
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

February 2016



The Annual Meeting of the
Members will be
March 15, 2016 - 7:00 pm
(Details 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 Frohnapfel, 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,

February 9, 2016 at 7:00 pm (At the Frank Sarris Public Library located at 35 N Jefferson Ave, Canonsburg, PA 15317, Room 3)

Annual Meeting

Three board seats will expire in March, 2016, a single family home position, a townhouse position and an open position.

Nominations for these seats will be accepted at the February 9, 2016 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 15, 2016 at 7:00 pm at the Frank Sarris Public Library in Canonsburg (35 N. Jefferson Avenue Canonsburg, PA 15317).

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

Recycling Events

The Washington County Planning Commission will host monthly electronics recycling on the **first** Tuesday of each month in 2016 (unless otherwise advertised) from 2:00 pm to 5:00 pm at the Washington County Fair Grounds (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

Several complaints have come in regarding parking on Cricketwood Court, Hickory Circle and Upper Hunting Creek.

If you have a parking issue, please come to a regular monthly meeting to discuss the problem with the Glencannon Homes Association Board of Directors.

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

Please be safe this winter.

Station Capital Tax Services



**New Client Special: 50% Discount*
off last year's tax prep bill**

**Have your taxes prepared by
Kenneth Marx, EA, MBA this upcoming tax year.**

Bring in this ad and last year's tax preparation bill

- **Personalized professional tax services**
- **Open year round**
- **Drop off service**
- **E-File**

Call Ken today to schedule an appointment.

**Station Capital Tax Services, LLC
111 Washington Street
Washington, PA 15301
724-229-3311**

***minimum fee \$85 for Federal, State & Local tax prep.**

Glencannon Homes Association

Financial Report

As of December 31, 2015

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$267,537	\$-	\$-	\$267,537
Other	\$1,164,868	\$(941)	\$(1,110)	\$1,162,818
Total	\$1,432,406	\$(941)	\$(1,110)	\$1,430,356
Expenditures:				
Recreation Services	\$43,130	\$-	\$-	\$43,130
Commons Maintenance	\$29,658	\$-	\$-	\$29,658
Landscaping	\$54,791	\$-	\$-	\$54,791
Garbage Removal	\$44,994	\$-	\$-	\$44,994
Legal Services	\$22,527	\$-	\$-	\$22,527
Administrative	\$78,742	\$4,626	\$-	\$83,368
Total	\$273,842	\$4,626	\$-	\$278,468
Excess (Deficit):	\$1,158,564	\$(5,567)	\$(1,110)	\$1,151,888
Beginning Balance				
Beginning Balance	\$87,274	\$455,807	\$-	\$543,082
Revenue +	\$1,432,406	\$(941)	\$(1,110)	\$1,430,356
Expenditures -	\$(273,842)	\$(4,626)	\$-	\$(278,468)
Change in Working Capital	\$(12,457)	\$-	\$-	\$(12,457)
Transfers +/-	\$(1,154,115)	\$81,000	\$1,074,688	\$1,572.51
Ending Balance	\$79,266	\$531,241	\$1,073,578	\$1,684,085
Bank and Investment Accounts:				
Bank - Checking	\$50,812	\$57,377	\$-	\$108,189
Money Market	\$28,455	\$-	\$25,008	\$53,462
CD's		\$44,146	\$1,048,570	\$1,092,716
PNC Advisor Investments		\$429,717	\$-	\$429,717
Total	\$79,266	\$531,241	\$1,073,578	\$1,684,085

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 United 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 Star 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 – 2016 Budget

		Income	
4010	Assessment Income		\$268,000
4012	Late Fee charges		\$11,390
4015	Resale & Lien LTR Income		\$2,090
4020	Interest Income		\$10
4025	Interest – Delinquent Accounts		\$2,930
4030	Newsletter Income		\$820
4031	Interest Capital		\$10
4042	RC concession		\$300
4043	RC Guest Fee Income		\$2,000
4044	RC Pool Rental		\$300
4045	RC Heights Passes		\$500
4046	Swim Lessons		\$500
4054	ACC Fine		\$150
		Total income	\$289,000
		Expenses	
Recreation			
5105	RC Management		\$6,000
5110	RC Gross Wages		\$22,000
5115	RC Payroll Taxes		\$2,000
5131	RC Electricity		\$3,500
5132	RC Gas		\$1,000
5133	RC Water		\$2,500
5140	RC Maintenance & Supplies		\$10,000
5141	Pool Chemicals		\$2,200
5145	Tennis Court Maintenance		\$2,000
5199	RC Misc.		\$270
			\$51,470
Commons			
5430	Commons Utilities		\$2,000
5440	Commons Maintenance		\$25,000
5450	Pond Maintenance		\$2,000
5455	Playground Maintenance		\$3,000
5400	Other		\$750
			\$32,750
5456	Landscaping		\$50,000
Administration			
5710	Adm. Gross Wages		\$20,000
5715	Adm. Payroll Taxes		\$2,500
5730	Rubbish		\$50,000
5734	Bank Service Charges		\$750
5735	Legal fees		\$25,000
5740	Audit and Tax Prep		\$6,000
5745	Professional Services		\$1,000
5751	Liability Insurance		\$8,000
5752	Workman's Comp/ D&O Insurance		\$3,000
5765	Office Equip		\$600
5770	Office Communication		\$1,800
5780	Office Supplies		\$2,400
5791	Newsletter Printing		\$3,100
5792	Newsletter Delivery		\$600
5795	Printing		\$200
5805	Bad Debts		\$20,000
5820	Pool Parties		\$1,000
5860	Community Day		\$2,000
5890	Activities – Other		\$500
5999	Admin. Misc.		\$300
6560	Payroll Expenses		\$30
			\$148,780
		Transfers to Reserve Investment Account	\$6,000
		Total Expenses	\$289,000

Glencannon Homes Association
January 12, 2016
Monthly Meeting of the Directors

Cancelled due to weather.

The pond lights will be repaired in early
February when the weather breaks.



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

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

Real Estate • Mortgage • Title • Insurance

Storm Water Management Committee: At the December 2015 Board meeting there was some discussion about the geographical scope of this committee. This committee's responsibility is the Glencannon pond, the streams feeding into this body of water and their shoreline areas within GHA property lines.

As 2016 begins the committee will focus on the following three items:

- ♦ Review the lawsuit verdict [instructions.]
- ♦ Develop a detailed high level project description.
- ♦ Create an RFP for engineers/project managers.

It is critical that the residents of Glencannon understand this is a project which must be undertaken with great care, for without, it could have long lasting financial consequences to all the residents of this community.

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.*

Administrative Fee policy

An administrative fee of \$7.00 per month is charged on ALL past due accounts.

In addition, households that exceed \$250 will have an additional 6% per annum finance charge on the total balance.

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

Every Association Member will receive a statement by the 1st of March, 2016.

Residents that do not pay the monthly dues can expect tougher enforcement this coming year.

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.



Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

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McMurray, PA 15317
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www.personnelstaffers.com

hermaine@personnelstaffers.com
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Walter Winschell
Internet Sales Manager

DAY APOLLO
5450 University Blvd.
Moon Twp, PA 15108

Phone 412.264.9222
Fax 412.264.9212
Email walterw@dayauto.com
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

FEBRUARY 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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	1	2	3	4	5	6
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Groundhog
Day

Garbage
&
Recycling

7	8	9	10	11	12	13
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Board Meeting
7:00pm
Frank Sarris
Library

Ash
Wednesday

Garbage

14	15	16	17	18	19	20
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Valentine's
Day

President's
Day

Garbage
&
Recycling

No School,
Canon-McMillan

21	22	23	24	25	26	27
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Garbage

28	29
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