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# *The* **Glencannon** Newsletter



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Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

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## July 2015



**Pond Lawsuit  
Information**  
(Details Page 4)

### *In this issue*

Resource Page .....	Page 2
Next Board Meeting .....	Page 4
Community News .....	Page 4
Pool Hours .....	Page 4
Swim Lessons .....	Page 4
Financials .....	Page 6
Minutes .....	Page 8
Advertising Rates .....	Page 10
ACC Form .....	Page 11
Calendar .....	Page 12

### **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

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](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, July 14, 2015 at 7:30 pm (At the Glencannon Pool Pavilion)

(July and August meetings will be held at the Glencannon Pool Pavilion at 7:30 pm).



### 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 mid-August

### Swim Lessons

We are offering several options this year, like last year, we will have one instructor and classes of 3 for \$60 (each student) or you can have one-on-one instruction for \$100.

All classes will have 6 total lessons (1/2 hour each) over a two week period.

**Students do not have to be Glencannon residents, all are welcome!**

For a sign-up form stop at the pool office  
or visit:  
[www.glencannonhomes.org](http://www.glencannonhomes.org)

### Pond Lawsuit Update

North Strabane Township and Canon-McMillan School District have decided **NOT** to pursue this matter to the PA Supreme Court. The final amount to be paid to GHA is \$1,149,687.50 (divided equally between North Strabane Twp. and Canon-McMillan School District) and we are in the process of arranging final payments.

Marcia DePaula and Phil Binotto, Jr. (GHA Pond Lawsuit Attorneys) have accepted an invitation to come to the **July 14, 2015** public meeting of the Directors (at the pool pavilion at 7:30 pm). They are available if you would like to ask a question or to thank them for their great work over the past 4 and a half years.

**All residents are welcome to attend.**

Our Insurance Carrier has requested the following reminder:

**No Fishing**  
**No Swimming**  
**No Boating**  
On the Glencannon Pond  
*Thank You*

## 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.*

## Community Day

Unfortunately no one has come forward to chair the 2015 event. The board will discuss this at the July executive meeting.

## Glencannon Pool Parties

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

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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!



**Glencannon Homes Association  
Financial Report  
As of May 31, 2015**

	GENERAL FUND	REPLACEMENT FUND	YTD TOTAL
<b>Income Statement:</b>			
<b>Revenues:</b>			
Association Fees	\$111,199	\$-	\$111,199
Other	\$3,548	\$8,936	\$12,484
<b>Total</b>	<b>\$114,748</b>	<b>\$8,936</b>	<b>\$123,684</b>
<b>Expenditures:</b>			
Recreation Services	\$10,366	\$-	\$10,366
Commons Maintenance	\$6,157	\$-	\$6,157
Landscaping	\$20,845	\$-	\$20,845
Garbage Removal	\$20,298	\$-	\$20,298
Legal Services	\$11,850	\$-	\$11,850
Administrative	\$28,348	\$2,257	\$30,605
<b>Total</b>	<b>\$97,864</b>	<b>\$2,257</b>	<b>\$100,120</b>
<b>Excess (Deficit):</b>	<b>\$16,884</b>	<b>\$6,679</b>	<b>\$23,563</b>
<b>Beginning Balance</b>	<b>\$87,274</b>	<b>\$455,807</b>	<b>\$543,082</b>
<b>Revenue +</b>	<b>\$114,748</b>	<b>\$8,936</b>	<b>\$123,684</b>
<b>Expenditures -</b>	<b>\$(97,864)</b>	<b>\$(2,257)</b>	<b>\$(100,120)</b>
<b>Change in Working Capital</b>	<b>\$8,527</b>	<b>\$-</b>	<b>\$8,527</b>
<b>Transfers +/-</b>	<b>\$(2,500)</b>	<b>\$2,500</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$110,185</b>	<b>\$464,986</b>	<b>\$575,172</b>
<b>Bank and Investment Accounts:</b>			
Bank - Checking	\$81,734	\$17,375	\$99,110
Money Market	\$28,451	\$-	\$28,451
CD's		\$44,146	\$44,146
PNC Advisor Investments		\$403,465	\$403,465
<b>Total</b>	<b>\$110,185</b>	<b>\$464,986</b>	<b>\$575,172</b>

**Pond Lawsuit:**

Total cost/paid to date (last 4.5 years) \$359,314

Total amount forgiven from Eckert Seamans:

\$14,764.58

Remaining balance owed: \$23,407.87

**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 recently discontinued accepting TELEVISIONS.**

**Best Buy stores will accept televisions under 32"**  
(some restrictions apply)

# 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

- **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 United 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 Star 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 June 2, 2015

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

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

The board was provided the financial reports for the month and discussed the details. In addition, the lawsuit release was discussed and the money to be awarded. A dedicated account will be set up for this money.

### COMMONS

The commons chair reported that the down tree on Hunting Creek was removed. The guardrails on Hunting Creek were discussed and they need to be repaired or replaced. It was stated that they look bad and "dated". There are additional trees on Hunting Creek that need cut back and proposals are being gathered. The parking pads on Hunting Creek are also in need of repair. The job will be broke down into parts and be done at separate times.

The HOPE committee has completed the first bed and is working on the second bed. The bed on Upper Hunting Creek is being mulched by O'Brien Landscaping. A representative of the HOPE committee will be present at the regular meeting to discuss additional plans.

### REC

The rec chair discussed that the new pool cleaner is in and working. There was an issue with the pool chlorinator which is being resolved. It was reported that one of the tables and the umbrella broke last week due to the wind. The table and umbrella need replaced. Swim Lessons will start soon and the pool committee will schedule a meeting to discuss the details. In addition, the board discussed how the new key pad system has proven to be very successful for the operation of the pool. This system

was developed by one of the lifeguards. He had the equipment donated and he trained the other lifeguards on it. He continues to maintain and update it. Mr. Byer made a motion to give this lifeguard a \$25 giftcard for his efforts. Mr. Chirdon seconded the motion. Mrs. Christopher – yes, Mr. Ackerman – yes, Mr. Beard – yes, Mr Frohnaphel, Jr. – yes, Mr Sacco – yes, Mr. Creighan – yes.

### ACC

There were 3 requests over the last month. All three approved.

### Old Business

The board discussed one particular resident and his issues with trash removal. Republic services has been notified.

### New Business

The board discussed a resident request to put trash receptacles in the neighborhood for residents to use for pet waste and other trash. The different types of receptacles and cost were discussed.

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

*Respectfully Submitted, Kimberly Spicer*

**Our garbage collection company has requested to remind residents that only ONE bulk item can be included with your usual waste - weekly.**

### Notice:

Vehicles without current registration stickers are **not** permitted to be parked in Glencannon commons parking pads. In addition, storage of accessory items (**like snow plows**) are NOT permitted to be stored on common property and parking spaces.

**These vehicles will be towed at the owners expense.**



**Glencannon Homes Association**  
**June 9, 2015**  
**Monthly meeting of the Directors**

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

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

**Open Discussion**

A resident was present from the HOPE Committee and presented a proposal for which beds will be done in the coming weeks. The cost was outlined for this work and the areas that need mulched. The board discussed that one of the beds outlined was not considered commons. Another resident from the HOPE Committee expressed that this is not correct. She also expressed the work that is needed in other areas and debated what is considered commons beds.

A third resident was present and stated that there is an area on Upper Hunting Creek that is owned by the condo association that needs work done. The contact for that Condo Association was provided to her.

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

**ACC**

All pending requests have been approved.

**Rec**

Prices are being gathered for the table and umbrella that needs replaced. The pool committee will be meeting this week to discuss the start of swim lessons and other pool operation.

**Commons**

The board discussed additional tree work and the

dead ones located near Playground C. O'Brien's Landscaping is in the process of mulching and replacing the railroad ties at Playground A.

**New Business**

The board discussed the proposal by the HOPE Committee and Mrs. Christopher made a motion to approve the cost and complete the work for one of the beds identified. Mr. Beard seconded the motion. Mr. Byer- yes, Mr. Ackerman - yes, Mr. Chirdon – yes, Mr. Sacco- yes, Ms. Manolas – yes, Mr. Frohnaphel, Jr. – yes, Mr. Creighan – yes.

Mr. Beard made a motion to move the open discussion at regular meetings before new business. Mrs. Christopher seconded the motion. Vote: Mr. Byer – no, Mr. Chirdon – no, Mr. Ackerman – no, Ms. Manolas – no, Mr. Sacco – no, Mr. Creighan – yes, Mr. Frohnaphel, Jr. – no. Motion failed.

The board discussed that the money will be awarded from the lawsuit and the planning will need to begin. Mr. Ackerman made a motion to make himself the pond committee chair. Mr. Sacco seconded the motion. Vote: Ms. Manolas – yes, Mr. Frohnaphel, Jr. – no, Mr. Creighan – no, Mr. Chirdon – abstain, Mrs. Christopher – no, Mr. Beard – no, Mr. Byer – no. Motion Failed.

Further discussion was done regarding the work that is needed for the pond and that more information is needed. The details will be discussed in the July executive meeting.

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

*Respectfully submitted, Kimberly Spicer*

The Pool Rules are posted at the pool and can be viewed at:  
[www.glencannonhomes.org](http://www.glencannonhomes.org)

## 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.

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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.)



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  
Marcia M. Sacco  
Kris Piscatelli

hermaine@personnelstaffers.com  
marcia@personnelstaffers.com  
kris@personnelstaffers.com

### Let's Keep Glencannon Clean

If you are a walker of our lovely community,  
we would like to ask you to **Take Along a Bag**  
(a plastic grocery bag will do)  
with you on your walk and pick up any  
trash, papers, bottles, cans, or cups,  
and especially - *Dog-Poo* - for you dog owners,  
that you might encounter on your walk.  
*Pitching in can make a difference*  
to keep our community clean.



## Shawn A. Beard

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## Remember to inspect your ceilings

**Ceilings undergo a lot of stress - after all, they help hold up your house. Ignoring or neglecting a small problem can lead to a big problem and expensive repairs down the road, so here are a few key things to look out for with your ceilings.**

- **Water-related issues in the bathroom:** All the moisture from hot showers, baths, and splashed water can lead to damage, whether it's mold or bubbling paint. Keep an eye out for water damage, and refer to a professional for anything that looks problematic. If you are considering painting your bathroom, consider a mold-resistant paint.
- **Cracks:** Changes in temperature cause the materials in your home to expand and contract, and that creates stress that leads to cracks. Cracks are especially problematic in newer homes, as they can be a sign of poor construction.
- **Paint problems:** If you're seeing a large section of peeling paint, it could be indicative of a water leak, so be sure to have it inspected immediately. Call a professional to take a look and make sure it gets fixed before there's major water damage.
- **Keeping an eye on seemingly smaller issues** can help identify potentially larger problems. Make a list of several things that you would like to have repaired or checked out to make the small investment in a qualified handyman seem more appropriate.

**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 2015

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