be prepared by the board this week in order to discuss at the annual meeting. Election Committee needed and one of the residents present at the meeting volunteered. There will be 2 other people chosen at the time of the annual meeting.

Mr. Frohnapfel Jr. made a motion to adjourn and Mr. Beard seconded the motion.

Meeting adjourned at 8:00 pm

Respectfully submitted by Kim Spicer

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Glencannon Executive Meeting Minutes

February 24, 2013

Board members present: President – Dave Sarver, Vice President-April John, Terry Creighan, Tony Sacco, John Ackerman, Ed Frohnafel, Jr., Rick Flood and Shawn Beard

Meeting was called to order by Mr. Sarver at 7:20 p.m.

Minutes from the regular board meeting February 12, 2013 were reviewed and discussed. The board members provided feedback and discussed condensing the information due to needed space in the newsletter this month. Final changes were reviewed and noted.

Mr. Beard made a motion to approve the minutes and Mr. Frohnafel seconded the motion. Vote: Mr. Sarver – Yes, Mr. Ackerman – Yes, Mrs. John – Yes, Mr. Creighan – Yes, Mr. Sacco – No and Mr. Flood – Yes, Mr. Beard – Yes and Mr. Frohnafel- Yes.

Financials

Mr. Sacco questioned the length of time it took to cut reimbursement checks for the bonfire. Mr. Sarver stated that the receipts were submitted and he gave them to Mrs. Spicer under the assumption they were paid. Once it was determined they were not, the checks were cut which occurred in January 2013. The multiple checks disbursed for West Penn Power were discussed and for next month combine into one check. Additional financial reports discussed including the A/R aging, Profit and Loss and Balance Sheets. It was also discussed that an increased number of residents did not pay dues for the month of January and additional steps will be taken to pursue payment. Mr Frohnafel made a motion to approve the financials, Mr. Beard seconded the motion. . Vote: Mr. Sarver – Yes, Mr. Ackerman – Yes, Mrs. John – Yes, Mr. Creighan – Yes, Mr. Sacco – No and Mr. Flood – Yes, Mr. Beard – Yes and Mr. Frohnafel- Yes.

ACC

Mr. Ackerman and Mr. Flood stated that there was one request this month for siding. The request was approved and signed. The resident will receive a letter of approval. The ACC request form was reviewed and changes are being made to it including timeframes for approval, building permits, disposal of building materials, and follow up after completion. The new form will be in the newsletter upon approval. Mr. Flood stated that he is resigning from the ACC committee. The line painting for Cricketwood and Hickory Circle were discussed and a bid was reviewed. This will be done when the weather is around 50 degrees which is a stipulation of the vendors.

New Business

Mr. Sarver stated that after the regular board meeting and questions on the internal control, he contacted the accountant on the price for an internal audit. Mr. Sarver made a motion to

spend up to \$5000 on an internal audit through the accountant. Mrs. John seconded the motion. Vote: Mr. Ackerman – No, Mr. Creighan – No, Mr. Sacco – No, Mr. Flood – No, Mr. Beard – No and Mr. Frohnafel- No. The board discussed that based on past audits, this is not necessary.

Mr. Sarver made a motion for any board member present and future to sign a confidentiality agreement stating that all information discussed in executive session should not be shared outside of the board. Mr. Sarver stated that he consulted with the board attorney and electronic communication should not be forwarded or printed beyond the board in order to avoid further miscommunication or misinterpretation. Mrs. John seconded the motion. Vote- Mr. Ackerman – Yes, Mr. Creighan – Yes, Mr. Sacco – Abstained for further review of the agreement, Mr. Flood – Yes, Mr. Beard – Yes and Mr. Frohnafel- Yes. The agreement was signed by all that voted yes to the motion including secretary, Mrs. Spicer.

The board also discussed the ballot mailings and various vendors that could be able to do the job for the upcoming election. The deadline for getting the ballots out was determined.

Mr. Frohnafel Jr. made a motion to adjourn and Mr. Beard seconded the motion. Meeting adjourned at 9:25pm

Respectfully submitted by Kim Spicer

Life Guards Needed



Patrick Hogan will be managing the pool this year and he's looking for lifeguards.

If you are interested, contact him at phogan12@yahoo.com or contact him through the Glencannon email or phone number.

glencannon15317@yahoo.com ♦ 8 ♦

www.glencannonhomes.org

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.

Cars and pedestrians happily share the road in
Glencannon.

Please talk to your children about the need to clear the road when cars approach.

glencannon15317@yahoo.com ◇ 9 ◇

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.)

Summer is approaching, anyone interested in helping with Community Day please call the office.

Pool Pass information will be published in the May newsletter.



Boot Camp Classes

with

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Mondays- First Street Elementary School, in Canon Mac School District!!

Wednesdays and Thursdays-- Cecil Elementary School

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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 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Canon-Mac No School	2	3	4 Garbage & Recycling	5	6
7	8	9 <i>Board Meeting 7pm North Strabane Fire Hall</i>	10	11 Garbage	12	13
14	15	16	17	18 Garbage & Recycling	19	20
21	22	23	24	25 Garbage	26	27
28	29	30				



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