

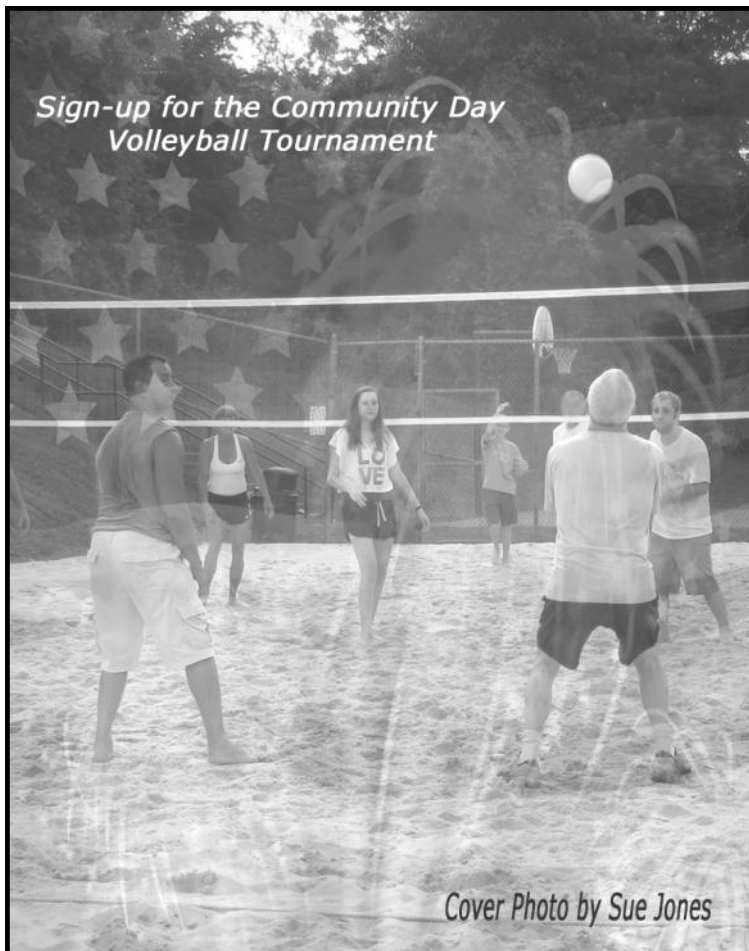
The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

July 2013

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**Community Day,
Saturday, July 27th**

(Details page 4 & 13)

GLENCANNON

Terry Creighan, President
April John, Vice President

John Ackerman

Shawn Beard

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
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

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



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 ACC form is available from the association secretary 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 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	10:00 a.m. - 3:00 p.m.
Tuesdays	10:00 a.m. - 3:00 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

Board Meeting

July 9, 2013 at 7:30 pm

Glencannon Pool Pavilion

Spring Clean up Thank You

We would like to thank:

Hannah Macdonald

Johnny Macdonald

Jazmin Gruder

Giavonni Lobello

For their participation in the Clean Up on Saturday, June 8. Since there were only a few students, we were only able to do Hunting Creek Road. The students volunteered to help in another Clean Up in the Fall. We hope to have more volunteers at that time. We will let you know when it is.

**Thanks again for the
Great Job!!**

The Aerator at the pond has a motor problem and is currently being diagnosed for repair.

Pond Lawsuit Verdict:

On June 20, 2013 the jury for the Pond Lawsuit awarded \$1,629,000 to Glencannon Homes Association. It should be stated there may be stipulations with Canon-McMillan School District and North Strabane Township that they may only have to pay \$500,000 each because they are considered "Government entities." More details will follow in the coming weeks.

Special thanks to: all of those that supported this action, all who attended the trial, all who testified in the trial and our Attorney's, Phil Binotto, Jr. and Marcia DePaula for their hard work over the past three years.

We would also like to thank the members of the Jury who sacrificed their time and carefully decided this important case.

Although there are still some hurdles to clear and much work to restore our pond, it appears we will be able to keep our centerpiece amenity.

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 call the Glencannon Homes Association or visit the Washington County Planning Commission Website at www.depweb.state.pa.us.

Most Goodwill stores will accept these items for recycling.

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.

Glencannon Homes Association Financial Report May 31, 2013

General Operating Fund

Checking	\$59,876.88
Money Market	\$10,326.42

Total	\$70,203.30
--------------	--------------------

General Fund Revenue

Association Fees	\$ 21,890.00
Resale Packets	\$ 150.00
Rec. Center Guests	\$ 0
Rec. Center Rental	\$ 0
Donation	\$ 0

Total	\$ 22,040.00
--------------	---------------------

General Fund Expenditure

Rec. Center	\$ 2070.38
Commons	\$ 29.73
Grounds	\$ 5090.85
Trash	\$ 3960.00
Administrative	\$ 1323.79

Total	\$ 12,474.75
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General Operating Fund

Beginning Balance	\$59,876.88
Deposits	\$22,040.00
Disbursement	\$12,474.75

Total as of 5/31/2013	\$69,442.13
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Please Note:

The amount that has been spent on the pond lawsuit to date (over the past 2 years) as of 3/31/2013 is:

Legal Fees and Expert Report -	\$136,899.23
--------------------------------	--------------

The current balances of our other accounts are:

Citizens CD	\$ 18,125.77
Citizens Capital Reserves	\$ 57,337.01
Washington Federal CDs	\$ 43,601.61
Edward Jones	\$ 348,322.44



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glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Pool Parties

Reserve the pavilion during normal pool hours for only \$25.00 (3 hours) plus \$3.00 per non-resident guest.

After-hours parties available,
only \$90.00 from 8:00 pm to 11:00 pm.
No additional fee for guests!

Call (724) 745-4911
to reserve your spot!

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.)



Pool Hours

Mondays	Noon to 8:00 pm
Tuesdays	Noon to 8:00 pm
Wednesdays	Noon to 10:00 pm
Thursdays	Noon to 8:00 pm
Fridays	Noon to 10:00 pm
Saturdays	11:00 am to 8:00 pm
Sundays	11:00 am to 8:00 pm

Friday "Night Swim" starts
this month

The pool rules are posted at
the pool and can be seen at:
www.glencannonhomes.org

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!



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412-366-9480

Letters:

Board of Directors,

I read in today's *Observer-Reporter* (Saturday, June 22, 2013) the successful outcome of the pond lawsuit. I know that this was years in the making, and involved a number of community individuals. I also know at times difficult decisions had to be made, and not all in the community were sure continuing the suit was in Association's best interest.

There is one individual who I believe deserves special commendation for this successful outcome - John Ackerman. Long before many in the community knew of the pond issue and before he became a Board Director, I know John was gathering crucial information that I believe was vital to the success of the suit. I can't imagine the number of hours he put in, without knowing if it would make a difference.

To John and to all involved in the success of the suit, I say congratulations on a job well done.

John D. Morton
178 Hunting Creek Road

Dear Glencannon Residents,

I am sure that most of you have heard by now that the lawsuit concerning the pond has been resolved in our favor. What most of you probably do not know is the time and energy put in by my husband, Dave Sarver and other board members over the past three years. No, my husband is not an Engineer, nor an Attorney, but he was on the Glencannon Board as Vice President and later as President after Frank's passing. Did he get paid to spend countless hours working on this lawsuit? NO, not one cent! My husband volunteered his time for the betterment of the community.

Did the community appreciate his efforts? NO! My husband, Dave, from the beginning of this lawsuit had members of the community yelling at him, cursing him, threatening him, and trying to smear his name. To those people I say, I hope you enjoy the taste of crow!!! Dave and the board did what they thought was best for the community and guess what, the courts agreed! I am very proud of Dave's efforts and perseverance. Thank you to those community members who did support him. We do have a nice community, full of honest, hardworking individuals. It is too bad that a few naysayers can continue to "try" to bring the community down. DON'T LET THEM!!!!

Sincerely,

Lisa M. Sarver



Judi Agostinelli, Associate Broker, ABR, CRS, GRI
724-941-8680 ext 217
Cell 412-997-3969
RealtorJAA@aol.com
Web Site JudiAgostinelli.Realtor.com

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- **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)
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- **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

May 7, 2013

Executive Meeting Minutes

Board members present: President-Terry Creighan, Tony Sacco, Ed Frohnaphel, Jr., John Ackerman, Shawn Beard, Jim Byer, Rita Manolas

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

New Business

Glenn A. Powell Jr., PNC Financial Advisor presented information about investment options for the association. He took questions from the board and provided various scenarios. The board discussed the investments following the presentation.

Mr. Byer made a motion to reallocate the current investments by selling-off the international mutual funds and allocating those funds into safer bond funds. Mr. Frohnaphel Jr. seconded the motion. Vote: Mr. Creighan- Yes. Mr. Sacco – Yes, Mr. Ackerman – Yes, Mr. Beard – Yes, Ms. Manolas – Yes.

Mr. Creighan opened the discussion about the dumpster reimbursement for the condo association.

After discussions with those residents and reviewing their garbage contract, Mr. Creighan made a motion to pay the reimbursement to the condo association until June 2013. At that point, they have the option of paying the liquidated damages to get out of their contract (then Glencannon Homes will provide a dumpster for them under the Allied Waste contract) or they can continue for the next 18 months on their own until their contract ends. Mr. Beard seconded the motion. Vote: Mr. Frohnaphel- Yes. Mr. Sacco – Yes, Mr. Ackerman – Yes, Mr. Byer – Yes, Ms. Manolas – Yes.

The list of lifeguards were reviewed and status on dues. Letters will be sent to the individuals with a balance due.

Ms. Manolas also opened the discussion about the cluster mailbox on Meadowview drive. Since the Association is not responsible for them, she has is obtaining more information from the post office regarding how to proceed with assisting the residents who will be doing the repair.

Financials

The monthly financial information was distributed to each board member and reviewed. The financials will be voted on at the May 14, 2013 regular board meeting after each board members has 7 days to review.

ACC- Mr. Ackerman stated that there were 3 requests over the last month. They have been addressed and letters will be sent to the property owners.

Rec- Mr. Creighan stated that painting and additional maintenance work is being done at the pool.

Commons – Mr. Ackerman discussed Kirn Enterprises working to remove dead trees in the community.

The seal coating, numbering and line painting will begin in the next month.

Minutes

The minutes from the special executive meeting were reviewed. Mr. Creighan made a motion to approve the minutes and Mr. Frohnaphel seconded the motion. Vote: .Mr. Sacco – Yes, Mr. Ackerman – Yes, Mr. Beard – Yes, Ms. Manolas – Yes. (Mr. Byer had left the meeting prior to voting)

Mr. Frohnaphel made a motion to adjourn and Mr. Beard seconded. Meeting adjourned at 8:50pm.

Respectfully submitted by Kim Spicer

NOTICE

Motorcycles and Quads are NOT permitted on sidewalks near the pool, around the pond or on the ball field and cannot be driven through private properties

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Glencannon Homes Association

Regular Board Meeting

May 14, 2013

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

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

Open Discussion

A resident opened the discussion, claiming that there was damage to her vehicle. She did not witness anyone damage her car but assumes it was caused by someone using a weedwacker. After reviewing the car, the board informed her that the damage is a scrape and it is not conclusive how it occurred.

Rec- Mr. Creighan stated the new baby pool filter was installed and the steps in the main pool were painted. Also, Kirn Enterprises fixed the handrail next to the pool. The lifeguards are completing their paperwork to begin employment. The seal coating, numbering and line painting will soon be done on Cricketwood Court and Hickory Circle.

ACC – Mr. Ackerman stated that out of the 3 requests he has received since last week, 1 is approved and the other 2 are still being evaluated.

Commons- Mr. Ackerman stated that due to a power surge, the aerator at the pond stopped working but Kirn Enterprises fixed it. [Note: the Aerator motor stopped working a week later and is currently being repaired.] They also removed 3 dead trees by the shed. A new pad was also put in by the pond. Mr. Ackerman is also working on bids for additional tree removal. He has spoken to two vendors and is waiting on one more. Mrs. John asked about the dead tree on 19. Mr. Creighan and

Mr. Ackerman stated that Mr. Kirn is working on it as well as many other things on the list.

Financials

The financial information was discussed as well as investment details. The fees were discussed associated with the Edward Jones investments and further discussion will be made about additional options. The bills for KLH were also discussed both past and present. Mr. Creighan stated that he will be meeting with them next week and will reiterate that more detailed billing is necessary. Mr. Frohnaphel made a motion to approve the financials, Ms. Manolas seconded the motion. Vote: Mr. Sacco – Yes (with the exception of the invoices from KLH), Mr. Ackerman - Yes, Mrs. John - Abstain and Mr. Byer – Abstain, Mr. Flood – Abstain and Mr. Creighan – Yes.

New Business

A resident asked about an area on Hunting Creek where water lays and asked what is being done about this. She asked what was causing the water to collect here. Mr. Creighan stated that they will continue to monitor it after determining exactly where this area is located.

Mr. Frohnaphel Jr. made a motion to allow residents with team support banners and posters to be permitted to keep them in their yards during playoff seasons only. Mr. Flood seconded the motion. Vote: Mr. Sacco – Yes, Mr. Ackerman – Yes, Mr. Creighan – Yes, Mrs. John – No, Mr. Byer – Yes, Ms. Manolas – Yes. It was also stated that this does not include political or advertising signs.

Mr. Frohnaphel made a motion to adjourn the meeting. Meeting adjourned at 7:35pm.

Respectfully submitted by Kim Spicer

Community Day

July 27, 2013

Glencannon Pool 12pm to 5pm

Hotdog Lunch at noon



Street Volleyball Tournament

Each street can have multiple teams

(Sign up for your team now at the pool or create a team that day)

Music, tattoos, games and door prizes

Bring your own T-shirt to tie dye and decorate



Dinner at 4:30pm

Last name beginning with A-M bring an
appetizer or snacks

Last name beginning with N-Z bring a
dessert

Please return this portion by July 20, 2013

Name: _____

Number of people: _____

Glencannon Homes Association
PO Box 831 McMurray PA 15317

Privileged to help.



John Skariot, Agent
4050 Washington Road
McMurray, PA 15317
Bus: 724-941-4130
john.skariot.buuz@statefarm.com

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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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www.glencannonhomes.org

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

JULY 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4 Happy 4th of July!!	5 Garbage	6
7 Hot Dog Day at the pool Noon—2:00 pm	8	9 Board Meeting 7:30 pool pavilion	10	11 Garbage and Recycling	12	13
14	15	16	17	18 Garbage	19	20
21	22	23	24	25 Garbage and Recycling	26	27 Community Day
28	29	30	31			



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Glencanon Homes Association

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