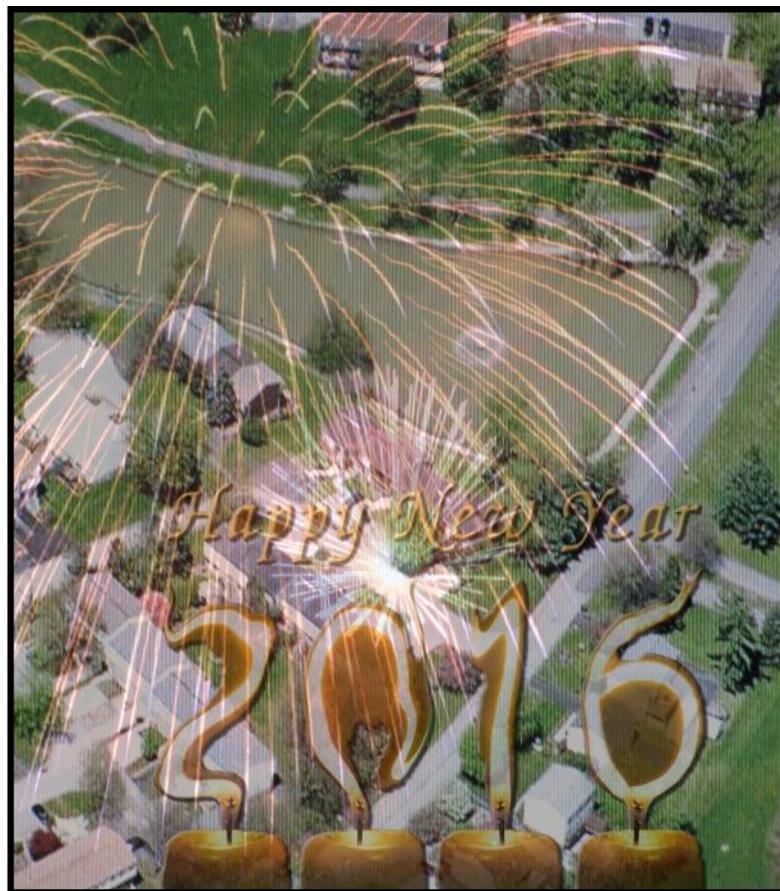

The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

January 2016



**New electronics recycling
options information**
(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 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
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,

January 12, 2016 at 7:00 pm (At the Frank Sarris Public Library located at
35 N Jefferson Ave, Canonsburg, PA 15317, Room 3)

Budget

Glencannon HOA dues will not increase and remain at \$43 per month in 2016.

The 2016 budget will be posted on the glencannon web site as soon as it is finalized and will be printed in an upcoming newsletter.

Three board seats will expire in March, 2016, 1 single family home position, 1 townhouse position and 1 open position.

If you are interested in running for a board seat, please submit a letter of interest or plan on attending the February 9, 2016 regular meeting of the Directors for nomination.

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

Payment Stubs

Are no longer necessary however, those that would still like to use them, can print them out from our web site.

It is important that you include your lot number on your check.

If you do not know your lot number, please call us and we will research it for you.

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

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)

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

Please be safe this winter.

Resident Letter

To the residents of Glencannon,

I would like to take a moment to say **Thank You** to all of the **H.O.P.E (Helping Other People's Environments) Committee Members** who supported and participated in the beautification of our community that was completed this past year. I would also like to extend a **Thank You** to the **Board of Directors** for financially supporting the projects submitted. **H.O.P.E** was inspired by the golden rule, "Love thy neighbor as thy self."

The small group of residents who gathered **April 27, 2015** at the local **Panera Bread** with a great enthusiasm had a dream to help their community become a little more inviting and pleasing to the eye. As the projects continued and more people were welcomed into **H.O.P.E** our visions began to blossom. Thanks to all of you these wonderful things have happened.

Special thanks to **Mrs. Ronnie Richerson, Mrs. Sheri Long, Mrs. Jamie Rhodes, Mr. John Peel, Mr. Bill Turney, Ms. Jeannine Brown, Ms. Darlene Morrone, Mrs. Susan Berger, Mr. Chuck Buterbaugh, and Mr. Don Mathew.** I would also like to thank **Mrs. Sacco** for her kind words on behalf of **H.O. P. E.**

All residents are welcome to be a part of this resident driven committee. This spring when we gather to meet please know that you are sincerely welcome to come help and take part. I wish all the families of Glencannon a blessed and peaceful holiday season and **Happy New Year.**

-Lisa Ackerman, Founder of **H.O.P.E**

Glencannon Homes Association

Financial Report

As of November 30, 2015

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$245,202	\$-	\$-	\$245,202
Other	\$1,163,064	\$3,324	\$1,733	\$1,168,122
Total	\$1,408,267	\$3,324	\$1,733	\$1,413,324
Expenditures:				
Recreation Services	\$42,429	\$-	\$-	\$42,429
Commons Maintenance	\$23,642	\$-	\$-	\$23,642
Landscaping	\$51,805	\$-	\$-	\$51,805
Garbage Removal	\$40,899	\$-	\$-	\$40,899
Legal Services	\$22,397	\$-	\$-	\$22,397
Administrative	\$68,117	\$4,626	\$-	\$72,743
Total	\$249,289	\$4,626	\$-	\$253,916
Excess (Deficit):	\$1,158,978	\$(1,302)	\$1,733	\$1,159,409
Beginning Balance	\$87,274	\$455,807	\$-	\$543,082
Revenue +	\$1,408,267	\$3,324	\$1,733	\$1,413,324
Expenditures -	\$(249,289)	\$(4,626)	\$-	\$(253,916)
Change in Working Capital	\$(8,106)	\$-	\$-	\$(8,106)
Transfers +/-	\$(1,153,615)	\$80,500	\$1,074,688	\$1,572.51
Ending Balance	\$84,531	\$535,006	\$1,076,420	\$1,695,957
Bank and Investment Accounts:				
Bank - Checking	\$56,077	\$57,377	\$-	\$113,454
Money Market	\$28,454	\$-	\$25,008	\$53,462
CD's		\$44,146	\$1,051,413	\$1,095,559
PNC Advisor Investments		\$433,482	\$-	\$433,482
Total	\$84,531	\$535,006	\$1,076,420	\$1,695,957

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

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- **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
Executive Meeting
December 1 , 2015**

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

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

The board reviewed the financial reports. The A/R report was discussed as well as the 2016 budget. The board discussed setting aside money to pursue foreclosures on residents who are significantly behind in their dues. The financial chair also discussed the improvement in the A/R list over the last 3 years.

COMMONS

The board discussed the tree removal project that has occurred over the last few weeks. In addition, cars in common parking spots with expired tags will continue to be addressed.

REC

The pool dumpster continues to be used even though a lock was placed on it. The board discussed various way to avoid the dumpster being used since it is not emptied during the winter months.

ACC

There were no requests this month.

NEW BUSINESS

The board discussed rental properties in the community and establishing better oversight with new renters; The attorney was contacted for advice on how to enforce a rental notification or approval policy. The attorney's response to the request was discussed.

The 2016 budget was discussed and a draft copy will be forwarded via email for everyone to review.

A list of needed repairs and improvements in the community will be gathered in order to continue the development of the budget.

Shawn Beard made a motion to adjourn meeting at 8pm.

Respectfully submitted, Kimberly Spicer

**Glencannon Homes Association
December 8, 2015
Monthly Meeting of the Directors**

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

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

Open Discussion

A resident was present and submitted a letter that she wants published in the newsletter regarding her appreciation for the HOPE Committee.

A second resident was present in order to discuss the progress of the Storm Water Maintenance Committee. The board provided the details of the lawsuit settlement and what this money can be used for. In addition, the community wide vote that occurred several years ago was discussed. The committee will be contacting the attorney from Steptoe and Johnson as well as an engineer to gather clarification on certain areas in the planning process.

The board discussed the financial reports that were distributed last week and Mrs. Christopher made a motion to approve. Mr. Byer seconded the motion. Vote: Mr. Ackerman – yes, Mr. Sacco – yes, Ms. Manolas – yes, Mr. Frohnaphel, Jr. – yes, Mr. Beard – yes and Mr. Creighan – yes.

Commons

The tree removal and trimming project continues. The board discussed the work that was completed so far.

ACC

There was one request and it was approved.

Rec

No Report

Old Business

The 2016 budget was discussed as well as finalizing it.

The board discussed how to address issues with common parking spaces which are at times abused by residents. The issues discussed included, parking for consecutive days, having expired tags or having multiple cars and not using driveways or garages.

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

Respectfully submitted, Kimberly Spicer

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

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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.



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
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JANUARY 2016

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