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



Visit our web site: www.glencannonhomes.org

February 2014



**The Annual Meeting 2014 and
the new survey**
Be sure to participate!
(Info page 4)

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**GLENCANNON
BOARD OF DIRECTORS**

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman
Jim Byer
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 Fees 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 choose to have 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 Board Meeting

February 11, 2014 at 7:30 pm North Strabane Fire Station
(2550 Washington Road, Canonsburg, PA 15317).

Annual Meeting

Three board seats will expire in March, 2014, a single family home position, a townhouse position and an open position.

Nominations for these seats will be accepted at the February 11, 2014 regular meeting or you can submit an advance request in writing (must be seconded at the meeting). Official ballots will be distributed to all residents.

The Annual Meeting will be March 18, 2014 at 8:00 pm at the North Strabane Fire Station.

Prospective board members must reside in Glencannon and must be current in dues.

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

Open Board Position

Nominations will be taken at the February 11, 2014 Regular Meeting for the Townhouse position that expires in March, 2014. In the event someone is placed in this position, they will have to run for their seat in the Annual Meeting election.

Survey Reminder

Be sure to participate in the survey published in the January newsletter.

The survey can be found at : www.glencannonhomes.org and there is a convenient fill-in form that will only take a few minutes.

Forms are due by the February 11, 2014 regular meeting.

New Committee

A new Sports and Recreation committee is being formed to monitor and enhance the following amenities: Basketball Court, Tennis Court, Sand Volleyball Court, Playgrounds and the Ball Field.

If you are interested in chairing this new committee please call the office or come to the February Meeting.

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!

Been a while since you shopped around for car insurance?

Allstate Insurance just had a rate DECREASE.

Plus, with accident forgiveness and deductibe rewards you could be getting a better deal than you ever thought possible.

Contact your local Allstate agent today to make sure you are getting the service and discounts that you deserve.



Brian Fisher - Exclusive Allstate Agent

With two convenient locations to better serve you:

148 West Pike Street
Canonsburg, PA 15317
724-746-4470

1130 Perry Highway
Pittsburgh, PA 15237
412-366-9480

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.)

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.

Pool Manager Wanted

Glencannon Homes Association is hiring a
Pool Manager for the 2014 season.

Interested applicants are required to have a
certified pool operator certificate, a PA category
24 chemical certification, experience managing a
class C semi-public pool and experience
diagnosing and treating water balance.

Send resume and letter of inquiry to:
**P.O. Box 831
McMurray, PA 15317**

December 2013 Financial Report

General Fund Revenue

Association Fees	\$22,360
Resale Packets	\$75
Late Fees	\$1,080
Rec. Center Rental	\$0
Pool Passes	\$0
Newsletter	\$340
Donations	\$ -
Total	\$23,855

General Fund Expenditures

Rec. Center	\$37
Commons	\$493
Grounds	\$2,957
Trash	\$3,960
Legal	\$7,785
Administrative	\$7,977
Total	\$23,209

General Operating Fund:

Beginning Balance	\$60,065
Deposits/Revenue +	\$23,855
Expenditures -	\$23,209
Transfers +/-	\$0
Change in Working Capital	\$-759
Ending Balance	\$59,952
Operating Fund Accounts	
Checking	\$49,624
Money Market	\$10,328
Total	\$59,952

Reserve Investment Accounts

CD's	\$44,039
PNC Advisors	\$373,007
Total	\$417,046

The total lawsuit cost to date:

(over the last 3 years) **\$344,033**

Paid to date: **\$257,459**

Remaining balance owed:

\$86,574 (this amount is most of the June trial bill)



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
January 12, 2014**

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

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

Mr. Creighan opened the discussed asking for questions about the financials that were distributed prior to the meeting. Mr. Byer asked about the transfer of money from the CD to the Money Market at Citizens Bank. Mrs. Spicer stated that this will be done via online banking this week. Mr. Sacco asked about the check for Pricelight Electric and the final cost for the repair of the lights. Due to one light still not working, Pricelight will be coming out again to fix it and the payment will be provided then. Mr. Creighan stated that the legal bills need discussed and a payment plan should be established.

Mr. Beard made a motion to accept the financials, Mr. Byer seconded the motion; Vote: Mr. Sacco – yes, Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – no, Mr. Flood – yes, Ms. Manolas – yes, Mr. Creighan – yes. Motion passed 7:1

The board also discussed the prices submitted by the current Auditor, Stelmack, Dobransky and Eannace for the next 3 years. Mr. Byer said he spoke to them and discussed the rates, what that includes and how many hours are needed for the Audit and tax preparation. Mr. Creighan made a motion to retain Stelmack, Dobransky and Eannace for the next three years. Mr. Byer seconded the motion. Vote: Mr. Beard – yes, Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – yes, Mr. Flood – yes, Ms. Manolas – yes, Mr. Sacco – yes. Motion passed 8:0.

Mr. Flood discussed the AR list and the number of people who are at the amount to begin the lien process. The board discussed the legal fees associated with the process and how these fees will be assessed on the specific properties. Annual statements and letters will be mailed out within the next month. The letters sent to residents who are behind on their dues will inform them of the additional legal fees that will be assessed on their properties if the balance is not paid in a specific time frame. This information will also be posted on the website.

Rec

Mr. Creighan stated that information is being gathered to identify the specifics for the pool manager position as well as the assistant manager. This information will be distributed to the board when it is completed.

ACC

The board discussed that a specific policy is needed to enforce the ACC fine. Mr. Creighan stated that in order to establish the policy, coordination should take place with the township and details should be available in the newsletter and web site.

Commons

Mr. Sacco said he obtained the information regarding the dam permit and it expires on 12/31/2014. He distributed information to all board members that outlined where we are with compliance and what needs done by the end of the year.

Mr. Creighan discussed his contact with Pricelight Electric and the light repair. All lights are working except for the one at the end of Cricketwood; Pricelight will be back to repair it within a few days.

Mr. Ackerman stated that he talked to O'Brien Landscaping and they were here 3 days this week. He reported the work that was done this week including stick removal, garbage and removing a log from the stream. Mr. Flood expressed his concerns about work that is not done by O'Brien Landscaping. In the event something is missed or not done, they are to notify Mr. Ackerman and he can contact O'Brien Landscaping.

Mr. Beard updated everyone regarding two lights out on Glencannon Drive and will call West Penn Power. He also stated that he is taking an inventory of electric meters in common property to ensure there are no mixed meters.

New Business

Mr. Creighan opened the discussion with Allied/Republic services. The mass mailing to GHA residents was an error and conversations have occurred with Allied over the last few weeks. There is no change with garbage from last year.

The board discussed the county assessments that are underway.

Mr. Creighan discussed that bids are needed from insurance companies for Directors and Officers and Workman's Compensation policies for the next year. The board discussed getting all 3 policies with one insurance company. Mr. Creighan also discussed that self latching gates at the pool and additional signs for the pond impact the insurance coverage.

Mr. Creighan also discussed the expiration of the website carrier. The price and details were discussed as well as other vendors. Mr. Creighan made a motion to renew the subscription with Network Solutions for the next 3 years, Mr. Beard seconded the motion. Vote: Mr. Sacco – yes, Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – yes, Mr. Flood – yes, Ms. Manolas – yes, Mr. Byer – yes. Motion passed 8:0

The board discussed the survey that was published in the newsletter and the number that were received. Mr. Ackerman stated that he did not review or approve the survey prior to the publish in the newsletter. Mr. Beard said that the idea was sent to all board members asking for information to be put in the survey. Five board members responded with input. The details of the survey were discussed.

A lengthy discussion occurred with the board regarding the playground committee and where they are with the progress in making changes and improvements. Further discussion occurred regarding resident voting at regular meetings as outlined in the

bylaws. Mr. Creighan stated that according to the bylaws, all committees and chairs need board approval. Mr. Creighan made a motion to re-set the current playground committee and start a new committee encompassing all of the recreational amenities. This new committee will be posted in the next newsletter, any resident is welcome to apply for chairperson. Mr. Beard seconded the motion. Vote: Mr. Sacco – yes, Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – no, Mr. Flood – no, Ms. Manolas – yes, Mr. Byer – yes. Motion passed 6:2

The board also discussed the priorities of the community for the different committees and also what the priorities are for the board. Mr. Beard stated that some questions on the survey focus on the community feedback for prioritization.

The board also discussed document storage. All board members will provide any documents that they have and they will be both scanned and put in the shed.

The board discussed the proxy vote that the Playground Chair brought to the last regular board meeting. Mr. Creighan stated all votes would have to come from the board therefore, the vote was invalid.

Mr. Sacco provided photos to the board regarding the erosion issues in the community. All board members will review the photos and the information will be discussed at the next meeting. Mr. Creighan and Mr. Beard stated they would look into this issue.

Mr. Frohnaphel, Jr. made a motion to adjourn and Mr. Flood seconded at 9:00 pm.

Respectfully submitted by Kim Spicer.

Glencannon Homes Association Regular Meeting January 14, 2014

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

Meeting called to order by Mr. Creighan at 7:30 pm

Open Discussion

A resident stated that he does not agree with improving the playgrounds in the community. He expressed concerns about himself and others in the community who do not use playgrounds and other amenities. He said he does not agree with extra spending on improvements.

Another resident distributed a handout about the playgrounds and how there should be more money spent on them in the coming year. She discussed historical information about money spent on other amenities in the community.

Financials

The board discussed that financials were discussed and approved at the executive meeting on January 12,

2014. Mr. Creighan stated that he spoke with Stelmack, Dobransky and Eannace and informed them that the board approved their proposed price for the next 3 years. They stated that the 2013 audit will be underway soon and available mid-summer.

Rec

Mr. Creighan stated that he and Mr. Beard are finalizing the details of the pool manager and assistant manager positions. Mr. Sacco stated that he would like better tracking of the usage of the pool. He suggested that the number of residents who use it be logged daily in order to determine how many life guards are needed and ultimately reduce costs.

Commons

Pricelight Electric fixed the lights on Cricketwood Court and Hunting Creek Road.

ACC

No requests at this time.

Old Business

Mr. Creighan provided an update about the lawsuit. Mr. Sacco discussed the past vote regarding the removal of the pond. The board discussed the circumstances at the time with American Rivers and that is currently an unlikely option. The board also stated that the lawsuit is not finalized and that further discussion and planning is necessary when it is concluded.

New Business

Mr. Creighan stated that the board voted to disband the playground committee and to start a new recreational committee. The board will be looking for a committee chair.

Mr. Frohnaphel, Jr. made a motion to adjourn the meeting and Mr. Flood seconded the motion at 8:00 pm.

Respectfully submitted by Kim Spicer

Notice:

Vehicles without current registration stickers are **not** permitted to be parked in Glencannon commons parking pads. In addition, vehicles parked in commons parking for long periods of time will be researched for resident ownership.

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

Privileged to help.



John Skariot, Agent
4050 Washington Road
McMurray, PA 15317
Bus: 724-941-4130
john.skariot.buuz@statefarm.com

We're honored to serve this community for 30 years.

My staff and I look forward to many more with you. Thank you for your continued support and business. *Get to a better State®. Get State Farm.*
CALL ME TODAY.



1211031

State Farm, Bloomington, IL

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 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6 Garbage & Recycling	7	8
9	10 Last day to mail survey	11 Board Meeting 7:30 pm North Strabane Fire Station	12	13 Garbage	14 Valentine's Day Canon-McMillan No School	15
16	17	18	19	20 Garbage & Recycling	21	22
23	24	25	26	27 Garbage	28	

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