

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

August 2015



**Only one more
month to get down
to the pool!**

(Don't forget swim lessons are available!)

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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

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**

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,
August 11, 2015 at 7:30 pm (At the Glencannon Pool Pavilion)

(The September meeting will also be held at the Glencannon Pool Pavilion but will be at 7:00 pm).



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
until August 14th

* Wednesday "Night Swims" continue
until August 19th

Last Pool Day, Monday (Labor Day) September 7, 2015

Swim Lessons

We are offering several options this year, like last year, we will have one instructor and classes of 3 for \$60 (each student) or you can have one-on-one instruction for \$100.

All classes will have 6 total lessons (1/2 hour each) over a two week period.

Students do not have to be Glencannon residents, all are welcome!

For a sign-up form stop at the pool office or visit:
www.glencannonhomes.org

The Glencannon Pool is an alcohol free facility.

Violators will be ejected without refund, disciplinary action will also apply.

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!

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**

On the Glencannon Pond
Thank You

If you have an issue with your garbage collection, please call Allied Waste Services at : **412-429-2600** to schedule a return pick-up.

**Our medical team is waiting.
So you don't have to.**



- + FULL MEDICAL TEAM
- + MOST INSURANCE ACCEPTED
- + 8-8 EVERY DAY

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CANONSBURG | 113 Cavasina Dr | Canonsburg Plaza

glencannon15317@yahoo.com

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www.glencannonhomes.org

**Glencannon Homes Association
Financial Report
As of June 30, 2015**

	GENERAL FUND	REPLACEMENT FUND	YTD TOTAL
Income Statement:			
Revenues:			
Association Fees	\$133,509	\$-	\$133,509
Other	\$5,608	\$1,986	\$7,594
Total	\$139,118	\$1,986	\$141,104
Expenditures:			
Recreation Services	\$15,274	\$-	\$15,274
Commons Maintenance	\$7,093	\$-	\$7,093
Landscaping	\$25,822	\$-	\$25,822
Garbage Removal	\$24,426	\$-	\$24,426
Legal Services	\$14,415	\$-	\$14,415
Administrative	\$32,875	\$2,257	\$35,131
Total	\$119,904	\$2,257	\$122,161
Excess (Deficit):	\$19,214	\$(270)	\$18,943
Beginning Balance	\$87,274	\$455,807	\$543,082
Revenue +	\$139,118	\$1,986	\$141,104
Expenditures -	\$(119,904)	\$(2,257)	\$(122,161)
Change in Working Capital	\$15,063	\$-	\$15,063
Transfers +/-	\$(3,000)	\$3,000	\$-
Ending Balance	\$118,551	\$458,537	\$577,088
Bank and Investment Accounts:			
Bank - Checking	\$90,100	\$17,375	\$107,475
Money Market	\$28,451	\$-	\$28,451
CD's		\$44,146	\$44,146
PNC Advisor Investments		\$397,016	\$397,016
Total	\$118,551	\$458,537	\$577,088

Pond Lawsuit Final Numbers

Total cost/paid (Over 5 years) **\$383,936.87**

Remaining balance owed: **\$0**

Total Recovered: **\$1,149,687.50**

Shawn A. Beard
REALTOR®

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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

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 Executive Meeting July 7, 2015

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

Mr. Creighan called the meeting to order at 8:00pm.

The financial reports were distributed for May and the board discussed the details. A final discussion and vote will occur next week at the regular meeting.

COMMONS

The board discussed some of the parking pads in the community that need repaired. The commons chair discussed the tree removal and asphaltting that needs done on lower Hunting Creek. This area was discussed regarding the water issues and the needed curb repair. The bids for this work are being obtained as well as the any restrictions from the township.

The board also discussed the bed that is on upper Hunting Creek and the ownership of it. Past newsletter minutes and the current maps were reviewed. It was determined that the maps are still needed showing this specific area to determine the ownership. This information can be obtained from the courthouse.

Mr. Frohnaphel, Jr. excused himself from the meeting.

The HOPE committee continues to improve the beds in the community and the board discussed the upcoming project. The plans and price will be discussed at the regular meeting. Ms. Manolas will now chair this committee.

REC

The Rec. Chair discussed that the pool heater was repaired by Mr. Miele this week and is working again. The umbrellas are being purchased as well as a part to repair the baby pool. The swim lessons were discussed and continue to be scheduled.

The board discussed community day and there have not been any volunteers for the planning at this point. It was discussed that an additional hotdog day may be added in place of Community Day.

ACC

All requests this month were approved.

New Business

The tree and playground bids were discussed and reviewed by the board. There will be a walk through soon to mark the trees that are on the list. The proposed playground bid was discussed to replace the slide at playground A.

The Pond Lawsuit was discussed and Steptoe & Johnson has the settlement checks. The financial chair discussed that some of the cash should be put in the PNC Investment account and the remainder in CDs. The rates were discussed for the CD accounts. The PNC Investment account will be linked to the current checking and the money will be carved out for the pond fund and reserves.

The board discussed that various options will be determined for the pond lawsuit regarding how the money will be spent. The board will meet and determine these plans to present to the community before a decision is made.

Mr. Byer made a motion to adjourn meeting at 9:30.

Respectfully Submitted, Kimberly Spicer



Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

Staffing and Training Services

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kris@personnelstaffers.com

Notice:

Vehicles without current registration stickers are **not** permitted to be parked in Glencannon commons parking pads. In addition, storage of accessory items (**like snow plows**) are NOT permitted to be stored on common property and parking spaces.

**These vehicles will be towed
at the owners expense.**

Glencannon Homes Association
July 14, 2015
Monthly meeting of the Directors

Board members present: Terry Creighan - President, , Shawn Beard – Vice President, Tony Sacco, Ed Frohnaphel, Jr., John Ackerman, Jim Byer, Dave Chirdon, Rita Manolas and Sheila Christopher.

Mr. Creighan called the meeting to order at 7:30 pm.

Marcia DePaula from Steptoe and Johnson was present and discussed the final decision of the pond lawsuit. She provided an overview of the entire trial. The board discussed with her the settlement amount and what that money can be used for regarding the pond and the legal fees that have been paid. Mrs. DePaula discussed that the money has to be used for anything that is associated with the pond. The past estimates for the pond were discussed and contact will be made with the DEP.

Open Discussion

Residents from Upper Cricketwood were present and discussed the private road in front of their home and the repairs needed. The board discussed their understanding of options available to them to fix the water problem and options for repairing their road at possibly a lower cost. Additional issues were discussed regarding cars that are parked on Cricketwood.

Another resident was present and discussed an ACC request he wanted to submit. He provided information regarding the request and submitted the form to the ACC Chair.

The board discussed the financials that were distributed last week. Mr. Byer made a motion to approve, Mr. Frohnaphel, Jr. seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – yes, Mr. Ackerman – yes, Mr. Chirdon – yes, Ms. Manolas – yes Mr. Beard– yes, Mrs. Christopher – yes.

ACC

No issues to discuss

Rec

The Rec. Chair reported that the baby pool has been fixed. Mr. Miele also fixed one of the power lines in the office. The board discussed the cameras that are being installed in common areas.

New Business

The Hope Committee chair stated that the plans for the bed at Hunting Creek and Village will be the next one completed. She stated that the drawing and the bid will be sent via email for board vote.

The board also discussed the issues in the pool parking lot and the children riding small motorized vehicles there. This creates a safety issue for these children and other residents who are driving in and out of the parking lot. Mr. Creighan made a motion to notify the parents of these children that they cannot ride their motorized vehicles in the lot. Mr. Chirdon seconded the motion. Vote: Mr. Beard – yes, Mrs. Christopher – yes, Mr. Sacco – yes, Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – yes, Mr. Byer – yes. Ms. Manolas - yes.

Mr. Frohnaphel Jr. made a motion to adjourn meeting at 8:20pm

Respectfully submitted, Kimberly Spicer

**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.)

June 10, 2015

Resident Letter

An Open Letter to the HOPE Committee (Chuck Buterbaugh, Lisa Ackerman, Sue Berger):

Over the last couple of weeks I have noticed some beautiful things happening with the landscaping in our community – evergreen trees, hostas, and dry river beds – *OH MY!!!*

In a word --Lovely!!!

And another two words – Thank You!!

I recently learned that the HOPE Committee was organized by a few interested and talented Glencannon residents whose desire and goal is to make Glencannon a more beautiful place in which to live. You met regularly and discussed your plans, developed designs for the entrances, presented the plans to the Board for approval of the design, and requested funds. Once approved you prepared the beds then took off to the home gardening centers and made your purchases.

Thank you Chuck, Lisa, and Sue. *Your effort has been noticed and is appreciated!*

Sincerely,

(Mrs.) Marcia M. Sacco
351 Hunting Creek Road

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

Our garbage collection company has requested to remind residents that only ONE bulk item can be included with your usual waste - weekly.

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)

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 2015

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