

# The Glencannon Newsletter



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## January 2017



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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](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

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### 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](mailto:glencannon15317@yahoo.com)

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://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

<b>Mondays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Wednesdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto: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 10, 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!

At the end of December, GHA had to act on a property clean-up after multiple warnings, proper notification to the resident and a two thirds vote by the board.

Glencannon Homes Association has the authority from the Declaration of Covenants (Article VI Section 2, page 14) to make the necessary repairs.

The fees for any repairs after going through this process are added to the individual residents account.

If you have an issue with your garbage collection, please call Allied Waste

Services at :

**412-429-2600** to schedule a return pick-up.

## 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](http://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).

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](http://www.glencannonhomes.org)

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

Please be safe this winter.

**Glencannon Homes Association  
Financial Report  
As of November 30, 2016**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$245,932	\$-	\$-	\$245,932
Other	\$16,688	\$24,598	\$13,194	\$54,480
<b>Total</b>	<b>\$262,620</b>	<b>\$24,598</b>	<b>\$13,194</b>	<b>\$300,412</b>
<b>Expenditures:</b>				
Recreation Services	\$44,277	\$-	\$-	\$44,277
Commons Maintenance	\$38,117	\$-	\$-	\$38,117
Landscaping	\$49,967	\$-	\$-	\$49,967
Garbage Removal	\$49,067	\$-	\$-	\$49,067
Legal Services	\$4,314	\$-	\$-	\$4,314
Pond Renovation	\$-	\$-	\$1,586	\$1,586
Administrative	\$41,383	\$5,138	\$-	\$46,521
<b>Total</b>	<b>\$227,124</b>	<b>\$5,138</b>	<b>\$1,586</b>	<b>\$233,848</b>
<b>Excess (Deficit):</b>	<b>\$35,496</b>	<b>\$19,460</b>	<b>\$11,608</b>	<b>\$66,564</b>
Beginning Balance	\$79,266	\$529,570	\$1,073,578	\$1,682,414
Revenue +	\$262,620	\$24,598	\$13,194	\$300,412
Expenditures -	\$(227,124)	\$(5,138)	\$(1,586)	\$(233,848)
Change in Working Capital	\$(12,666)	\$-	\$-	\$(12,666)
Transfers +/-	\$(5,500)	\$5,500	\$-	\$-
<b>Ending Balance</b>	<b>\$96,596</b>	<b>\$554,530</b>	<b>\$1,085,186</b>	<b>\$1,736,312</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$67,855	\$20,713	\$8,514	\$97,083
Money Market	\$28,741	\$-	\$90,516	\$119,257
CD's	\$-	\$44,146	\$986,155	\$1,030,301
PNC Advisor Investments	\$-	\$489,671	\$-	\$489,671
<b>Total</b>	<b>\$96,596</b>	<b>\$554,530</b>	<b>\$1,085,186</b>	<b>\$1,736,312</b>

**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**

**December 6, 2016**

### **Executive Meeting**

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

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

The financial reports were distributed for November 2016. The board discussed the details of the AR list, recent foreclosures and payment arrangements. Letters were sent out this week to the residents who have a balance over a certain amount to let them know a lien will be filed for non-payment. In addition, the board will continue to pursue foreclosure on the seriously delinquent properties.

#### **ACC**

No requests this month.

#### **REC**

No report.

#### **COMMONS**

The lights at Hickory Circle have been repaired and the details of the repairs were reviewed. There is one street light on Hunting Creek that needs repaired and will be fixed depending on the weather. The board discussed that leaf collection by the township has ended. The cornstalks were removed and additional Christmas decorations are being put up.

#### **POND MANAGEMENT**

The Harshman Group was contacted and the surveys are done and a plan has been drawn up. They are meeting with the Conservation Department on December 15th to go over permit information. The plan will be done by the end of December and will be discussed with the board in January.

#### **NEW BUSINESS**

The 2017 budget was discussed. Details of the accounts were discussed and some of the amounts were determined. The pond bills were discussed and will be kept on a separate ledger. A draft budget was distributed and the commons maintenance and improvement ideas were discussed.

The board also discussed the property in the community that requires significant maintenance. The homeowner has been notified and a contractor identified. The specific maintenance will be completed in the coming weeks.

Mr. Creighan made a motion for another property to receive notification that overgrown weeds in the front of their property need removed. The notification will inform them they have 30 days to make the improvement or the board will hire a contractor to do the job at their expense. Ms. Manolas seconded the motion. Vote: Mr. Frohnaphel, Jr. – yes, Mr. Sacco – yes, Mrs. Christopher – yes, Mr. Ackerman – yes, Mr. Byer – yes, Mr. Beard – yes.

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

*Respectfully submitted by Kimberly Spicer*

## **Glencannon Homes Association**

**December 13, 2016**

### **Monthly Meeting of the Directors**

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

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

#### **OPEN DISCUSSION**

A resident was present and discussed issues he is having on his street related to parking and neighbor conflicts. The board discussed the details with him and provided suggestions for him to address the problem.

#### **FINANCIALS**

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

#### **ACC**

There was 1 request and it was approved.

**REC**

No report

**COMMONS**

The light on village drive was discussed which was damaged and possibly hit by a car last week. A police report was done and the power was bypassed. O'Brien's landscaping will be asked tomorrow to put the pole in the shed. The board discussed the repair/replacement.

The Hope committee chair discussed some ideas that she would like to work on for this spring.

**POND MANAGEMENT**

No new report from last week.

**NEW BUSINESS**

The board discussed pursuing a survey weighing what is most important related to improvements needed in the community. The survey will be online and would provide a comment section. The board will provide suggested projects to put on the survey. In addition, the task list will be reviewed every month in order to make sure all work is done within the timelines.

Meeting adjourned at 7:50pm.

*Respectfully Submitted, Kimberly Spicer*

**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.**

**Glencannon HOA dues will not increase and remain at \$43 per month in 2017.**

**The 2017 budget will be posted on the glencannon web site as soon as it is finalized and will be printed in an upcoming newsletter.**

**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.

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

**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](http://www.depweb.state.pa.us).**

**Most Goodwill stores will accept Computers and electronics however, they WILL NOT accept TELEVISIONS.**



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# JANUARY 2017

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

