
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

July 2014

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**Sign-up for
Community Day!**

(Details page 10)

**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

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,
July 8, 2014 at 7:30 pm at the pool pavilion**

THANK YOU, THANK YOU!!!!!!

We would like to thank those who participated in the Spring Clean Up. Thank you: Venus Barto, Marissa Barto, Jazmin Guda, Hanna Macdonald, Cooper Jamison, Dutch Jamison, and Marsha Sacco.

They did a terrific job, and were able to do the majority of Glencannon.

THANK YOU AGAIN



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 Swims" continue through August 8, 2014

Glencannon playgrounds
are closed from Dusk to Dawn

6/5/2014

This is to inform the Glencannon Sub Division that three automobiles were vandalized in the parking lot of the condos on 5/31/14. Crack sealing foam spray was sprayed into the tail pipes costing more then \$3000 in damage. All three vehicles exhaust system had to be completely replaced. North Strabane township police was called and took the report. This is in the area of 511 Hunting Creek Road.

Please keep an eye out for anything suspicious, this was a very expensive prank, the next time it could be you.

Sincerely,
Robert Gordon

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.*

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!

Been a while since you shopped around for car insurance?

Allstate Insurance just had a rate DECREASE.

Plus, with accident forgiveness and deductibe rewards you could be getting a better deal than you ever thought possible.

Contact your local Allstate agent today to make sure you are getting the service and discounts that you deserve.



Brian Fisher - Exclusive Allstate Agent

With two convenient locations to better serve you:

148 West Pike Street
Canonsburg, PA 15317
724-746-4470

1130 Perry Highway
Pittsburgh, PA 15237
412-366-9480

**Glencannon Homes Association
2014 Financial Report
As of May 31, 2014**

	GENERAL FUND	REPLACE. FUND	YTD TOTAL
Income Statement:			
Revenues:			
Association Fees	\$ 111,800	\$ -	\$ 111,800
Other	\$ 5,502	\$ 7,563	\$ 13,064
Total	\$ 117,302	\$ 7,563	\$ 124,864
Expenditures:			
Rec Ctr	\$ 7,656	\$ -	\$ 7,656
Commons	\$ 1,104	\$ -	\$ 1,104
Grounds	\$ 20,700	\$ -	\$ 20,700
Trash	\$ 19,800	\$ -	\$ 19,800
Legal	\$ 2,918	\$ -	\$ 2,918
Administrative	\$ 16,040	\$ 2,137	\$ 18,178
Total	\$ 68,217	\$ 2,137	\$ 70,355
Excess (Deficit):			
	\$ 49,084	\$ 5,425	\$ 54,509
Beginning Balance	\$ 59,952	\$ 474,495	\$ 534,447
Revenue +	\$ 117,302	\$ 7,563	\$ 124,864
Expenditures -	\$ (68,217)	\$ 2,137	\$ (66,080)
Change in Working Capital	\$ 16,168	\$ -	\$ 16,168
Transfers +/-	\$ (2,500)	\$ 2,500	\$ -
Ending Balance	\$ 122,704	\$ 486,695	\$ 609,399
Bank and Investment Accounts:			
Bank - Checking	\$ 94,263	\$ 57,366	\$ 151,629
Money Market	\$ 28,441	\$ -	\$ 28,441
CD's	\$ -	\$ 44,146	\$ 44,146
PNC Advisor Investments	\$ -	\$ 385,184	\$ 385,184
Total	\$ 122,704	\$ 486,695	\$ 609,399

Pond Lawsuit:

Total cost to date (last 3 years) \$344,314

Paid to date: \$258,703

Remaining balance owed: \$85,611

The Pool Rules are posted at the pool and can be viewed at 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!



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

- **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
Executive Board Meeting
June 3, 2014**

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

Mr. Creighan called the meeting to order at 7:32pm.

Each board member was distributed the financial reports and discussed the upcoming bills and details in the AR report. The board discussed some of the invoices and requested copies for review. The vote on the reports will occur at the Regular Meeting.

John Richards, Pool Manager, was present and available for feedback and questions regarding the pool operation. The board asked him questions regarding hiring and finishing the year with enough life guards. Mr. Richards also discussed the swim lessons that are being offered and there are many interested residents.

Commons

The board discussed the route 19 line break and that more information is needed once the area is assessed by North Strabane. The lights on Glencannon Drive were discussed and what should be done about repairing or replacing. West Penn Power will be notified about the lights that they are able to repair. The rose bushes on Old Meadow are being removed.

Rec

The board discussed that the basketball rims that may be replaced. The gas line to the pool was also discussed and will be repaired this week.

ACC

The board discussed issues with a few properties that are trying to make improvements and they need a contribution from their neighbors. The ACC committee will continue to assist the residents and letters will be sent to residents who need to make improvements to their property.

New Business

The board discussed questions that the residents on Upper Cricketwood have regarding their properties. These residents will be asked to attend a regular board meeting for more information.

The board also discussed the resale certificate and the buyer confirmation. A separate letter will be sent with the resale to maintain accurate records. The board also discussed delinquent accounts from previous owners and what can be done to obtain the money.

The results of the survey was distributed and the results were discussed.

The board was also provided a settlement offer for a property that is up for short sale. The feedback from the attorney regarding the settlement was discussed. It was determined that the settlement amount was not sufficient and a counter offer was motioned by Mr. Byer, Mrs. Christopher seconded the motion. Vote: Mr. Creighan- Yes, Mr. Ackerman – Yes, Mr. Flood – Yes, Mr. Sacco – Yes, Mr. Frohnaphel Jr. – Yes, Ms. Manolas – Yes and Mr. Beard – Yes. A letter will be sent stating the requested settlement amount.

The GHA phone was discussed and that it needs updated since it is not working properly.

The board also discussed another newsletter printing company with a better price. Mr. Flood made a motion to switch the newsletter printing to Bethel Park Printing, Mr. Beard seconded the motion. Vote: Mr. Creighan- Yes, Mr. Ackerman – Yes, Mr. Byer – Yes, Mr. Sacco – Yes, Mr. Frohnaphel Jr. – Yes, Ms. Manolas – Yes and Mrs. Christopher – Yes.

The board discussed that Mrs. Barto will be present at an upcoming meeting to discuss changes and improvements in the community.

Mr. Frohnaphel Jr. made a motion to adjourn meeting at 8:29pm.

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 Homes Association
Regular Board Meeting
June 10, 2014**

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

Mr. Creighan called the meeting to order at 7:35pm.

Open Discussion:

A resident stated that the operation of the pool this season has been impressive. She complimented the pool staff and their diligence to checking in residents when they arrive and the cleanliness of the pool area.

Another resident present stated that she is requesting a meeting of the members. The board asked what the topic of the meeting would be. The resident stated that the meeting would be for the purpose of the development of Glencannon. Mr. Ackerman made a motion to approve this resident to call a Meeting of the Members. No second to the motion, motion failed. The resident was provided information explaining what she can do to pursue this further.

A third resident present stated his concerns regarding a particular property close to him and the issues with the upkeep of the home. The board discussed with him that they are addressing the issues of this home with the individual owner.

Financials:

The board discussed the financial reports that were distributed at the executive meeting on June 3, 2014. Mrs. Christopher made a motion to approve the financials, Mr. Byer seconded the motion. Vote: . Mr. Beard- yes, Mr. Sacco – no, Mrs. Frohnaphel, Jr. – yes, Mr. Flood – yes, Ms. Ackerman – yes, Mr. Creighan – yes.

ACC:

The board discussed the current ACC requests. The board also discussed that a meeting will occur with a group of residents who are trying to replace or repair siding on their home. The ACC Chair will be assisting them in this.

Commons

The board discussed the lights and needed repairs. In addition, the bid for tree removal was discussed and Mr.

Flood made a motion to approve the proposed amount. Mr. Frohnaphel, Jr. seconded the motion. Vote: Mr. Beard - yes, Mr. Sacco – yes, Mrs. Christopher – yes, Mr. Ackerman-no and Mr. Creighan – yes. Mr. Byer – yes. Further discussed occurred regarding the brush cutting of the ball field and additional trees in the community that may need removed. O'Brien's Landscaping will be notified of the approved bid and to proceed with the work.

Rec

The board discussed the pool heater being operational now that the gas line is repaired and the basketball poles were painted. Mr. Creighan made a motion to approve pool wireless speakers with an estimated cost of \$90. Mr. Byer seconded the motion. Vote: Mr. Beard- yes, Mr. Sacco – yes, Mrs. Christopher – yes, Mr. Ackerman-no and Mr. Frohnaphel Jr. – yes. Mr. Flood – yes.

Pool Manager, John Richards and head lifeguard, Dan Zora, presented the operation to the board for the swimming lessons. The board discussed the specifics of how the swim lessons will be operating and when the lessons will begin.

Old Business

The board discussed clarification of common grounds and exactly where the lines are on the map.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:30 pm.

**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.)

Community Day

August 9, 2014

Glencannon Pool, Noon to 6:00 pm

Hot Dog Lunch at noon

Volleyball Tournament

DJ, airbrush tattoos, caricature drawings, bounce house/slide and more. We will be having a T-shirt making station, 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

Volunteers are needed, call (724) 745-4911 or
or email glencannon15317@yahoo.com if you are interested.

Please return this portion by August 4, 2014
or sign-up at the pool

Name: _____

Number of people: _____

Or mail to:

Glencannon Homes Association
PO Box 831 McMurray PA 15317

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 2014

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


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