
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

January 2015



In this issue

Resource Page Page 2
Next Board Meeting Page 4
Community News Page 4
Financials Page 5
Advertising Rates Page 7
Minutes Page 7
Calendar Page 8

GLENCANNON

BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Sheila Christopher

Richard Flood

Ed Frohnafel, Jr.

Rita Manolas

Tony Sacco

New location and time for the
Monthly Meeting of the Directors,
Frank Sarris Public Library.
January 13, 2015 - 7:00 pm

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 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,

January 13, 2015 at 7:00 pm

(Frank Sarris Public Library, 35 N. Jefferson Avenue Canonsburg, PA 15317)

Monthly Dues will not increase and remain at \$43 per month in 2015

New Late Fee policy

The Glencannon Homes Association Board of Directors has voted to re-structure the late fees for Association dues.

Effective April 1, 2015, an administrative late fee of \$7.00 per month will be charged on ALL past due accounts.

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

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

**Call today for your balance:
(724) 745-4911**

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.**

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!

New Meeting Location!

The monthly meeting of the Directors will be held on the 2nd Tuesday of each month as usual, but will now be held at the **Frank Sarris Public Library** in Canonsburg (35 N. Jefferson Avenue Canonsburg, PA 15317).

The start time will be **7:00 pm** for the meetings held at the Library. Summer meetings will be at the Glencannon Pool Pavilion and will start at 7:30 pm.

**Residents are reminded
that trespassing on
the frozen pond is
STRICTLY PROHIBITED.
Please be safe this winter.**

**Glencannon Homes Association
2014 Financial Report
As of November 30, 2014**

Income Statement:	GENERAL FUND	REPLACE. FUND	YTD TOTAL
Revenues:			
Association Fees	\$245,760	\$-	\$245,760
Other	\$10,946	\$22,078	\$33,025
Total	\$256,706	\$22,078	\$278,784
Expenditures:			
Rec Ctr	\$42,645	\$-	\$42,645
Commons	\$4,656	\$-	\$4,656
Grounds	\$50,147	\$-	\$50,147
Trash	\$47,565	\$-	\$47,565
Legal	\$145,947	\$-	\$145,947
Administrative	\$35,073	\$(4,384)	\$30,690
Total	\$326,033	\$(4,384)	\$321,650
Excess (Deficit):	\$(69,327)	\$26,462	\$(42,865)
Beginning Balance	\$59,952	\$474,495	\$534,447
Revenue +	\$256,706	\$22,078	\$278,784
Expenditures -	\$(326,033)	\$(4,384)	\$(330,417)
Change in Working Capital	\$55,880	\$-	\$55,880
Transfers +/-	\$34,500	\$(34,500)	\$(0)
Ending Balance	\$81,005	\$457,690	\$538,695
Bank and Investment Accounts:			
Bank - Checking	\$52,559	\$17,373	\$69,932
Money Market	\$28,447	\$-	\$28,447
CD's		\$44,146	\$44,146
PNC Advisor Investments		\$396,171	\$396,171
Total	\$81,005	\$457,690	\$538,695

Pond Lawsuit: Total cost/paid to date (last 4 years) \$351,814 . Total amount forgiven from Eckert Seamans: \$14,764.58. Remaining balance owed: \$38,405

The 2015 Glencannon Homes Association Budget will be posted at our website by January 10, 2015 and will be published in the February newsletter.

Shawn A. Beard
REALTOR®

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3912 Washington Road
McMurray, PA 15317-2519

#1 Real Estate Company in PA, OH, WV and NY

Five websites for DIY inspiration

Taking a do-it-yourself (DIY) approach to your home decor can not only save you a ton of money, but can also be incredibly rewarding. Here are five sites that offer great ideas for DIY projects.

1. ApartmentTherapy.com has been around since 2007 and is the web's most popular resource for DIY projects. You'll find tutorials, inspiration galleries, photo home tours, and more.

2. ManMadeDIY.com specializes in rustic and industrial DIY ideas. You'll learn how to build shelves from old belts and 2x4s, or make a desk out of an old door.
3. VintageRevivals.com is a great site if mid-century modern is more your style. You'll get some tips on how to capture that Mad Men look.
4. BrightNest.com combines the DIY spirit with important home maintenance tips, and even reminds you when you need to complete a task, like replacing smoke detector batteries.
5. TheDesignConfidential.com is perhaps the most complete online DIY resource. It has illustrated instructions and complete materials lists for hundreds of projects. The handier you are, the more useful this site will be.

The four walls that you live within is your home. Making it as comfortable, relaxing, and functional as possible can go a long way in maintaining a sense of balance in your life.



Judi Agostinelli, Associate Broker, ABR, CRS, GRI
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 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
Monthly Meeting of the Directors
December 9, 2014**

Board members present: Terry Creighan - President, Shawn Beard – Vice President, Tony Sacco, Ed Frohnaphel, Jr., Rick Flood, Jim Byer, John Ackerman and Sheila Christopher. Rita Manolas not present and excused.

Mr. Creighan called the meeting to order at 7:05pm

Financials

The A/R Report, Budget Consumption, Monthly Check Register and the upcoming bills were discussed which were distributed to each board member one week prior to the meeting. The board discussed the current legal bills and the status of the lawsuit. Mr. Frohnaphel, Jr. made a motion to approve the financials, Mr. Beard seconded. Vote: Mr. Creighan- yes, Mr. Sacco- yes, Mr. Flood- yes, Mr. Byer - yes, Mr. Ackerman- yes and Mrs. Christopher- yes.

Commons

The leaves and sticks are still being collected and O'Brien Landscaping will be doing snow removal as needed. The board discussed additional work needed on the trees on Hunting Creek. This will be addressed in the coming weeks. The dam inspection results were discussed. O'Brien Landscaping will be notified to address cleaning the spillway and remove the overgrowth at the pond. In addition, the work on the line break on 19 has started.

Rec

No report.

ACC

The board discussed that there was one request; It was approved and signed.

New Business

The board discussed the meeting times for 2015. Mr. Creighan made a motion to have regular board meetings the second Tuesday of each month at 7:00pm from January 2015 until April 2015. In addition, the months between October 2015 and December 2015 will begin at 7:00pm (The Summer meetings while the pool is open will begin at 7:30pm). The Annual Meeting will occur the third Tuesday in March. Mr. Frohnaphel, Jr. seconded the motion. Mr. Beard – yes, Mr. Sacco – yes, Mr. Sacco - yes, Mr. Flood – yes, Mr. Byer – yes, Mr. Ackerman – yes and Mrs. Christopher – yes.

New Business

The final draft of the 2015 budget was discussed. The financial chair stated that he has been in contact with the auditors and discussed the balance of the budget as well as the extra money being used to replenish the reserves. The final draft will be sent to the board for vote in the coming weeks.

Old Business

The final draft of the new late fee policy will be sent to all board members for review and vote.

The renewal of the Landscaping contract was discussed and a checklist for the weekly work is being created.

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

Respectfully submitted by Kim Spicer.

**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.)**

Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

**PERSONNEL
STAFFERS
INC.**

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JANUARY 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 New Year's Day	2 Garbage	3
				No School, Canon-McMillan		
4	5	6	7	8 Garbage & Recycling	9	10
11	12	13 Board Meeting 7:00 pm Frank Sarris Public Library	14	15 Garbage	16	17
18	19 Martin Luther King Day	20	21	22 Garbage & Recycling	23	24
25	26	27	28	29 Garbage	30	31

