
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

January 2014



The Glencannon Board of Directors
is seeking input from our community
regarding current issues, amenities
and events.

Be sure to participate in the survey!
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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

Janine Dolanch	531-0095
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
Fran Toma	413-5738
Breanna McDade	328-1731

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
	or 1-800-464-2120

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 \$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.



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Pennsylvania Certified Safe Driver Curriculum

Auto Insurance Discount Eligible

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Glencannon

Community News

Next Board Meeting

January 14, 2014 at 7:30 pm North Strabane Fire Station
(2550 Washington Road, Canonsburg, PA 15317).

2013 Holiday Contest Results

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 a couple Rudolfs!

There were several townhomes that seemed to share their festive vision with their neighbors to create a common theme. There were no "Griswald" themes in our quaint neighborhood this year.

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.



The lucky winners received gift cards to local restaurants.

- **2nd Place:**
- 178 Hunting Creek.
- **1st Place:**
- 146 Meadowview.



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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 January 14, 2014 Regular Meeting for the Townhouse position that expires in March, 2014. The perspective candidate must reside in Glencannon and must be current in Association dues.

NOTICE TO RESIDENTS:

Your assessments for 2014 will remain at \$43.00 per month.

Also, the 2014 budget is available at:

www.glencannonhomes.org

The budget will be published in the coming months.

Garbage Update

North Strabane residents have been notified of a change in their garbage company as well as the pick-up day. This **DOES NOT** affect Glencannon as we have a separate contract with Allied Waste/Republic Services. In the event our pick-up day is to be changed, we will notify in advance.

If you have received a bill from Republic Services, please disregard it but let us know so we can inform them of the error.

Residents, please be advised the annual statements will be sent to ALL homeowners in Glencannon within the next month. Be sure to check the statement against your records and call us if you feel there is an error.

Opinion Letter:

Residents of Glencannon

December 14, 2013

This letter is inform all the residents that The playgrounds in our community are in need of repair and renovations. This will help increase the value of our homes and keep our children safe while playing. At the regular December 10, 2013 meeting I the Commons Chair and the Playground Chair Lisa Ackerman approached the board of Directors to increase the budget for renovations and improvements for our playgrounds. Our main concern is playground "C" in upper Huntingcreek Rd. which has been in need of renovation for a number of years. The playground has a toddler unit and swing set only. This does not compare to other playgrounds in our plan. Proposals have been submitted to the Board of directors several times over the past years to update and improve the entire playground to facilitate toddlers as well as older children that use this playground. Playground "A" needs equipment replaced as well as repairs that are necessary for the safety of the users (our children). I have submitted bids for these items and they seem to have fallen on deaf ears.

I have met with vendors and playground inspectors to seek bids as well as to obtain grant money to help support these projects. This information has been shared with the "Board" over the past several months. However, it is important to have a **preapproved amount for new equipment** for these projects. I proposed a motion at the December 10, 2013 meeting in amount of up to \$14,000 dollars to be added to the Glencannon Budget for 2014 to support these project. The motion had the support of over 30 residents that by proxy vote, that was presented by the Playground Chair, that would like to see these improvements and repairs happen. The proxy vote was not recognized as part of the vote. I as Commons' Chair and a director on the Board of Glencannon I need to know what dollar amount that will be approved prior to seeking more bids or contacting previous vendors. This amount is not new to the "Board".

I am looking for the support of the community to improve the payground areas. If you are a resident in good standing you have the **right to vote** at any regular meeting [second Tuesday of each month] as well as to present a motion as long as it seconded at the meeting, this would allow the motion to be brought to a vote. Please refer to the Bi- Laws.

Working hard as Commons Chair for the residents of Glencannon.

Thank You,

John Ackerman

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.

November 2013 Financial Report

General Fund Revenue

Association Fees	\$22,233
Resale Packets	\$75
Rec. Center Guests	\$0
Rec. Center Rental	\$0
Pool Passes	\$0
Newsletter	\$0
Donations	\$ -

Total **\$22,308**

General Fund Expenditures

Rec. Center	\$44
Commons	\$773
Grounds	\$2,980
Trash	\$3,960
Legal	\$200
Administrative	\$11,051

(Includes the audit and liability insurance)

Total **\$19,008**

General Operating Fund:

Beginning Balance	\$62,967
Deposits/Revenue +	\$22,308
Expenditures -	\$(19,008)
Transfers +/-	\$0
Change in Working Capital	\$(6,730)
Ending Balance	\$66,267

Operating Fund Accounts

Checking	\$49,737
Money Market	\$10,329
Total	\$60,066

Reserve Investment Accounts

CD's	\$62,050
PNC Advisors	\$370,120
Total	\$432,170

The amount spent on the lawsuit to date:
(over the last 3 years) \$256,758

Total amount owed to date:
\$87,566 (this amount is mostly the June trial bill)



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 RealtorJAA@aol.com
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ALL AGENTS ARE NOT CREATED EQUAL

- **Ranked #1 among CENTURY 21 Agents** in Pennsylvania for units SOLD
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- **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
Executive Board Meeting
December 3, 2013**

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

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

Mr. Creighan opened the discussion with improving the process of discussing and voting on meeting minutes. The board discussed a new process and Mr. Creighan made a motion stating the draft of the minutes will be sent electronically to each board member 5 days after the meeting. All revisions are to be submitted to everyone and discussed within 48 hours. The final draft will be submitted with changes 24 hours after that and the vote will occur the next day with 48 hours to respond. Mr. Beard seconded the motion. Vote: Mr. Sacco – Yes, Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – yes, Mr. Flood – Yes and Ms. Manolas – yes, Mr. Beard – yes and Mr. Creighan – yes.

The board also discussed setting the meeting day and time for the 2014 regular meetings. Mr. Creighan made a motion to move time to 7:30pm and remain the 2nd Tuesday of each month for 2014, Mr. Ackerman seconded the motion. Vote: Mr. Sacco – No, Mr. Frohnaphel Jr. – yes, Mr. Ackerman – yes, Mr. Flood – Yes and Ms. Manolas – yes, Mr. Beard – Yes, Mr. Creighan – yes.

The financial information was distributed to each board member. The information was reviewed and discussed. Further review will be done over the next week in order to vote at the regular board meeting. The board discussed the budget consumption at this point of the year and how this would impact the upcoming budget for 2014. The board also determined a time and date in December to meet and discuss the creation of the new budget.

Mr. Sacco asked how we could find out where we are on the order of payments on liens filed against certain Glencannon property owners. Mr. Sacco stated that we need to explore any and all options to recover this money.

At the landscaper's request, Mr. Beard solicited feedback about their performance during the first snow and in general. After the discussion, Mr. Beard made a motion to keep O'Brien's Landscaping for the 2014 season. Mr. Ackerman seconded the motion. Vote: Mr. Sacco – yes, Mr. Frohnaphel Jr. – yes, Mr. Ackerman – yes, Mr. Flood – No, Ms. Manolas – yes., Mr. Beard – yes and Mr. Creighan – yes. The contract will be adjusted and signatures obtained.

The board discussed the lights that need repaired in various areas in the community. Mr. Sacco suggested the Board should start replacing the forty-plus year old lights instead of spending money on constant repairs. The budget should include funds to replace four or five lights each year. Mrs. Spicer provided 3 bids from vendors willing to complete the job. The lowest bid was discussed and Mr. Beard made a motion to accept the bid from Pricelight Electric, Mr. Ackerman seconded the motion. Vote: Mr. Creighan-yes, Mr. Sacco – No, Mr. Frohnaphel Jr. – yes, Mr. Ackerman – yes, Mr. Flood – Yes and Ms. Manolas – yes, Mr. Beard – yes.

The board agreed to remove and dispose the refrigerator in the pool office due to it being broken. The board discussed purchasing a new refrigerator for the 2014 season. In addition, further discussion was done regarding ideas for staffing in the next pool season.

The board discussed 1 ACC request. It was approved and signed. Properties in the community were discussed that are out of ACC compliance. The new \$50 fine for properties failing to obtain ACC approval was discussed.

Mr. Creighan provided an update about the pond lawsuit clarifying NST and CM School District have until early January to file an appeal.

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

Respectfully submitted by Kim Spicer

**Glencannon Homes Association
Regular Board Meeting
December 10, 2013**

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 7:03 pm

Financials

The financial reports were discussed and Ms. Manolas made a motion to approve the financials and Mr. Flood seconded the motion. Vote: Mr. Sacco - Yes, Mr. Frohnaphel, Jr. - Yes, Mr. Ackerman - Yes, Ms. Manolas - Yes, Mr. Creighan - Yes, Mr. Beard - Yes and Mr. Byer – abstain, Mr. Flood - Yes .

Rec.

Mr. Creighan stated that refrigerator at the pool has been disposed of. A new refrigerator will be purchased for the new season.

Commons.

Mr. Ackerman stated that he and O'Brien Landscaping put the bows up in the community.

Mr. Beard stated that the hole for the bonfire needs to be filled in. Mr. Ackerman stated that he would address that with O'Brien Landscaping.

The contract for O'Brien Landscaping was discussed and each board member was sent a copy to review and discuss any changes needed.

Mr. Beard stated that he spoke to Mr. Hayman about the route 19 line break. He was told that area is considered private property and therefore the responsibility of Glencannon. The board discussed the historical information of the sewer lines within the community.

Mr. Ackerman asked for an update on repairing the lights in the community. Mrs. Spicer stated that Price Light Electric is ready to start and will given the information of the needed work once their insurance information is received.

Mrs. Ackerman spoke on behalf of the playground committee. She discussed with the board the current conditions of the playgrounds, specifically Playground C. She stated there is a need to replace certain equipment and she took a poll of the residents on Upper Hunting Creek regarding their opinions on replacing the equipment with something more age appropriate. Mr. Ackerman made a motion to increase the playground budget for 2014 to no more than \$14,000. Ms. Manolas seconded the motion. Vote: Mr. Beard- no, Mr. Flood – no, Mr. Frohnaphel Jr. – no, Mr. Byer – no; Ms. Manolas – no; Mr. Sacco- Abstain, Mr. Ackerman, - yes, Mr. Creighan – no. Motion failed 1:6, 1 abstain.

The board discussed that more information is needed. Mrs. Ackerman addressed Mr. Byer regarding the amount of money that is in Capital Reserves and whether this money could be used for the playgrounds. Mr. Byer stated that the main purpose of Capital Reserves is to make sure that our community has enough reserves on hand to replace existing assets. Not for using it for expansion of additional

equipment. New equipment purchases should be a part of long term plans.

Mrs. Ackerman also asked about the rules for having letters put in the newsletter by residents. The board discussed that letters cannot be more than one page due to space constraints and financial reasons.

ACC

No requests at this time.

Old Business

Mr. Creighan provided an update about the pond lawsuit and clarified the parties have until early January to appeal.

New Business

Mr. Frohnaphel Jr. stated that he would like the motion made last month about purchases over \$100 revised. He made another motion stating that the President and Vice-President are to be notified of any purchases. Ms. Manolas seconded the motion. Vote: Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – no, Mr. Beard – yes, Mr. Flood – No, Ms. Manolas – yes, Mr. Sacco – yes, Mr. Creighan – yes.

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

The board went into executive session following the regular board meeting in order to discuss the 2014 budget.

All aspects of the budget were discussed as well as changes needed. Budget consumption was analyzed in order to determine what amounts are needed for 2014.

Respectfully submitted by Kim Spicer

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**1130 Perry Highway
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412-366-9480**

Glencannon Homes Association Survey – 2014

Name: _____ Lot # _____ Phone _____

Owner: ☐ Renter: ☐ One response per household, however, we are allowing owners and renters to send a separate form.

E-mail Address (optional) _____ For our instant communication database.

The members of the Board of Directors are very interested in what each resident feels is important to address. Please take a few minutes to answer the following questions relating to amenities, playgrounds and events in Glencannon.

You may mail this form to PO Box 831, McMurray, PA 15317 or obtain this form online at www.Glencannonhomes.org and email it back by **February 7, 2014**. We are hoping to have a fill-in form (at the web site) available soon. Answer as many or as few questions below as you like. **All identifying information above is required.**

Communication with Residents:

1. When community input is requested by the board or a committee, how do you prefer to be contacted?

Phone: _____ Newsletter Ballot: _____ Online Ballot: _____ E-mail: _____

- | | |
|--|---------------------|
| 2. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Glencannon has three playgrounds. Do you think they are adequate? | Commons Initiatives |
| 3. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Would you like to see the playgrounds upgraded with new equipment? | |
| 4. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Would you be willing to see dues increased \$1 to \$3 per month to enhance them? | |
| 5. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Would you be willing to see dues increased in excess of \$3 per month to enhance them? | |
| 6. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Would you prefer to maintain a single playground as opposed to three? | |
| 7. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Would you like to see steps from the basketball courts to baseball field? | |
| 8. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Would you like to see the basketball court resurfaced and painted? | |
| 9. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Would you like to see existing lights replaced on common all property? | |

10. Please select 4 of the following Board responsibilities and rank them in order of importance:

- | | |
|--|--|
| <input type="checkbox"/> Fiscal responsibility (budget setting and adherence). | <input type="checkbox"/> Addressing drainage issues on commons property. |
| <input type="checkbox"/> Responding to resident issues in a timely manner (ACC, etc). | <input type="checkbox"/> Soliciting 3 competitive bids for various projects. |
| <input type="checkbox"/> Pool Management issues (chemicals, safety, etc). | <input type="checkbox"/> Playground replacement issues. |
| <input type="checkbox"/> Day to day operations that keep this community sound (paying bills, etc.) | <input type="checkbox"/> Baseball field development. |
| <input type="checkbox"/> Continued involvement in pond lawsuit to insure successful outcome. | <input type="checkbox"/> Personnel issues. |
| <input type="checkbox"/> Getting involved with neighboring communities for common goals. | <input type="checkbox"/> Paying assessments online. |

(Continue ranking all of them if you prefer)

- | | |
|--|------------------------------|
| 11. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Would you be interested in serving on the Board? | Board Priorities |
| 12. Would you be interested in serving on any of the following committees?
Playground Committee <input type="checkbox"/> Pond Committee <input type="checkbox"/> Commons Committee <input type="checkbox"/> ACC Committee <input type="checkbox"/>
Bonfire Committee <input type="checkbox"/> Community Day Committee <input type="checkbox"/> Neighborhood Watch <input type="checkbox"/> | |
| 13. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Do you view community day as a positive event for our community? | |
| 14. Yes: <input type="checkbox"/> No: <input type="checkbox"/> Do you view the bonfire as a positive event for our community? | Community Events & Amenities |
| 15. What do you like or dislike about community day? _____ | |
| 16. What do you like or dislike about the bonfire? _____ | |
| 17. What changes to either event would you suggest? _____ | |
| 18. What is your favorite amenity in Glencannon? _____ | |

This form can be mailed or emailed to: survey@glencannonhomes.org or glencannon15317@yahoo.com

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.***
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glencannon15317@yahoo.com



www.glencannonhomes.org

JANUARY 2014

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



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