

The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

July 2016



**Movie night at the pool is
planned for August 5th**
(Details Page 4)

In this issue

Resource Page	Page 2
Next Board Meeting	Page 4
Community News	Page 4
Financials	Page 5
Advertising Rates	Page 5
Minutes	Page 7
Pool Hours	Page 8
Pool Parties	Page 9
Swim Lessons	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 Frohnapfel, 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

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,
July 12, 2016 at 7:30 pm (At the Pool Pavilion, Driftwood Road).
All residents are welcome to attend!

Swim Lessons

We are offering several options this year, like last year, we will have one instructor and classes of 3 for \$55.00 (each student) or you can have one-on-one instruction for \$85.00 per student

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

ATTENTION GLENCANNON PARENTS

The evening before the pool opened this year, some teenagers thought it would be fun to jump the pool fence and take a swim; then when

they were done, they threw several pool chairs into the water (among other things).

Their fun ended when the police showed up at their homes with a citation and hefty fine for their parents. In addition, they were banned from the pool for this season.

Please take this opportunity to remind your children to respect the property of others and if they choose to disregard; there will be consequences to them and you.

Thank you!
Glencannon Board



OUTDOOR MOVIE NIGHT!!

AUGUST 5, 2016

Glencannon Pool

Movie will start around 9 pm

Come for a fun night of pizza
popcorn, snacks,
swimming
and a
movie!



Pool Reminders:

- * Children under 13 years of age must be accompanied by a parent or designated guardian to enter the pool.
- * Alcohol is **NOT** permitted at the pool (at any time).
- * Anyone jumping the fence after hours will be prosecuted.
- 24 hour video surveillance is in use.**
- * The pool dumpster is for pool use only.

**Glencannon Homes Association
Financial Report
As of May 31, 2016**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$111,800	\$-	\$-	\$111,800
Other	\$5,787	\$14,472	\$9,322	\$29,581
Total	\$117,587	\$14,472	\$9,322	\$141,381
Expenditures:				
Recreation Services	\$3,775	\$-	\$-	\$3,775
Commons Maintenance	\$16,632	\$-	\$-	\$16,632
Landscaping	\$21,177	\$-	\$-	\$21,177
Garbage Removal	\$24,587	\$-	\$-	\$24,587
Legal Services	\$(260)	\$-	\$-	\$(260)
Administrative	\$14,199	\$2,441	\$-	\$16,640
Total	\$80,108	\$2,441	\$-	\$82,549
Excess (Deficit):	\$37,479	\$12,031	\$9,322	\$58,832
Beginning Balance	\$79,266	\$529,570	\$1,073,578	\$1,682,414
Revenue +	\$117,587	\$14,472	\$9,322	\$141,381
Expenditures -	\$(80,108)	\$(2,441)	\$-	\$(82,549)
Change in Working Capital	\$10,111	\$-	\$-	\$10,111
Transfers +/-	\$(2,500)	\$2,500	\$-	\$-
Ending Balance	\$124,356	\$544,101	\$1,082,900	\$1,751,357
Bank and Investment Accounts:				
Bank - Checking	\$95,899	\$55,711	\$-	\$151,610
Money Market	\$28,457	\$-	\$240,139	\$268,595
CD's		\$44,146	\$842,762	\$886,908
PNC Advisor Investments		\$444,245	\$-	\$444,245
Total	\$124,356	\$544,101	\$1,082,900	\$1,751,357

**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.



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

June 7, 2016

Executive Meeting

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

Mr. Creighan called the meeting to order at 7:30 pm.

The board received and reviewed the financial reports from the previous month.

ACC

No requests this month.

REC

The parts for the main pump were ordered and the cost is around \$227 with shipping. Once the parts come in, Mr. Miele will repair the pump. The board also discussed the cost of replacing the chlorinator if we were to switch to safer un-stabilized chlorine. In addition, replacing some of the chairs and tables at the pool was discussed and the cost of each. The operation of the pool seems to be going well with no major issues.

COMMONS

The board discussed trees that appear to be dead on Glencannon drive and may need to be removed. In addition, the grass cutting was discussed as well as possibly switching some of the mulch in the community to river rock.

The HOPE committee chair distributed a sketch of the bed near Deerfield Drive that the committee will be improving. She also discussed options to put a bench in it once it is completed. The committee met and there are 5 people involved. Bids are being gathered for a landscaper to build the edges of the bed and put mulch down where the bench would be. The committee would like to plant flowers and 2 decorative trees.

The paving bids were also discussed. There were 6 companies approached to submit a bid and 2 have come to look at the area and have submitted bids.

The tree bids were discussed and also the stump removal. The property lines are being reviewed with the current maps.

STORM WATER MANAGEMENT

The Storm Water chair stated that he met with D'Appolonia and they are doing the proposal in order to eventually provide a bid. The pipe at the pond was cleaned out and the board discussed adding gravel.

NEW BUSINESS

The secretary informed the board that 2 people have volunteered to plan something for community day [note: now planned for a movie night]. The number of volunteers was discussed and someone will be at the regular meeting to discuss the planning.

OLD BUSINESS

The board discussed the meeting that occurred with the attorney and the title searches that are being done with the top 6 accounts. Once the title search is received and evaluated, the board discussed 3 scenarios that could occur.

The board discussed the incident that occurred on May 27th when 4 individuals trespassed into the pool area. The police were called and the video surveillance was reviewed. The individuals were identified and the police served them with a citation. The board also discussed additional consequences including not allowing them into the recreation area for the rest of the summer.

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

Respectfully Submitted, Kimberly Spicer

Glencannon Homes Association

June 14, 2016

Monthly Meeting of the Directors

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

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

Open Discussion

A resident was present and stated that she and a few others would like to volunteer to do a movie night at the pool. She discussed the specifics of the event and what would be needed. The board asked for a date for the event, a budget and suggested various ideas.

Pool Schedule

Pool opens at 11:00 am on July 4th

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 and Sundays	
11:00 am to 8:00 pm	

Our Insurance Carrier has requested the following reminder:

No Fishing
No Swimming
No Boating

On the Glencannon Pond



Walter Winschell
Internet Sales Manager

DAY
APOLLO
5450 University Blvd.
Moon Twp, PA 15108

Phone 412.264.9222
Fax 412.264.9212
Email walterw@dayauto.com
Web www.dayauto.com



Est. 1994
Specializing in Office Staffing

Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

4150 Washington Road, Suite 108
McMurray, PA 15317
Phone: 724.942.5860
Fax: 724.942.5866
www.personnelstaffers.com

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

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!



Swimming LESSONS

Glencannon Recreational Center

REGISTRATION FORMS CAN BE FOUND AT THE POOL OR ON THE
ASSOCIATION WEBSITE AT www.glencannonhomes.org

3 Summer Sessions: June, July and August
Lessons will take place on Mon.—Wed.—Fri.
All sessions will have 6 total lessons—1/2 hour each.

COST: \$55/swimmer/session
One-on-One Instruction Available for \$85/swimmer/session

DATES: **Session 1: June 13, 15, 17, 20, 22, 24**
 Session 2: July 11, 13, 15, 18, 20, 22
 Session 3: August 8, 10, 12, 15, 17, 19

Session 1— **Class 1** starts at 10:00 AM; **Class 2** starts at 10:30 AM; **Class 3** starts at 8:00 PM

Session 2— **Class 1** starts at 10:00 AM; **Class 2** starts at 10:30 AM; **Class 3** starts at 8:00 PM

Session 3— **Class 1** starts at 10:00 AM; **Class 2** starts at 10:30 AM; **Class 3** starts at 8:00 PM

- ◆ All sessions taught by a certified instructor.
- ◆ Class schedule subject to change based on enrollment.
- ◆ No refunds, class will be rescheduled in the event of inclement weather.
- ◆ Payment by cash or checks only.



INQUIRES TO: glencannon15317@yahoo.com or 724-745-4911

REQUEST FOR REVIEW FORM
ARCHITECTURAL CONTROL COMMITTEE [ACC]
GLENCANNON HOMES ASSOCIATION

The **sole purpose** of the ACC is to provide **standards and guidelines** for the Residents and the ACC so as to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

CHECK BOX[ES] THAT APPLIES TO YOUR REQUEST:

- Exterior **ANTENNA** provided they are attached to the unit.
- Exterior location of **CENTRAL AIR CODITIONING** unit if not within three [3] feet of current.
- A sketch showing the size, location and elevation of any **DECK, BALCONY, PORCH** or **PATIO**.
- Changes in grade or location of an existing **DRIVEWAY**.
- Height, style, material and distance from property lines of **FENCE**.
- A sketch showing the location of a **LAMP POST** from the property lines and building.
- A sketch showing the location of **OUT DOOR LIGHTING** fixture[s] from the property line and building.
- The height, style, material and distance from property line for **PRIVACY SCREEN**.
- ROOF COVERING** not similar to the one provided by the developer.
- SCREEN & STORM DOORS** do not require approval as long as they abide by unit style.
- UTILITY METERS** are not to be moved or painted with approval.
- UTILITY SHEDS** must be constructed in the same manner, style, and material of the unit.
- SIDING, DOOR, SHUTTERS** and **WINDOW** replacement.
- Painting of **DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM** and **WINDOW TRIM** – approved colors can be obtained by contacting the Secretary or going on line www.glencannonhomes.org to view the Architectural Policy.

NAME: _____ DATE: _____

STREET ADDRESS: _____ LOT NO.: _____

TELEPHONE: _____ EMAIL ADDRESS: _____

OWNER SIGNATURE: _____

ACC RECOMMENDATIONS / COMMENTS: _____

ACC COMMITTEE SIGNATURE: _____ DATE: _____

JULY 2016

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