
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

January 2013



Allied Waste Services
is our new
Garbage pick-up company
(Details page 4)

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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

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

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

glencannon15317@yahoo.com ♦ 2 ♦

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 copy of the A.C.C. form is available from the association secretary or online at:

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

Mondays	1:00 p.m. - 6:00 p.m.
Tuesdays	1:00 p.m. - 6:00 p.m.
Wednesdays	1:00 p.m. - 6:00 p.m.
Thursdays	1:00 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.



Glencannon Community News

New Garbage Company

The Glencannon Board of Directors has awarded the 2013 garbage contract to Allied Waste Services. The pick-up day will remain Wednesdays with alternating recycling days. Residents experiencing problems should call the Glencannon line to quickly resolve any transition issues.

New Secretary

Long-time resident, Kim Spicer has been hired to be the new Glencannon Homes Association Secretary. Kim's management experience, accounting experience and desktop publishing experience coupled with her understanding of current Glencannon issues make her a great fit for this position. Welcome Kim and thanks for helping your community.

Next Board Meeting

The next Glencannon Board meeting will be held on Tuesday, January 8, 2013 at 7:00 p.m. at the North Strabane Fire Station located at 2550 Washington Road, Canonsburg, PA 15317.

All residents are invited to attend!

NOTICE TO RESIDENTS:

Your assessments for 2013 will remain at \$43.00 per month.

The Board of Directors and some residents have expressed concerns about the condition of some properties within Glencannon. We will be pursuing enforcement of A.C.C. guidelines in the coming months. Thank you for your assistance with this matter.

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

Thanks to everyone
 who voted and
 contributed to the
 Holiday Lights contest
 this year. There were
 some great light
 displays with
 neighbors coordinating
 to match.

(Results Posted Below)

2012 Holiday Contest Results

Thanks for Support of Children's Free Care Fund!

GlenCannon looked great this year with several dozen homes lit up and decorated to show their festive spirit. Many had traditional nativity scenes, Santa and Frosty while others went with a different theme displaying Spongebob, tree trunks lit up and lampposts with snowman heads. Surprisingly, we only had one Rudolph!

There were several townhomes that seemed to share their festive vision with their neighbors to create a common theme. One in particular brought a "Griswald" theme to our quaint neighborhood. (Which is a good thing).

If a street could have won as a whole it would probably have been Meadowview. Several neighbors pulled together to create a beautiful and inspiring setting. Maybe next year we will have snow on the ground to enhance the experience.

- 5th Place: 178 Hunting Creek.
- 4th Place: 146 Meadowview.
- 3rd Place: 437 Hunting Creek.
- 2nd Place: 23X Hunting Creek
- **1st Place: 206 Hickory Cir.**

Each raffle ticket benefits Children's Free Care Fund and provides holder a chance to win \$10,000 in larger drawing to be held in February 2013.



Children's Free Care Fund

Winners received Raffle Tickets. Proceeds go to Children's Hospital Free Care Fund. Call or email Shawn to purchase your chance to win \$10,000.



Shawn A. Beard
 REALTOR®

180 Fort Couch Road
 Pittsburgh, PA 15241
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**HAVE
 A
 SAFE AND
 HAPPY
 NEW YEAR!**



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.



Judi Agostinelli
 Realtor, Associate Broker
 CRS, GRI, ABR
 #1 CENTURY 21 Agent in Western PA

Century 21
 Frontier Realty
 4121 Washington Road
 McMurry, PA 15317
 724-941-2800 ext 217
 412-997-3989 CELL

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.

Contact your local Allstate agent today and make sure you have the service you deserve.

Brian Fisher
 Allstate Insurance Company

148 West Pike Street Canonsburg PA 15317 724-746-4470	1130 Perry Highway Pittsburgh PA 15237 412-366-9480
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Glencannon Executive Meeting Minutes

November 20, 2012

The meeting was called to order by President, Dave Sarver at 7:00 pm. board members in attendance, Vice President, April John, Tony Sacco, Ed Frohnapfel Jr., Shawn Beard, Dave Wheeler, Terry Creighan and Rick Flood.

A discussion was held on what course of action should be held on the recently resigned Secretary. It was determined that a former candidate will be contacted and the board will ask if she is still interested and her availability.

A discussion was held on the Garbage contract and some of the questions board members have about Allied Waste Services. Some board members felt they needed a few more details before making a decision on the contract.

Mr. Sarver discussed the Engineers meeting that will take place on December 3rd, 2012. Mr. Beard motioned to obtain two more copies of the expert report and to inventory the existing paperwork (concerning the pond) current location and when it was returned. The motion was seconded by Mrs. John with all voting. "yes" Mr. Sarver, Mr. Frohnapfel, Jr., Mr. Creighan, Mr. Wheeler, Mr. Flood and Mr. Sacco.

A lengthy discussion was held regarding the current A.C.C. procedures and what can be done to improve efficiency and enforcement of A.C.C. regulations. The current A.C.C. guidelines were discussed and it was determined they should be reviewed and updated and possibly made available to residents.

The Board discussed ways to improve the flow of monthly meetings and possible rules that should be implemented.

Mr. Beard thanked Doug and Venus Barto for donating the picnic table to playground A, and Mr. Creighan and Mr. Wheeler for helping move the table.

A discussion was held on North Strabane Township's request the have homeowners with trees extending over the road and it was decided to post a request in the December newsletter. It will then be up to the Township to send letters to individual homeowners and enforce

the tree trimming.

Mr. Creighan stated he will need the necessary software to complete the upcoming newsletters. Mr. Sarver motioned to upgrade the Microsoft Publisher software (2010 version) at a cost of \$140 plus tax, Mr Frohnapfel, Jr. seconded, voting "yes" were Mr. Sarver, Mrs. John, Mr. Wheeler , Mr. Beard and Mr. Sacco; Mr. Creighan abstained.

Duties were divided among board members until a new Secretary is hired.

Mr. Frohnapfel motioned to adjourn at 8:37 pm, Mr. Flood seconded.

Respectfully submitted, Terry Creighan

Glencannon Executive Meeting Minutes

November 27, 2012

Board members present: President Dave Sarver, Ed Frohnapfel, Jr., Terry Creighan, Shawn Beard, Rick Flood , Vice President April John arrived later in the meeting.

Meeting was called to order by Mr. Sarver at 7:00 pm.

The Board interviewed a previous candidate and resident regarding the open Secretary position. Hours of availability and job details were discussed.

Reminder:

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

Thank you for your cooperation.

The minutes from the regular meeting on November 13, 2012 were discussed. Mr. Sarver motioned to approve, Mr. Beard seconded the motion. Voting "yes" were: Mr. Beard, Mr. Creighan, Mr. Frohnappfel, Jr., Mr. Sarver and Mr. Flood.

The bid from Allied for the garbage contract was discussed and several previous questions were answered including dumpster availability and how many employees will be picking up the garbage.

Mr. Sarver distributed tentative budget numbers for the coming year. The board will review and make final adjustments in the coming weeks.

Mrs. John arrived at 7:46 pm.

Mr. Sarver made a motion to maintain the monthly assessment at \$43.00 per month for 2013. The motion was seconded by Beard, all voting "yes" were Mrs. John, Mr. Beard, Mr. Creighan, Mr. Sarver and Mr. Frohnappfel, Jr.

Mr. Sarver made motion to accept the contract proposal from Allied for garbage collection for the next three years, Mr. Frohnappfel, Jr. seconded, all voting "yes" Mrs. John, Mr. Beard and Mr. Creighan.

The subject of hiring a new Secretary was tabled to acquire more information.

Mr. Frohnappfel, Jr. motioned to adjourn the meeting, Mr. Beard seconded. Meeting adjourned at 8:28 pm.

Respectfully submitted Terry Creighan.

Glencannon Regular Meeting Minutes December 11, 2012

The meeting was called to order by President, Dave Sarver at 7:06 pm. Board members in attendance: John Ackerman, Tony Sacco, Ed Frohnappfel Jr., Shawn Beard, Dave Wheeler, Terry Creighan and Rick Flood. Vice President April John was excused for work related reasons.

OPEN DISCUSSION:

A resident from Pheasant Cove discussed the trees on common grounds (behind his house) and their proximity to the sewer lines. The resident has incurred damages not covered by insurance and is asking for compensation. Mr. Sarver stated he would ask our own insurance company if anything can be done. Mr. Creighan stated we can look into the possibility of removing the problem trees. Mr. Sacco stated a previous President (over 10 years ago) acted on his own **without board approval** and issued a payment for a similar problem.

A resident discussed the deplorable condition of two homes within the community and the various issues that need addressed. The Board stated they will look into this matter and pursue enforcement within the Declaration of Covenants and ACC guidelines.

An Association Member asked about ACC procedures and discussed a deck that was built without ACC approval or Township approval and was built with different dimensions than the original drawing. Mr. Sarver and Mr. Flood said they would look into this matter.

FINANCIALS:

A motion to approve the Financials was made by Mr. Flood, Mr. Sarver seconded, voting "yes" was Mr. Wheeler, voting "No" Mr. Frohnappfel, Jr. and Mr. Ackerman. Abstaining were Mr. Creighan (stating he felt they were incomplete), Mr. Beard and Mr. Sacco. The motion passed with a 3-2 vote.

REC. CENTER:

No Report

COMMONS:

Lums has parts ordered for the 2 lights at the pond that are out and should be in within 7 – 10 days.

ACC:

Mr. Flood discussed 4 requests that were approved; one for a property line clarification, a Satellite Dish, a new storm door and entry door and replacement French Doors.

OLD BUSINESS:

Mr. Sarver discussed the recent engineers meeting on December 3rd, 2012 regarding the pond lawsuit.

Mr. Sarver announced we are changing our garbage contract to Allied Waste Services starting the first week of January 2013.

NEW BUSINESS:

Mr. Sacco passed out a draft of proposed by-laws changes to board members. Mr. Sarver stated we will need to get a copy to our attorney to be sure they correspond with the Declaration of Covenants.

Motion to adjourn by Mr. Frohnafel, Jr., second Mr. Flood, all in favor.

Respectfully submitted by Terry Creighan

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.)**



Present this newsletter and receive \$50 off when you reserve your lessons!

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Staffing and Training Services

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
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marcia@personnelstaffers.com
kris@personnelstaffers.com

**Glencannon Homes Association
Financial Report
October 31, 2012**

General Operating Fund

Checking	\$ 11,805.92
Money Market	\$ 10,323.86
Total	\$ 22,129.78

General Fund Revenue

Association Fees	\$ 19,626.00
Resale Packets	\$ 300.00
Rec. Center	\$ 0
Donations	\$ 0
<u>Total</u>	\$ 19,926.00

General Fund Expenditure

Rec. Center	\$ 2,835.43
Commons	\$ 438.73
Grounds	\$ 3,643.34
Trash	\$ 5,772.02
Administrative	\$ 1,825.36
Total	\$ 14,514.88

General Operating Fund

Beginning Balance	\$ 22,129.78
Deposits	\$ 19,926.00
Disbursements	\$ 14,514.88
Total as of 10/31/12	\$ 27,540.90

**Glencannon Homes Association
Financial Report
November 30, 2012**

General Operating Fund

Checking	\$ 17,217.04
Money Market	\$ 10,324.29
Total	\$ 27,541.33

General Fund Revenue

Association Fees	\$ 21,115.50
Resale Packets	\$ 150.00
Rec. Center	\$ 0
Donations	\$ 0
<u>Total</u>	\$ 21,265.50

General Fund Expenditure

Rec. Center	\$ 980.58
Commons	\$ 172.48
Grounds	\$ 2,843.34
Trash	\$ 5,696.51
Administrative	\$ 6,616.60
Total	\$ 16,309.51

General Operating Fund

Beginning Balance	\$ 27,541.33
Deposits	\$ 21,265.00
Disbursements	\$ 16,309.51
Total as of 11/30/12	\$ 32,497.32

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

JANUARY 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Canon-Mac No School	2	3 Garbage	4	5
6	7	8 Board Meeting 7:00 p.m. N. Strabane Fire Station	9 Garbage & Recycling	10	11	12
13	14	15	16 Garbage	17	18 Canon-Mac No School Clerical Day	19
20	21 Canon-Mac No School Martin Luther King, Jr. Day	22	23 Garbage & Recycling	24	25	26
27	28	29	30 Garbage	31		