

The

Glencannon

Newsletter



Visit our web site: www.glencannonhomes.org

August 2014



*Community Day is
August 9, 2014*

**Get Your Team Ready for
the Community Day
Volleyball Tournament!**

(Details page 10)

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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



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

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

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 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,
August 12, 2014 at 7:30 pm at the pool pavilion**

In Memory of Mr. Jim Lewis

Long time Glencannon resident, Jim Lewis, passed away on Thursday, July 10, 2014. Mr. Lewis was a former member of the Glencannon Board of Directors having served the community in the 1980's and early 1990's. He, and his wife, Vivian, and their children moved to Glencannon in 1974.

The Board extends our deepest sympathy to Mrs. Lewis and her Family.



Pool Hours

Mondays	Noon to 8:00 pm
Tuesdays	Noon to 8:00 pm
Wednesdays	Noon to 10:00 pm
Thursdays	Noon to 8:00 pm
Fridays *	Noon to 10:00 pm
Saturdays	11:00 am to 8:00 pm
Sundays	11:00 am to 8:00 pm

* Friday "Night Swims" continue through August 8, 2014

Shortened "Back to School Hours" start August 26th

Please be sure to clean up after your pets (particularly around the pond and ball field areas).

Thank you for your cooperation.

Reminder

Our Insurance Company has required the following:

No Fishing

No Boating

No Swimming

At the Glencannon Pond

Bonfire

We are looking for someone to chair the committee for the annual Bonfire. Interested residents should call the office for consideration.

(724)745-4911

New ideas welcome!

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

**Glencannon Homes Association
2014 Financial Report
As of June 30, 2014**

Income Statement:	GENERAL FUND	REPLACE. FUND	YTD TOTAL
Revenues:			
Association Fees	\$134,160	\$-	\$134,160
Other	\$8,500	\$10,769	\$19,269
Total	\$142,660	\$10,769	\$153,429
Expenditures:			
Rec Ctr	\$17,179	\$-	\$17,179
Commons	\$5,075	\$-	\$5,075
Grounds	\$28,548	\$-	\$28,548
Trash	\$23,760	\$-	\$23,760
Legal	\$3,138	\$-	\$3,138
Administrative	\$19,742	\$2,137	\$21,880
Total	\$97,442	\$2,137	\$99,579
Excess (Deficit):			
	\$45,218	\$8,632	\$53,850
Beginning Balance	\$59,952	\$474,495	\$534,447
Revenue +	\$142,660	\$10,769	\$153,429
Expenditures -	\$(97,442)	\$2,137	\$(95,304)
Change in Working Capital	\$17,996	\$-	\$17,996
Transfers +/-	\$(2,500)	\$2,500	\$(0)
Ending Balance	\$120,666	\$489,902	\$610,568
Bank and Investment Accounts:			
Bank - Checking	\$92,224	\$57,368	\$149,592
Money Market	\$28,442	\$-	\$28,442
CD's		\$44,146	\$44,146
PNC Advisor Investments		\$388,388	\$388,388
Total	\$120,666	\$489,902	\$610,568

Pond Lawsuit:

Total cost to date (last 3 years) \$344,314

Paid to date: \$259,769

Remaining balance owed: \$85,611

The Pool Rules are posted at the pool and can be viewed at www.glencannonhomes.org

*Glencannon
Pool Parties*

Reserve the pavilion during normal pool hours for only \$25.00 (3 hours) plus \$3.00 per non-resident guest.

**After-hours parties available, only \$90.00 from 8:00 pm to 11:00 pm.
No additional fee for guests!**

Call (724) 745-4911 to reserve your spot!



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
Executive Board Meeting
July 1, 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 7:32pm.

Each board member was distributed the financial reports and discussed the upcoming bills and details in the AR report. Invoices were requested as well as the budget consumption was discussed. The vote on the reports will occur at the Regular Meeting.

John Richards, Pool Manager, was present and available for feedback and questions regarding the pool operation. The board discussed the 1st session of swim lessons. He also discussed the coverage of hours over the next month.

Commons

The board discussed the trees in the neighborhood that are in need of attention. A specific written policy will be developed for the removal of trees based on a past board vote. This policy will be referred to for any issues. The board also discussed a mulch bed on Upper Hunting Creek and determined that it is not GHA common property. A letter will be sent to the owner.

Rec

The board discussed that a new vac head was purchased and the speakers are still being explored.

ACC

The board discussed some of the issues with property changes and the ACC committee has been in contact with these residents. These issues are being resolved. The ACC chair also discussed the guidelines and putting them in a different format to make it easier to read and refer to.

Old Business

The board discussed the payment arrangement with Eckert Seamans. In addition, the lien process for overdue balances is underway.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:00pm.

**Glencannon Homes Association
Regular Board Meeting
July 8, 2014**

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

Mr. Creighan called the meeting to order at 7:31 pm.

Open Discussion:

The officers from the Condo Association #1 were present and discussed a mulch bed on Hunting Creek. They stated that according to their maps, the Condo Association #1 does not own that mulch bed. The board reviewed the maps and discussion occurred regarding the origin of the mulch bed and who has been maintaining prior to this summer. The board decided to table the subject and make a decision about it in executive session.

A resident was present and asked the board if the playground equipment in Playground C could be removed and made into an open grassy area. He stated that the children in that area are older and have no use for the existing playground equipment. Board members discussed with him that the playground equipment is still appropriate for some of the children. In addition, the board discussed that the ball field is being improved so this area could be used as an open play area.

Another resident was present and presented weeds that she removed from the mulch bed on Hunting Creek. She stated that the mulch bed was maintained by the former landscaping company and she would like it to be maintained by the current landscapers.

She also stated that the center of Hickory Circle is being maintained as commons. She believes that it is not commons.

Another resident stated that she disagreed with her regarding the landscaping in Hickory Circle. She stated that the area is maintained by both the landscapers and the residents in order to make it look nice.

Financials:

The board discussed the financial reports that were distributed at the executive meeting on July 1, 2014. Mr. Frohnaphel, Jr. made a motion to approve the financials, Mr. Byer seconded the motion. Vote: . Mrs. Christopher - yes, Mrs. Manolas- yes, Mr. Sacco – no, , Mr. Flood – yes, Ms. Ackerman – yes, Mr. Creighan – yes.

ACC:

The ACC chair presented a tree removal policy that she wrote based on the past board vote. The board reviewed the policy and made some minor changes. She also presented a new version of the ACC Guidelines that contains the same information but in an easier format. Board members were presented a copy.

Commons

The board reviewed information about the line break on Rt. 19, Information from North Strabane about the plan to repair the area was discussed.

Rec

The Rec chair discussed that the second session of swim lessons have started. Community Day was discussed and is scheduled for August 9, 2014. The budget for community day was discussed and remains under the determined amount.

Old Business

The board discussed the legal bills for the pond lawsuit and Eckert Seamans will be contacted for a proposed payoff amount.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:45

Respectfully submitted by Kim Spicer

North Strabane Township will conduct its annual battery, tire, scrap metal and e-waste collection on **Saturday, August 23, 2014** from 9:00 AM until 1:00 PM at the Public Works Garage, located opposite the softball field

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.

**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.)

Community Day

August 9, 2014

Glencannon Pool, Noon to 6:00 pm

Hot Dog Lunch at noon

Volleyball Tournament

DJ, airbrush tattoos, caricature drawings, bounce house/slide and more. We will be having a T-shirt making station, bring your own T-shirt to tie dye and decorate

Dinner at 4:30pm

Last name beginning with A-M bring an appetizer or snacks
Last name beginning with N-Z bring a dessert

Volunteers are needed, call (724) 745-4911 or
or email glencannon15317@yahoo.com if you are interested.

Please return this portion by August 4, 2014
or sign-up at the pool

Name: _____

Number of people: _____

Or mail to:

Glencannon Homes Association
PO Box 831 McMurray PA 15317

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

AUGUST 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7 Garbage & Recycling	8 Last Friday Night Swim	9 Community Day Noon to 6:00 pm
10	11	12 Board Meeting 7:30 pm Pool Pavilion	13	14 Garbage	15	16
17	18	19	20 Last Wednesday Night Swim	21 Garbage & Recycling	22	23
24	25 1st Day of School Canon McMillan	26	27	28 Garbage	29	30
31 Hot Dog Day 1:00 - 3:00 pm	1 Labor Day Last Pool day 11:00 to 8:00 pm					

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