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The  
**Glencannon**  
**Newsletter**



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

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**February 2013**



**Annual Meeting Info,  
Board Positions Available!**  
(see page 4 for details)

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**GLENCANNON  
BOARD OF DIRECTORS**

**Dave Sarver, President**  
**April John, Vice President**

John Ackerman  
Shawn Beard  
Terry Creighan  
Richard Flood  
Ed Frohnafel, Jr.  
Tony Sacco  
David Wheeler

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Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

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# Glencannon

## Resource Page

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### Babysitters

Janine Dolanch	531-0095
Krystina Litton	746-6747
Mary Lloyd	745-5988
Ashley Lucot	746-2730
Sarah Ackerman	745-3989
Carly Cappelli	743-3345
Katie Rosemeier	223-9653
Sarah Rosemeier	223-9653
Kaylyn Kusluch	746-8649
Fran Toma	413-5738
Breanna McDade	328-1731

### Teen Yard Work

Nolan Poness	746-5210
Riley Poness	746-5210
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

### North Strabane Twp. Municipal

Animal Control	746-4344
Police/Fire/Ambulance	911
Township Office	745-8880
Police Administration	746-8474
Maintenance	745-1404

### Utilities

Waste Management	800-866-4460
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

## 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 copy of the A.C.C. form is available from the association secretary 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 ever unsure of the current balance on your account, 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!**

You may include a payment voucher, write the lot number on your check, or list it as the account number if you pay your bills online. This makes it much easier for us to ensure that your payment is credited to the proper lot!

## 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>1:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>1:00 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, 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.**



# Glencannon

## Community News

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### **Open Board Positions!**

Three board seats will be available in March 2013 (townhouse, single family, and open). Nominations for the annual meeting seats will be accepted either in writing from now until the regular meeting on February 12, 2013 or come to the February regular meeting for nomination. Official ballots will then be distributed to all residents by mail.

Prospective board members must be current on fees and assessments.

### **February Board Meeting**

The next board meeting will be held on February 12, 2013 at the North Strabane Fire Station at 7:00 pm. All residents are invited to attend!

### **2013 Annual Meeting**

The 2013 Annual Meeting for the Glencannon Homes Association will be held on Tuesday, March 19, 2013 at the North Strabane Fire Station at 8:00pm. All Residents are invited to attend!

**Residents are reminded that trespassing on the frozen pond is STRICTLY PROHIBITED and violators will be prosecuted.**

## 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 call the Glencannon Homes Association or visit the Washington County Planning Commission Website at [www.depweb.state.pa.us](http://www.depweb.state.pa.us).

Waste Management is still Glencannon's garbage pick-up company for the short term.

Allied Waste Services is on hold until contract details can be worked out.

## Glencannon Homes Association Financial Report December 31, 2012

### General Operating Fund

Checking	\$ 22,172.89
Money Market	\$ 10,324.73

<b>Total</b>	<b>\$ 32,497.32</b>
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### General Fund Revenue

Association Fees	\$ 26,241.00
Resale Packets	\$ 0
Rec. Center Guests	\$ 0
Rec. Center Rental	\$ 0

<u><b>Total</b></u>	<b>\$ 26,241.00</b>
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### General Fund Expenditure

Rec. Center	\$ 0
Commons	\$ 143.53
Grounds	\$ 3,172.23
Trash	\$ 5,696.51
Administrative	\$ 1,099.43

<b>Total</b>	<b>\$ 10,111.70</b>
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### General Operating Fund

Beginning Balance	\$ 32,497.32
Deposits	\$ 26,241.00
Disbursements	\$ 10,111.70

<b>Total as of 12/31/2012</b>	<b>\$ 48,626.92</b>
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#### Please Note:

The amount that has been spent on the pond lawsuit to date (over the past 2 years) as of 9/30/12 is:

Legal Fees and Expert Report -	\$ 115,063.20
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The current balances of our other accounts are:

Citizens CD	\$ 18,126.97
Citizens Capital Reserves	\$ 57,325.16
Washington Federal CDs	\$ 43,493.66
Edward Jones	\$ 309,712.39



CENTURY 21 PLEDGE POINT #3

# Keep Your Best Interests in Mind.



**Pledge Point #3: Hold your best interest in the highest regard throughout the process**

Only a CENTURY 21 agent, such as Judi Agostinelli, can offer the CENTURY 21 Service Pledge. Just one of the ways to reduce the stress of buying and selling real estate.



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RealtorJAA@aol.com  
<http://JudAgostinelli.Realtor.com>

# 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 6:00 p.m. the night before collection day**, and should be removed following collection on collection day.

Thank you!

The Claim Satisfaction Guarantee is an innovative breakthrough in personal auto protection and it's offered only from Allstate. If a standard auto customer is dissatisfied with their experience on a paid auto claim for any reason, Allstate will refund their premium.

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 Allstate Insurance Company

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Canonsburg PA 15317	Pittsburgh PA 15237
724-746-4470	412-366-9480



# Glencannon Regular Meeting Minutes

January 8, 2013

**Board members present:** Vice President - April John, Terry Creighan, Tony Sacco, John Ackerman, Ed Frohnapfel, Jr., Rick Flood, Shawn Beard and Dave Wheeler.

Meeting was called to order by Mrs. John at 7:02 p.m.

## OPEN DISCUSSION:

A resident was present and was requesting the status of his ACC request to put a pool on his property. He stated that he reviewed the by-laws and covenants and he stated that Mr. Beard came to his home to look at the property. The resident stated that there is nothing specifically that states that there are no pools in Glencannon. Mrs. John stated they are waiting for the attorney to provide legal advice. Mr. Beard asked that the attorney's response be expedited and Mrs. John stated that she will have it so the request can be discussed at the executive board meeting next week.

A resident reported that there is a large truck parked across the street from her house that leaks fluids and it is going into the storm drains. Mrs. John reported that is condo association property. The township can be contacted if there is anything leaking into the drain. Mr. Beard said that if he sees the truck there that he will notify the person that collects the dues for the condo association to find out who owns the truck.

A resident requested information regarding what board positions were up for re-election in March 2013. Mrs. John told her that Mr. Sarver, Mr. Wheeler, and Mr. Creighan's positions are expiring. Mr. Creighan stated anyone interested in running for a board seat can submit a request in writing or come to the February meeting for nomination. The resident also asked the status of the audit. Mrs. John stated that Justin from Stelmack Dobransky & Eannace, LLC will attend the February meeting.

Mrs. John asked for updates in the following areas:

**Rec:** Mr. Creighan stated there is nothing to report

**Commons:** Mr. Ackerman stated that the lights at the pond are now fixed. The delay was due to the difficulty with getting the parts. Mr. Ackerman stated that the lights are old and getting the parts can be difficult and time consuming.

## ACC:

Mr. Ackerman and Mr. Flood stated that there is a town home on Hunting Creek that is replacing the existing roof, exterior doors and two balconies.

## Old Business:

The financial information was distributed to the board. Mr. Creighan suggested that the financials be tabled since no one

had the opportunity to view it prior to the meeting. A resident asked why the administrative costs are up to \$5000 in the financial reports. The board stated that the figures need evaluated and will be adjusted.

## New Business

A resident asked who will be picking up the garbage tomorrow. Mrs. John stated that it will be Waste Management. After months trying to contact Waste Management, there was no response and the contact there was terminated. The price difference between Allied and Waste Management was discussed. Mrs. John stated that according to the response from the attorney, Waste Management will be picking up the garbage until 1/31/2013. The new contract with Allied will start on 2/1/2013.

Mr Sacco made a motion that the annual meeting be held on the same night as the regular meeting as it has been for the last 22 out of 23 years. Mr. Creighan read Article 3, section 3 of the by-laws that stipulates the Annual Meeting is to be held the third Tuesday in March at 8:00 p.m. Mr. Wheeler seconded the motion.

Vote: Mr. Beard-No, Mr. Wheeler-Yes, Mr Creighan- No, Mr. Frohnapfel- No, Mrs. John- Yes, Mr. Ackerman- No, Mr. Flood -obstaining, Mr. Sacco- Yes.

Motion denied – 4 to 3

Mr. Sacco reported that the by-laws committee is underway and the revisions need reviewed by the board for feedback. The final revisions will be presented to the community and voted on.

Mr. Frohnapfel Jr. made a motion to adjourn and Mr. Beard seconded the motion. Meeting adjourned at 7:55pm.

*Respectfully submitted by Kim Spicer*

## Reminder:

Business and work trucks (including trailers) are **NOT** to be parked on Glencannon commons areas (specifically in the grass) or in commons parking pads.

**Thank you for your cooperation.**

# Glencannon Executive Meeting Minutes

January 15, 2013

**Board members present:** President Dave Sarver, Tony Sacco, Terry Creighan, Rick Flood, David Wheeler, Shawn Beard, Ed Frohnapfel Jr. and John Ackerman.

Meeting was called to order by Mr. Sarver at 7:01pm.

Dave Sarver began the discussion with the deck that needs evaluated on Meadowview and that no one has been there to do so yet. Mr. Sarver and Mr. Beard stated that they will go to Meadowview in the near future and measure the deck in order to determine if it follows the specs. The complaint was discussed stating that it obstructs the view of the neighbors and is said to be too high and too far out. The original ACC request will be obtained and reviewed.

The ACC request for the pool was also discussed. Mr. Sarver presented the request to all of the board members and the specifics were discussed regarding easements, esthetics, maintenance and liabilities. The response from the attorney was also reviewed. It was determined that a policy can be determined by the Board. Mr. Frohnapfel made a motion that pools are considered a recreational structure not residential and that no above ground or below ground pools can be built in Glencannon. Mr. Ackerman seconded the motion. Vote: Mr. Sarver-Yes, Mr. Flood-No, Mr. Frohnapfel-Yes, Mr. Creighan-Yes, Mr. Sacco-obstained, Mr. Wheeler-No, Mr. Beard- No, Mr. Ackerman- yes. The motion was passed 4 to 3 that no pools can be built in Glencannon.

Mr. Sarver opened the discussion regarding the transition from Waste Management to Allied Waste. He stated that after talking to the attorney, Mr. Cruny, we will be contracted with Waste Management until the end of January 2013. Mr. Sarver reported that he sent a letter to Waste Management ending services.

The lengthy discussion was done regarding each line item of the budget and the needed allocations. The board focused on needed areas and adjustments to the allocated amounts. Mr. Ackerman discussed the needed repairs and maintenance to the common areas and the needed pond maintenance according to the recommendations of the DEP. The need for an Asset study was discussed and cost allocated in order to establish the actual financial data. Mr. Sarver opened the discussion regarding liens that are placed due to bad debts. The board discussed some current residents who owe various amounts in dues

Mr. Beard made a motion to lower the amount when the lien process will start. Mr. Flood seconded the motion. Vote: Mr. Sarver- Yes, Mr Sacco- Yes, Mr. Wheeler-Yes, Mr. Beard-Yes, Mr. Ackerman- Yes, Mr. Creighan- Yes, Mr. Frohnapfel- Yes, Mr. Flood-Yes. Motion passed with 8 votes.

The board held a lengthy discussion to finalize the budget. The changes to the budget were determined and a draft made, the final copy will be completed by secretary, Kim Spicer and redistributed to the board to vote for approval.

Mr. Sacco stated that the feedback is needed from the board regarding their questions and suggestions regarding the current by-laws in order for him to discuss it with the by-laws committee. Due to the amount of information a separate meeting will be held to discuss this information and provided to Mr. Sacco within the next few weeks.

Mr. Sarver also brought up two homes in the community that are in need of repair. Letters will be sent this week to the homeowners requesting contact and discussion of what needs done. In addition, the complaints were discussed from Cricketwood regarding the diesel trucks running at night and early morning. The homeowner has been notified. A discussion ensued regarding complaints about a pesky litter bug.

Mr. Frohnapfel made a motion to adjourn, Mr. Flood seconded the motion. Meeting adjourned at 9:02 pm.

*Respectfully submitted by Kim Spicer.*





# 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.*

# 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.)



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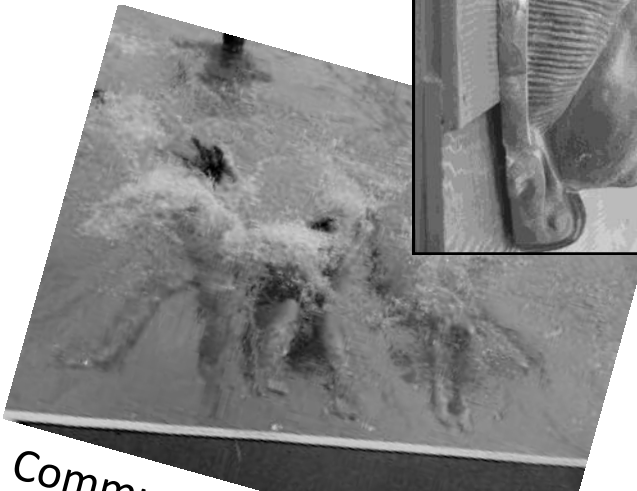
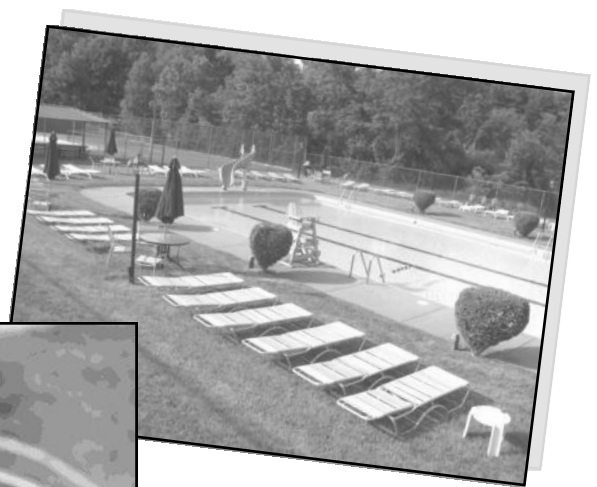
Hermaine G. Muno  
Marcia M. Sacco  
Kris Piscatelli

hermaine@personnelstaffers.com  
marcia@personnelstaffers.com  
kris@personnelstaffers.com

# Glencannon Photos from the Past Year



Playground B



Community Day 2012



Community Day 2012



Chef Rick

Chef John

1st Hot Dog Day 2012



Bonfire 2012



New X-Stream Slide

**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

# FEBRUARY 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6 Garbage & Recycling	7	8	9
10	11	12 Board Meeting 7:00 p.m. N. Strabane Fire Station	13 Garbage	14 Valentine's Day	15 Canon-Mac No School In Service	16
17	18 Canon-Mac No School President's Day	19	20 Garbage & Recycling	21	22	23
24	25	26	27 Garbage	28 Canon-Mac 2 Hour Late Start		