

---

---

The  
**Glencannon**  
Newsletter



---

Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

---

December 2016



*Happy Holidays  
and a  
Happy New Year!*

***In this issue***

Resource Page .....	Page 2
Next Board Meeting .....	Page 4
Community News .....	Page 4
E Recycling Event .....	Page 4
Financials .....	Page 5
Minutes .....	Page 7
Advertising Rates .....	Page 9
Committee News .....	Page 10
ACC Form .....	Page 11
Calendar .....	Page 12

**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](mailto: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](mailto:glencannon15317@yahoo.com)

# 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

<b>Mondays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Wednesdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto: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 13, 2016 at 7:00 pm (At the Frank Sarris Public Library located at 35 N Jefferson Ave, Canonsburg, PA 15317, **Room 3**)

All residents are welcome to attend!

The date and time for the 2017 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 7:30 pm 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.

## Recycling Events

The Washington County Planning Commission will host the final 2016 electronics recycling on December 13th from 2:30 pm to 5:00 pm at the Washington County Fair Grounds, 2151 North Main St., Washington, PA 15301 (Exhibit Hall 1).

Most of the electronics are free of charge to dispose, however, some restrictions apply.

For more detailed information visit:

**[www.glencannonhomes.org](http://www.glencannonhomes.org)**

We will post events for 2017 when an announcement is available.

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  
Financial Report  
As of October 31, 2016**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$223,572	\$-	\$-	\$223,572
Other	\$15,411	\$24,417	\$13,910	\$53,738
<b>Total</b>	<b>\$238,983</b>	<b>\$24,417</b>	<b>\$13,910</b>	<b>\$277,310</b>
<b>Expenditures:</b>				
Recreation Services	\$41,858	\$-	\$-	\$41,858
Commons Maintenance	\$36,794	\$-	\$-	\$36,794
Landscaping	\$46,980	\$-	\$-	\$46,980
Garbage Removal	\$44,987	\$-	\$-	\$44,987
Legal Services	\$4,045	\$-	\$-	\$4,045
Administrative	\$36,750	\$5,138	\$-	\$41,888
<b>Total</b>	<b>\$211,414</b>	<b>\$5,138</b>	<b>\$-</b>	<b>\$216,552</b>
<b>Excess (Deficit):</b>	<b>\$27,569</b>	<b>\$19,279</b>	<b>\$13,910</b>	<b>\$60,758</b>
<b>Beginning Balance</b>	<b>\$79,266</b>	<b>\$529,570</b>	<b>\$1,073,578</b>	<b>\$1,682,414</b>
Revenue +	\$238,983	\$24,417	\$13,910	\$277,310
Expenditures -	\$(211,414)	\$(5,138)	\$-	\$(216,552)
Change in Working Capital	\$(3,393)	\$-	\$-	\$(3,393)
Transfers +/-	\$(5,000)	\$5,000	\$-	\$-
<b>Ending Balance</b>	<b>\$98,443</b>	<b>\$553,849</b>	<b>\$1,087,488</b>	<b>\$1,739,780</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$69,702	\$20,713	\$-	\$90,415
Money Market	\$28,740	\$-	\$100,432	\$129,173
CD's	\$-	\$44,146	\$987,056	\$1,031,202
PNC Advisor Investments	\$-	\$488,991	\$-	\$488,991
<b>Total</b>	<b>\$98,443</b>	<b>\$553,849</b>	<b>\$1,087,488</b>	<b>\$1,739,780</b>

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!**

## 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 at the curb **no earlier than 5:00 p.m. the night before collection day**, and should be removed the next day.



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**

**November 1, 2016**

### **Executive Meeting**

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

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

The October financials were distributed. The board discussed the AR list for the last month and an upcoming foreclosure. In addition, a payment arrangement for one of the residents was discussed and the final details determined.

#### **ACC**

There were 2 requests and were both approved.

#### **REC**

The chlorinator is ordered and will be here in a few weeks. Additional water will be drained from the pool due to the excessive rain.

#### **COMMONS**

The Commons chair stated that the usual landscaping is occurring. The board discussed that the pool parking lot is completed and the bed on Old Meadow is close to completion. The HOPE committee chair discussed that bulbs were purchased at a reduced rate and planting will occur in the coming weeks.

#### **POND MANAGEMENT**

The engineers continue to have the surveyors in the pond area and the board will be notified once the scope of work is completed.

#### **NEW BUSINESS**

The decorating of the neighborhood was discussed for the holiday season. The HOPE committee is going to work on this project. The board also discussed the possibility of looking at improvements to the sign boards in the neighborhood.

#### **OLD BUSINESS**

The letter that was sent to a resident regarding the condition of their property was discussed. The board will vote next week to have a contractor come and clean out the yard at the owner's expense.

The 2017 budget was discussed. The board will provide a list of needed improvements in the community as possibilities for the budget. Additional discussion occurred regarding asphalt of the basketball and tennis court next year as well as repairing the guardrails on Hunting Creek Rd.

The liability insurance has been renewed through Philadelphia Insurance group with a slight increase in the premium; additional bids were obtained.

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

*Respectfully submitted by Kimberly Spicer*

## **Glencannon Homes Association**

**November 8, 2016**

### **Monthly Meeting of the Directors**

Board members present: Terry Creighan – President, Ed Frohnaphel, Jr., John Ackerman, Dave Chirdon, and Jim Byer. Rita Manolas, Tony Sacco, Sheila Christopher – not present and excused. Shawn Beard – Vice President (arrived at 7:20pm).

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

#### **OPEN DISCUSSION**

None

#### **FINANCIALS**

The board discussed the financial reports that were distributed last week. Mr. Byer made a motion to approve the financials, Mr. Chirdon seconded the motion. Vote: Mr. Creighan – yes, Mr. Ackerman- yes, Mr. Byer- yes, Mr. Frohnaphel, Jr. – yes.

#### **ACC**

There were 3 approved requests this month.

## REC

More water was drained from the pool due to the excess rain. The annual business license for the swimming pool is being renewed for 2017.

## COMMONS

The board discussed the leaf removal and that residents are putting leaves in the common areas for O'Brien's to be removed. The board discussed that residents need to put all leaves to the curb for North Strabane leaf removal. Additional tree trimming and removal was discussed for areas on Hunting Creek.

## POND MANAGEMENT

The pond committee chair stated that once the surveys are evaluated by the engineers, the scope of work will be determined.

## NEW BUSINESS

The bids for the liability insurance were discussed but the rates did not compare with the current rate from Philadelphia Insurance.

The board also discussed one particular property and the list of upkeep and repairs that need to be done. The home owner was notified on October 6<sup>th</sup> that he had 30 days to make the needed repairs or the board would have a contractor come in and do the work at his expense. The work was not done and he did not respond to the notification both regular and certified mail. Mr. Creighan made a motion to post the property notifying him that a contractor will come in and do the necessary repairs. Mr. Frohnaphel, Jr. seconded the motion. Vote; Mr. Byer – yes, Mr. Chiridon – yes, Mr. Beard - yes, Mr. Ackerman – yes. Motion passed.

Meeting adjourned at 7:45pm.

*Respectfully Submitted, Kimberly Spicer*

Two homes in Glencannon are in danger of foreclosure due to non-payment of monthly dues. There are several others that can follow in the near future.

GHA regards foreclosure as a last resort but must enforce the rules for those that pay their fair share.

**The monthly dues supports: garbage removal, swimming pool, playgrounds, lighting on various streets, pond maintenance, common grounds maintenance and many other items.**

**If you have an outstanding balance, contact GHA .**

## Hickory Circle Street Lights

We are aware that these lights have not been working properly.

The problem has been diagnosed to be the power line feeding the meter, West Penn Power is aware of this and will repair the line (most likely by the time this publication is distributed).

## 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](http://www.depweb.state.pa.us).**

Most Goodwill stores will accept Computers and electronics **however, they recently discontinued accepting TELEVISIONS.**



# Advertise in the Glencannon Newsletter!

<b>Ad Size</b>	<b>Ad Fee</b>	<b>Typing Fee</b>
Full page	\$60	\$6
Half page	\$45	\$5
Quarter page	\$30	\$4
Business Card	\$17	\$ —
Line ads		<b>\$ .40 / word</b>

Discounts apply when consecutive ads are placed

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.

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price ad when you purchase 3

Web site ads are available at the following rates:

\$75.00 (for 1 year, on the home page.)

\$95.00 (for 1 year, on all pages.)

The dumpsters at each of the apartment and condo buildings are ONLY to be used by the residents living in those buildings.

Thank you for your cooperation.

**PERSONNEL**  
STAFFERS  
INC.

Est. 1994

Specializing in Office Staffing

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

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.

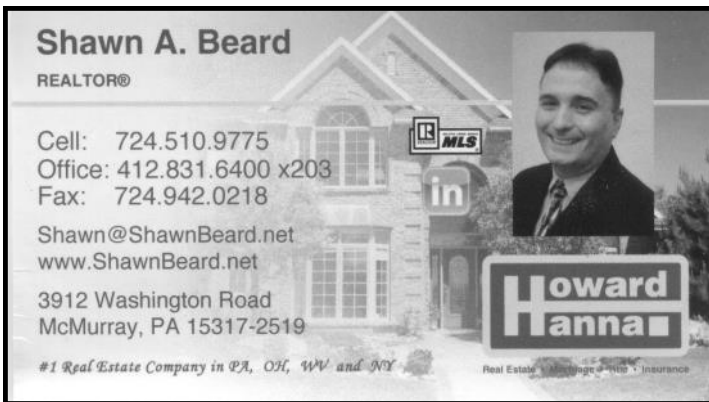
**Shawn A. Beard**  
REALTOR®

Cell: 724.510.9775  
Office: 412.831.6400 x203  
Fax: 724.942.0218

Shawn@ShawnBeard.net  
www.ShawnBeard.net

3912 Washington Road  
McMurray, PA 15317-2519

#1 Real Estate Company in PA, OH, WV and NY




# H.O.P.E.

**Christmas decorating  
planning meeting**

**Date:** Sunday, December 11<sup>th</sup>  
**Time:** 1:30-3:00 pm  
**Location:** Panera Bread Route 19

All are welcome to share  
suggestions and ideas.

Hope to see you there

## 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.

**REQUEST FOR REVIEW FORM**  
**ARCHITECTURAL CONTROL COMMITTEE [ACC]**  
**GLENCANNON HOMES ASSOCIATION**

The **sole purpose** of the ACC is to provide **standards and guidelines** for the Residents and the ACC so as to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

**CHECK BOX[ES] THAT APPLIES TO YOUR REQUEST:**

- Exterior **ANTENNA** provided they are attached to the unit.
- Exterior location of **CENTRAL AIR CODITIONING** unit if not within three [3] feet of current.
- A sketch showing the size, location and elevation of any **DECK, BALCONY, PORCH** or **PATIO**.
- Changes in grade or location of an existing **DRIVEWAY**.
- Height, style, material and distance from property lines of **FENCE**.
- A sketch showing the location of a **LAMP POST** from the property lines and building.
- A sketch showing the location of **OUT DOOR LIGHTING** fixture[s] from the property line and building.
- The height, style, material and distance from property line for **PRIVACY SCREEN**.
- ROOF COVERING** not similar to the one provided by the developer.
- SCREEN & STORM DOORS** do not require approval as long as they abide by unit style.
- UTILITY METERS** are not to be moved or painted with approval.
- UTILITY SHEDS** must be constructed in the same manner, style, and material of the unit.
- SIDING, DOOR, SHUTTERS** and **WINDOW** replacement.
- Painting of **DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM** and **WINDOW TRIM** – approved colors can be obtained by contacting the Secretary or going on line [www.glencannonhomes.org](http://www.glencannonhomes.org) to view the Architectural Policy.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_ LOT NO.: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

OWNER SIGNATURE: \_\_\_\_\_

ACC RECOMMENDATIONS / COMMENTS: \_\_\_\_\_

ACC COMMITTEE SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

# DECEMBER 2016

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