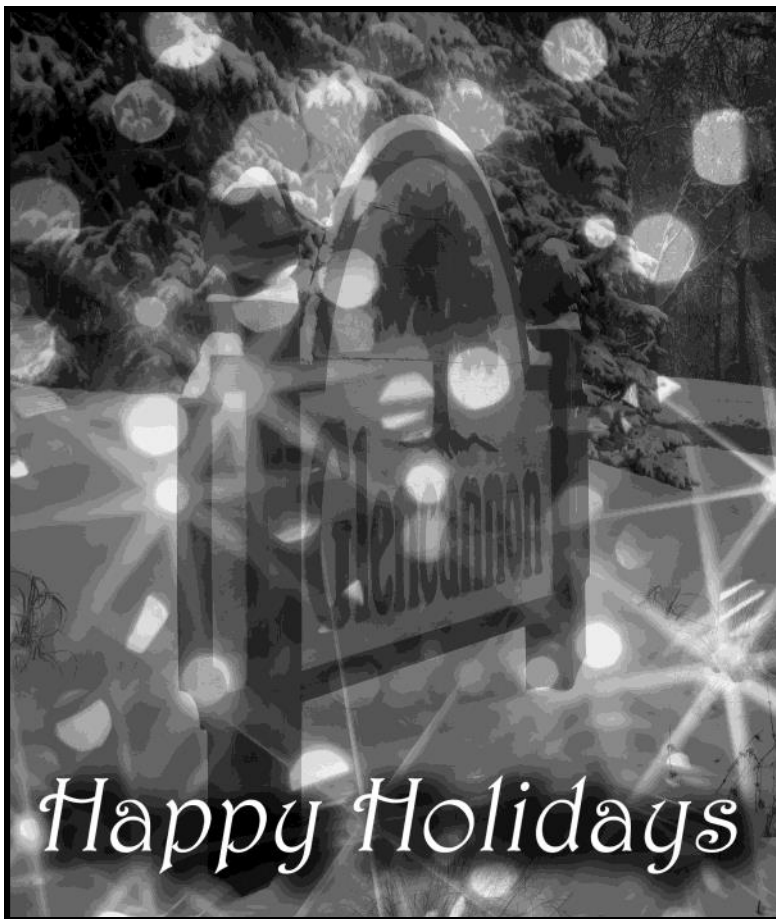

The
Glencannon
N e w s l e t t e r



Visit our web site: www.glencannonhomes.org

December 2014



New location and time for the
Monthly Meeting of the Directors,
Frank Sarris Public Library.
December 9, 2014 - 7:00 pm

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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

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

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,

December 9, 2014 at 7:00 pm

(Frank Sarris Public Library, 35 N. Jefferson Avenue Canonsburg, PA 15317)

New Late Fee policy

The Glencannon Homes Association Board of Directors has been working on a new policy for late fees which will be advertised in the coming months.

Residents with a balance due on their account should make every effort to get their property in good standing.

GHA has the right to restrict pool use, revoke voting rights, assess fees, place a lien against the property and foreclose on the homeowner.

**Call today for your balance:
(724) 745-4911**

New Meeting Location

The monthly meeting of the Directors will be held on the 2nd Tuesday of each month as usual, but will now be held at the **Frank Sarris Public Library** in Canonsburg (35 N. Jefferson Avenue Canonsburg, PA 15317). The start time will be **7:00 pm** for the meetings held at the Library. Summer meetings will be at the Glencannon Pool Pavilion and will start at 7:30 pm.

Alert

There has been an increased number of incidents of vandalism throughout Glencannon and McClelland Farms (particularly on November 7th and 8th, 2014). Please be sure to report any and all property damage and suspicious activity to the police so they have adequate evidence to convict these culprits. Please be sure to have your exterior lights on at night. Parents ... **KNOW** where your children are at **ALL TIMES!** When they are caught, they will be prosecuted to the full extent of the law.

A reward is being offered for information that leads to a conviction, anyone with home surveillance or game cameras may want to check the above dates for suspicious activity.

Residents are reminded
that trespassing on
the frozen pond is
STRICTLY PROHIBITED.

Please be safe this winter.

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!



*Happy Holidays
and a
Happy New Year!*

PERSONNEL
STAFFERS
INC.

Staffing and Training Services

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

**Glencannon Homes Association
2014 Financial Report
As of October 31, 2014**

Income Statement:	GENERAL FUND	REPLACE. FUND	YTD TOTAL
Revenues:			
Association Fees	\$223,400	\$-	\$223,400
Other	\$10,661	\$15,717	\$26,377
Total	\$234,061	\$15,717	\$249,777
Expenditures:			
Rec Ctr	\$42,000	\$-	\$42,000
Commons	\$4,497	\$-	\$4,497
Grounds	\$47,190	\$-	\$47,190
Trash	\$43,598	\$-	\$43,598
Legal	\$141,259	\$-	\$141,259
Administrative	\$32,141	\$(4,384)	\$27,757
Total	\$310,684	\$(4,384)	\$306,300
Excess (Deficit):			
	\$(76,623)	\$20,100	\$(56,523)
Beginning Balance	\$59,952	\$474,495	\$534,447
Revenue +	\$234,061	\$15,717	\$249,777
Expenditures -	\$(310,684)	\$(4,384)	\$(315,067)
Change in Working Capital	\$54,748	\$-	\$54,748
Transfers +/-	\$35,500	\$(35,500)	\$(0)
Ending Balance	\$73,577	\$450,328	\$523,906
Bank and Investment Accounts:			
Bank - Checking	\$45,132	\$17,373	\$62,504
Money Market	\$28,446	\$-	\$28,446
CD's		\$44,146	\$44,146
PNC Advisor Investments		\$388,810	\$388,810
Total	\$73,577	\$450,328	\$523,906

Pond Lawsuit:

Total cost/paid to date (last 4 years) \$349,314

Total amount forgiven from Eckert Seamans:

\$14,764.58

Remaining balance owed: \$22,048.42

PARKING THROUGHOUT GLENCANNON

We have received multiple complaints about parking in several areas. Please be respectful of your neighbors and help maximize available spaces.

Some of the reported problems are: residents not utilizing their driveways and taking commons parking spots, cars straddling lines (taking two spots with one car,) excessive vehicles related to one property and residents not parking in their assigned space (if applicable).

Please help when possible, and please do not park in the grassy commons areas.

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.



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
November 4, 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 7:30pm.

The board received all of the financial reports for October and the upcoming bills. The details of each report was discussed as well as the legal bills that were paid over the last month. The financial chair discussed the investments losses and gains and that the 2013 taxes can be refiled with additional clarification of the investments. Mr. Byer made a motion to refile 2012 and 2013 taxes with the changes made. Mr. Frohnaphel, Jr. seconded the motion. Mr. Creighan – yes, Mr. Beard – yes, Mr. Sacco – yes, Mr. Flood – yes, Ms. Manolas – yes, Mr. Ackerman – yes and Mrs. Christopher – yes.

ACC

It was reported that there were no ACC requests over the last month.

Rec

The pool closure is completed and the slide was recently covered. The chairs were put away and a final walkthrough was completed.

Commons

O'Brien's landscaping continues to complete

leaf pick up and grass cutting. The Aerator was removed by Mr. Miele and two board members assisted. Mr. Miele repaired the lampposts on village drive for a fraction of the cost from other vendors.

The line break on Route 19 was discussed and the work will begin in the near future.

Further clarification is being obtained by Sweat Law Office.

Old Business

The board discussed revising the late fee policy. A proposal was discussed regarding applying a percentage for the outstanding balances and also assessing an administrative fee. Mr. Byer made a motion to implement the new late fee policy which will take effect in February 2014. Mr. Frohnaphel, Jr. seconded he motion. Mrs. Christopher – yes, Mr. Beard – yes, Ms. Manolas – yes, Mr. Creighan – yes, Mr. Sacco – abstained, Mr. Flood – yes, Mr. Ackerman – yes.

Bids are needed for the tree removal on common area on Pheasant Cove.

The Liability and Directors and Officers insurance was discussed and bids are being obtained from a several vendors.

The Assest Study was discussed and prices are being gathered to start the process.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:30pm.

Respectfully Submitted, Kimberly Spicer

Glencannon Homes Association
November 11 , 2014
Monthly Meeting of the Directors

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

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

Open Discussion:

A resident was present and spoke about her concern regarding recent vandalism in the community over the past weekend. The board discussed with this resident the damage done to both resident and common property. The police were notified about many of the incidents. The board discussed how to address this issue as a community and the people responsible need to be held accountable. The board also discussed distributing a flyer to the community asking people to leave their lights on and call the police when anything seems suspicious. A small reward will be given to anyone who provides information that leads to an arrest.

Financials:

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

Rec

The water company was called and the water has been shut off at the pool.

Commons

The leaves are continually being maintained by

the landscaper. One of the trees by the guardrail on Hunting Creek was trimmed. The lampposts in various areas were discussed and the residents will also be notified if their light is not working.

ACC—Nothing to report

New Business

A board member stated that the boy scouts will be in the community on the 14th of December for caroling for 6pm to 8pm.

The board discussed maintaining the fire hall for future board meetings for the winter months.

The needed paperwork required by the hall was discussed. Mr. Creighan made a motion to make a donation for the year and reserve the hall, Mr. Beard- seconded the motion. Vote: Mr. Ackerman – yes, Mr. Sacco – yes, Ms. Manolas – yes, Mrs. Christopher – yes, Mr. Frohnaphel Jr. – No.

Old Business

The quotes for the Liability and Directors and Officers insurance were discussed. The policy with Philadelphia Insurance company was renewed and the prices were discussed as well the details of the policies.

The release was discussed for North Strabane to fix the line break on 19. Once the release is finalized, it will be sent to them.

The board discussed the park benches which were vandalized last weekend. Mr. Meile will repair them.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:02pm.

Respectfully submitted, Kimberly Spicer

Avoid Frozen Pipes this Winter

Frozen pipes resulting in damage to your home and your belongings can be a very real threat. Here are a few tips to help prevent frozen pipes:

1. Disconnect all outside hoses. This is the most common cause of frozen pipes. One way to reduce this risk is by putting your hoses away in the shed or garage for the winter. That way, if someone connects a hose they will hopefully disconnect it to put it back in its place.
2. Blow out sprinklers. This will prevent the system from freezing. If you realize you've forgotten to do this or if cold weather comes in early, at least be sure to turn the sprinkler water valve off. That way if it freezes your home won't flood.
3. If you're leaving town during the winter, one way to protect your home is to turn the main water valve inside the home off while you're gone.
4. Even though this is not a frozen pipe, clogged gutters can fill with ice and cause roof leaks from water damming. Another problem is the gutter can become heavy and rip off, causing other damage.
5. It's possible for the pipes inside an exterior wall to freeze. If the temps will be extreme you can keep a faucet at the end of this pipe running very slowly to prevent freezing.

The Beard family and Howard Hanna wish you the best for the holidays!

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.)



Shawn A. Beard

REALTOR®

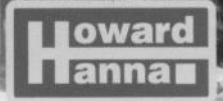
Cell: 724.510.9775
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Shawn@ShawnBeard.net
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Request for Review
Architectural Control Committee
Glencannon Homes Association

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

DECEMBER 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 No School Canon McMillan In-Service Day	3	4 Garbage	5	6
7	8	9 Board Meeting 7:00 pm Frank Sarris Public Library	10	11 Garbage & Recycling	12	13
14	15	16 Hanukkah	17	18 Garbage	19	20
21 Winter Begins	22	23	24	25 Christmas Day	26 Garbage & Recycling	27
No School, Canon-McMillan						
28	29	30	31 New Year's Eve	1	2 Garbage	
No School, Canon-McMillan						