
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

December 2015



Tree Removal Update
(Page 4)

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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

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
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

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,

December 8, 2015 at 7:00 pm (At the Frank Sarris Public Library located at 35 N Jefferson Ave, Canonsburg, PA 15317, Room 3)

We have been actively removing dead and dying trees over the past several months. The dead trees at playground B and C, around the pond and throughout the community are being addressed for safety reasons. Several residents have called about the trees on Hunting Creek (near the 100 block), these trees were dying and the summer drought made it clear that there were not going to survive. These projects have been voted on and approved by the Board of Directors.

The two light posts at the end of Glencannon (near Foxchase) were replaced with efficient LED lighting. In addition, several of the lamp posts around the pond and some at the pool have been replaced with LED lights. As lights burn out, we will continue to transition to the more efficient technology (when possible).

The date and time for the 2016 monthly meetings will continue to be on the second Tuesday of each month at 7:00 pm (with the exception of June, July and August, which will be 7:30pm at the pool pavilion. May, September and October meetings will also be at the Pool pavilion (weather permitting) at 7:00 pm.

November through April meetings are held at our alternate meeting place (currently the Canonsburg Library) at 7:00 pm.

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

Please be safe this winter.

Tankless Water Heaters

Thanks to the invention of the tankless water heater, you can have instant hot water in your home. A tankless water heater does not have a storage tank to store its hot water. Instead, the water is heated up when the hot water tap is turned on. Cold water travels through a pipe into the water heater unit and is immediately heated. With this method, you no longer have to wait for your storage tank to fill up with hot water before you can use it.

Tankless water heaters not only give you instant hot water, they also save you money on your utility bill as well. With a tankless, you're only heating water when you need it. You won't be wasting water the way you would normally do while waiting on a traditional water heater. If you're a household that uses around 40 gallons of water per day, you can see an increase of about 24-34% in efficiency. If you use around 85 gallons a day, you'll see an increase of 27-50%! Because tankless water heaters are smaller and more compact than traditional water heaters, you have a lot more options in choosing where to install it. You can even have a tankless installed at each hot water outlet if you wanted. Tankless water heaters normally last longer than regular water heaters and have lower energy and operating costs. With no storage tank to hold water, you don't have to worry about water damage in case the tank ruptured.

Although tankless water heaters come with many advantages, they come with some disadvantages as well. For starters, tankless water heaters are more expensive up front. You can expect a tankless to cost about 2-4 times more than a regular water heater, plus installation costs and any custom work necessary to adapt the tankless to your home. Tankless water heaters also struggle with heavy loads. A tankless water heater can only supply so much instant hot water throughout your house before it gets stretched thin. And although tankless water heaters are energy efficient, gas models still use up energy due to the fact that a pilot light must be lit at all times to get instant hot water.

Tankless water heaters are a great addition to any home, but be sure to do some research and weigh the pros and cons. Make sure that getting a tankless would be in your best interest.

Shawn A. Beard
REALTOR®

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3912 Washington Road
McMurray, PA 15317-2519

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“POND” Update: At the November 2015 GHA Board of Director’s Meeting John Ackerman was elected as the Storm Water Management Committee Chair. IF ANYONE FROM THE COMMUNITY IS INTERESTED IN SERVING ON THIS COMMITTEE they should contact the GHA Office. The remainder of the board has agreed to assist John as the committee work’s thru the plan adopted at the October meeting.

Although it may seem the issue of the “pond” has been discussed for many years, nothing could start until the lawsuit was finalized which happened in June of this year.

Another friendly reminder—the board members are **VOLUNTEERS**, with family and work taking priority. Remember if you would like to get involved there will be board openings in early 2016 — watch for more information in upcoming newsletters.

**Glencannon Homes Association
Financial Report
As of October 31, 2015**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$222,842	\$-	\$-	\$222,842
Other	\$1,161,755	\$4,540	\$1,063	\$1,167,358
Total	\$1,384,597	\$4,540	\$1,063	\$1,390,200
Expenditures:				
Recreation Services	\$41,461	\$-	\$-	\$41,461
Commons Maintenance	\$22,382	\$-	\$-	\$22,382
Landscaping	\$48,819	\$-	\$-	\$48,819
Garbage Removal	\$40,899	\$-	\$-	\$40,899
Legal Services	\$21,875	\$-	\$-	\$21,875
Administrative	\$57,558	\$4,626	\$-	\$62,184
Total	\$232,993	\$4,626	\$-	\$237,619
Excess (Deficit):	\$1,151,604	\$(86)	\$1,063	\$1,152,581
Beginning Balance	\$87,274	\$455,807	\$-	\$543,082
Revenue +	\$1,384,597	\$4,540	\$1,063	\$1,390,200
Expenditures -	\$(232,993)	\$(4,626)	\$-	\$(237,619)
Change in Working Capital	\$(3,894)	\$-	\$-	\$(3,894)
Transfers +/-	\$(1,153,113)	\$80,000	\$1,074,688	\$1,574.51
Ending Balance	\$81,872	\$535,721	\$1,075,751	\$1,693,343
Bank and Investment Accounts:				
Bank - Checking	\$53,418	\$57,377	\$-	\$110,796
Money Market	\$28,454	\$-	\$25,007	\$53,461
CD's		\$44,146	\$1,050,744	\$1,094,890
PNC Advisor Investments		\$434,198	\$-	\$434,198
Total	\$81,872	\$535,721	\$1,075,751	\$1,693,343

**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.)

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
November 3 , 2015**

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

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

The financial reports were distributed. The board discussed the upcoming expenses and will vote on the reports next week.

COMMONS

The report from the common's chair was reviewed. The tree removal is still in progress. The bed on Old Meadow has been removed and the landscapers are behind this week due to illness. They will be caught up by Monday.

REC

The rec chair reported that the aerator was removed from pond. The rock wall was also installed at Playground A. Mr. Miele completed the work for both. The board discussed that the lighting at the pool pavilion will need re-done before the next season.

ACC

There were 3 requests which were approved.

NEW BUSINESS

The board discussed a particular unit in the community that is considered a double unit.

The upcoming insurance renewals are underway and each company needs information to provide quotes. This information will be gathered in the coming week and will be forwarded to them for review. Further discussion occurred regarding an insurance broker.

The 2016 budget was discussed. The 2015 budget consumption will be evaluated in order to determine if there are any changes needed to the new budget year.

The date and time for the 2016 monthly meetings were discussed, and will continue to be on the second Tuesday of each month at 7:00 pm (with the exception of June, July and August, which will be 7:30pm at the pool pavilion.

Shawn Beard made a motion to adjourn meeting at 9pm.

Respectfully submitted, Kimberly Spicer

The Dumpster at the pool has a lock on it and is closed for the season.

The pool parking lot will be closed from December through March.

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

Glencannon Homes Association
November 10, 2015
Monthly Meeting of the Directors

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

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

The board discussed the details of the financials and Ms. Manolas made a motion to approve. Mr. Sacco seconded the motion. Vote: Mr. Ackerman – yes, Mrs. Christopher – yes, Mr. Chirdon – yes, Mr. Frohnaphel, Jr. – yes, Mr. Creighan – yes and Mr. Beard – yes.

COMMONS

The board discussed the bids for the tree project and Mrs. Christopher made a motion to approve the bid from Cherry Tree. Ms. Manolas seconded the motion. Vote: Mr. Creighan – no, Mr. Chirdon- yes, Mr. Frohnaphel, Jr. – yes, Mr. Sacco – yes, Mr. Ackerman – no and Mr. Beard- no. Motion Passed: 5:3

REC

No report

ACC

The board discussed recent ACC violations in the community and discussed fines to be assessed to these residents. Additional contact will be made to residents who are in need of making improvements to their homes. Further discussion occurred regarding the cars in the community with expired tags. These cars will be posted with notice that they will be towed if not removed.

OLD BUSINESS

The insurance renewals have been completed and both Liability and the Directors and Officers policies renewed on 11/11/2015.

The lights on Upper Hunting Creek were repaired.

NEW BUSINESS

The board discussed the water level at the pond and the water that has been removed by North Strabane Township. They will be contacted in order to discuss this further.

The board also discussed determining a committee chair for the pond project. Mr. Creighan nominated Co-Chairs: Mr. Beard and Mrs. Christopher and Mr. Chirdon nominated Mr. Ackerman. Vote: Mr. Creighan, Mr. Beard and Mrs. Christopher voted for Beard/Christopher co-chairs. Mr. Frohnaphel, Jr. Abstained. Mr. Sacco, Mr. Chirdon, Ms. Manolas and Mr. Ackerman voted for Mr. Ackerman. Mr. Ackerman won the vote 4:3.

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

Respectfully submitted, Kimberly Spicer

Please be sure to report any and all property damage and suspicious activity to the police so they have adequate evidence to convict vandals. Please be sure to have your exterior lights on at night. **Parents ... KNOW where your children are at ALL TIMES!**

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.

Parking

We have been posting the policy on cars (and accessory items) parked on commons spaces with expired tags.

We have contacted several residents to remove their cars with some success, but others remain non-compliant.

The cars and accessory items will be removed in the coming weeks after a 48 hour (tag notice).

Thank You

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)

Our garbage collection company has requested to remind residents that only **ONE bulk item (couches, refrigerators, furniture, etc.) can be included with your usual waste - weekly.**



Staffing and Training Services

4150 Washington Road, Suite 108
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Web www.dayauto.com

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 2015

Sun Mon Tue Wed Thu Fri Sat

		1	2	3 Garbage	4	5
<i>No School Canon McMillan</i>						

6	7 Hanukkah	8 Board Meeting 7:00pm Frank Sarris Library	9	10 Garbage & Recycling	11	12
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13	14	15	16	17 Garbage	18	19
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20	21	22	23	24 Garbage & Recycling	25 Christmas Day	26
No School, Canon-McMillan, Winter Break						

27	28	29	30	31 Garbage New Year's Eve		
No School, Canon-McMillan, Winter Break						