

The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

February 2017



The Annual Meeting of
The Members will be
March 21, 2017 - 7:00 pm
(Details Page 4)

In this issue

Resource Page	Page 2
Next Board Meeting	Page 4
Community News	Page 4
E Recycling Events 2017	Page 4
Financials	Page 5
Advertising Rates	Page 5
Minutes	Page 6
Budget Information	Page 7
Calendar	Page 8

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
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 14, 2017 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!

Board Positions

Three board seats will expire in March, 2017, one single family home position, one townhouse position and one open position.

If you are interested in running for a board seat, please submit a letter of interest or plan on attending the February 14, 2017 regular meeting of the directors for nomination (all candidates must be confirmed by a second at the meeting).

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

The Annual Meeting will be held at the Frank Sarris Public Library (see address above) on March 21st at 7:00 pm.

(Pending availability and confirmation, please check the March newsletter)

All residents are welcome to attend!

Recycling Events

The Washington County Planning Commission will host monthly electronics recycling on the **first** Tuesday of each month in 2017 (Some are held on the 2nd Tuesday) from 2:30 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

or

[www.co.washington.pa.us/
index.aspx?nid=177](http://www.co.washington.pa.us/index.aspx?nid=177)

(Click departments, then planning/recycling from the home page).

The following board seats are expiring this March:

Tony Sacco - Single Family Home Position

Ed Frohnafel, Jr. - Open Position

Sheila Christopher - Townhouse Position

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

Please be safe this winter.

**Glencannon Homes Association
Financial Report
As of December 31, 2016**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$268,292	\$-	\$-	\$268,292
Other	\$17,846	\$30,801	\$10,899	\$59,546
Total	\$286,138	\$30,801	\$10,899	\$327,838
Expenditures:				
Recreation Services	\$46,759	\$-	\$-	\$46,759
Commons Maintenance	\$38,296	\$-	\$-	\$38,296
Landscaping	\$52,953	\$-	\$-	\$52,953
Garbage Removal	\$53,207	\$-	\$-	\$53,207
Legal Services	\$4,864	\$-	\$-	\$4,864
Pond Renovation	\$-	\$-	\$7,025	\$7,025
Administrative	\$49,421	\$5,138	\$-	\$54,559
Total	\$245,500	\$5,138	\$7,025	\$257,662
Excess (Deficit):	\$40,639	\$25,662	\$3,874	\$70,176
Beginning Balance	\$79,266	\$529,570	\$1,073,578	\$1,682,414
Revenue +	\$286,138	\$30,801	\$10,899	\$327,838
Expenditures -	\$(245,500)	\$(5,138)	\$(7,025)	\$(257,662)
Change in Working Capital	\$(3,821)	\$-	\$-	\$(3,821)
Transfers +/-	\$(6,000)	\$6,000	\$-	\$-
Ending Balance	\$110,084	\$561,233	\$1,077,452	\$1,748,769
Bank and Investment Accounts:				
Bank - Checking	\$81,343	\$20,714	\$2,975	\$105,032
Money Market	\$28,741	\$-	\$90,686	\$119,428
CD's	\$-	\$44,146	\$983,791	\$1,027,937
PNC Advisor Investments	\$-	\$496,373	\$-	\$496,373
Total	\$110,084	\$561,233	\$1,077,452	\$1,748,769

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

Glencannon Homes Association

January 3, 2017

Executive Meeting

Board members present: Terry Creighan – President, Shawn Beard – Vice President (arrived at 7:11pm), Sheila Christopher, Rita Manolas, Tony Sacco, Ed Frohnaphel, Jr., John Ackerman, Jim Byer and Dave Chirdon.

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

The financial reports were distributed and discussed. The board discussed the budget consumption for 2016. In addition, the report from Sweat Law was discussed regarding the continued progression of one of the foreclosures. The cost and final steps in filing the motion for foreclosure was discussed and Mr. Chirdon made a motion to proceed, Mr. Sacco seconded the motion. Vote: Mr. Ackerman – yes, Mr. Byer – yes, Mrs. Christopher – yes, Ms. Manolas – yes, Mr. Frohnaphel, Jr. – yes and Mr. Creighan – yes.

ACC

No requests this month. The board discussed the property that was cleaned out after significant neglect by a board appointed contractor. The bill has not been received yet but the amount will be assessed to this property. In addition, the homeowner will be notified that the second phase of maintenance to this property will need to be done by him as soon as possible.

REC

The chlorinator was delivered and to the total was \$2100. Either B&R Pools or Mr. Miele will be considered for the installation.

COMMONS

The board discussed the lights at the pool

parking lot. Conversion to LED bulbs is needed and various electricians are being contacted to do the job.

POND MANAGEMENT

The Pond Management Chair stated that someone from The Harshman Group is planning to be at the executive meeting in February to discuss the final plans.

NEW BUSINESS

The results of the board survey was distributed and discussed. The various areas of improvement were ranked by what the majority thought was most important to complete in 2017. The final draft of the 2017 budget was also discussed and minor changes were determined. Mr. Byer made a motion to accept the 2017 budget, Mrs. Christopher seconded the motion. Vote: Mr. Chirdon - yes, Mr. Frohnaphel, Jr. – yes, Mr. Beard – yes, Mr. Ackerman – yes, Ms. Manolas – yes, Mr. Sacco – yes, Mr. Creighan – yes.

The board discussed pursuing additional properties for foreclosure due to delinquent dues. Additional discussion occurred regarding the renewal of the landscaping contract for 2017/2018.

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

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association

January 10, 2017

Monthly Meeting of the Directors

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

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. Chirdon made a motion to approve the financials, Mr. Byer seconded the motion. Vote: Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – yes, Mrs. Christopher – yes, Mrs. Manolas – yes, Mr. Sacco – yes and Mr. Creighan – yes.

ACC

No requests this month.

REC

Changing the sand in the filters at the pool was discussed because it should be done every five to seven years. Resurfacing the tennis court was discussed for this spring.

COMMONS

Additional tree removal was discussed after damage from a recent storm. Replacing the broken lamp post on Village was discussed as well.

POND MANAGEMENT

No new report from last week.

NEW BUSINESS

Annual statements will be mailed by the end of January. The open board positions that are coming up in March 2017 were discussed and are advertised in the newsletter.

Meeting adjourned at 7:15pm.

Respectfully submitted by Kimberly Spicer

**The 2017 budget is available
on the glencannon web site
and will be printed in an
upcoming newsletter.**

glencannon15317@yahoo.com



www.glencannonhomes.org

ACC forms are usually found in this publication, however, this month there was not enough print space.

If you have an ACC request, please clip one from a past issue or go to:

www.glencannonhomes.org

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

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 WILL NOT accept TELEVISIONS.**



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FEBRUARY 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
				Garbage & Recycling Groundhog Day		
5	6	7	8	9	10	11
				Garbage		
12	13	14	15	16	17	18
		Board Meeting 7:00 pm Frank Sarris Library Valentine's Day		Garbage & Recycling		
19	20	21	22	23	24	25
	President's Day			Garbage		
	No School, Canon McMillan (Snow make-up)					
26	27	28				

