

# The **Glencannon** Newsletter



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

## July 2017



### Advertise in this newsletter

(Details Page 9)

### *In this issue*

Resource Page .....	Page 2
Next Board Meeting .....	Page 4
Community News .....	Page 4
Open Board Seat .....	Page 4
Questions of the Month .....	Page 4
Financials .....	Page 5
Minutes .....	Page 7
Advertising Rates .....	Page 9
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



# Glencannon

## Resource Page

---

### Babysitters

Sarah Ackerman	724-745-3989
Janine Dolanch	724-531-0095
Ruth Ann Heinen	724-554-3661
Leah Kansco	770-773-6897
Krystina Litton	724-746-6747
Breanna McDade	724-328-1731
Fran Toma	724-413-5738

### Teen Yard Work

Cody Kusluch	724-678-5640
--------------	--------------

### Dog Walking

Natalie Ackerman	724-745-3989
Janine Dolanch	724-531-0095
Ethan Hopf	724-746-8655
Leah Kansco	770-773-6897

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	724-746-2940
Borland Manor Elementary	724-745-2700
N. Strabane Intermediate	724-873-5252
Canon McMillan H.S.	724-745-1400
Transportation Department	724-745-1502
St. Patrick Catholic School	724-745-7977
Canon McMillan M.S.	724-745-9030

### North Strabane Twp. Municipal

Animal Control	724-503-4417
Police/Fire/Ambulance	911
Township Office	724-745-8880
Police Administration	724-746-8474
Maintenance	724-745-1404

### 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,**  
Tuesday, July 11, 2017 at **7:30 pm** (At the pool pavilion)  
All residents are welcome to attend!

## OPEN BOARD SEAT

The Glencannon Board of Directors has a vacancy for a Single Family Home Position.

Nominations will be accepted at the July 11, 2017 monthly meeting of the directors.

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

**In the event no resident(s) from a Single Family Home apply to be a GHA board member, the board is permitted (through the by-laws) to vote on any resident to fill the seat.**

## 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.

## Resident questions of the month

### Who is eligible to use the pool?

Glencannon residents that are current with association dues are able to enjoy the pool without additional fees. Non-resident guests can come to the pool with a current resident for a fee of \$3.00 per day (or the same guest can buy a season pass for \$35.00).

Former residents and non-residents are not permitted to use the pool without a current resident with them. In addition, the pool rules are posted at the pool, people who violate pool rules or attract police enforcement can expect a suspension or revocation of swimming privileges.

### Will I receive a monthly statement for my association fees?

No, each homeowner in Glencannon is responsible for paying \$43 per month. Please be sure to include your lot number on your check (note: your lot number is different than your street address); the payment is due the first of each month.

Glencannon Homes Association will send a statement at the beginning of each year to every association member. If you have any questions, please call or email our office.

**Glencannon Homes Association  
Financial Report  
As of May 31, 2017**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$111,585	\$-	\$-	\$111,585
Other	\$4,279	\$29,743	\$5,053	\$39,074
<b>Total</b>	<b>\$115,864</b>	<b>\$29,743</b>	<b>\$5,053</b>	<b>\$150,659</b>
<b>Expenditures:</b>				
Recreation Services	\$7,545	\$-	\$-	\$7,545
Commons Maintenance	\$1,647	\$-	\$-	\$1,647
Landscaping	\$25,447	\$-	\$-	\$25,447
Garbage Removal	\$20,400	\$-	\$-	\$20,400
Legal Services	\$5,431	\$-	\$-	\$5,431
Pond Renovation	\$-	\$-	\$512	\$512
Administrative	\$18,768	\$2,821	\$-	\$21,589
<b>Total</b>	<b>\$79,239</b>	<b>\$2,821</b>	<b>\$512</b>	<b>\$82,572</b>
<b>Excess (Deficit):</b>	<b>\$36,625</b>	<b>\$26,922</b>	<b>\$4,540</b>	<b>\$68,087</b>
<b>Beginning Balance</b>	<b>\$110,084</b>	<b>\$561,233</b>	<b>\$1,077,552</b>	<b>\$1,748,869</b>
<b>Revenue +</b>	<b>\$115,864</b>	<b>\$29,743</b>	<b>\$5,053</b>	<b>\$150,659</b>
<b>Expenditures -</b>	<b>\$(79,239)</b>	<b>\$(2,821)</b>	<b>\$(512)</b>	<b>\$(82,572)</b>
<b>Change in Working Capital</b>	<b>\$3,741</b>	<b>\$-</b>	<b>\$-</b>	<b>\$3,741</b>
<b>Transfers +/-</b>	<b>\$(2,500)</b>	<b>\$2,500</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$147,950</b>	<b>\$590,655</b>	<b>\$1,082,093</b>	<b>\$1,820,697</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$119,206	\$20,714	\$9,563	\$149,483
Money Market	\$28,744	\$-	\$86,295	\$115,039
CD's	\$-	\$44,146	\$983,235	\$1,027,381
PNC Advisor Investments	\$-	\$525,794	\$-	\$525,794
<b>Total</b>	<b>\$147,950</b>	<b>\$590,655</b>	<b>\$1,079,093</b>	<b>\$1,817,697</b>

## Recycling Events

The Washington County Planning Commission will host electronics recycling throughout 2017 on the first (sometimes 2nd) Tuesday of the month from 2:30 pm to 5:00 pm at the Washington County Fair Grounds, 2151 N. Main St., Washington, PA 15301 (Exhibit Hall 1).

Here are the dates for your convenience: July 11th, August 1st, September 5th, October 3rd, November 7th and December 12th.

**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)**

We will post other events for 2017 as information is available.

## 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.

Dirt Bikes and Quads are NOT permitted to be driven on Glencannon common grounds (The pond, the ballfield, the pool complex or near the playgrounds).

Thank you for your cooperation

### NOTICE:

Vehicles without current registration stickers are **not** permitted to be parked in Glencannon commons parking pads. In addition, vehicles parked in commons parking for long periods of time will be researched for resident ownership.

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

Our Insurance Carrier has requested the following reminder:

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

Most of the paving work is complete in Glencannon (for this year).

The other half of Glencannon is scheduled to be done next summer.

### 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.**

### 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.



## **Glencannon Homes Association**

**June 6, 2017**

### **Executive Meeting**

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

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

### **FINANCIALS**

The board reviewed the financial packets and discussed the AR list. The active payment arrangements were also discussed and due to some of them not being fulfilled, the lien process will begin. The board reviewed the AR balance and continuing to pursue foreclosure on some of the properties. Additional title searches will be done.

### **ACC**

All submitted requests were approved.

### **REC**

The new pool motor has been installed and is working well. The new chlorinator has also been operating well. The baby pool was painted and will open by this Friday. A new lifeguard was hired and now there is a total of 10. The amount of sand in the pool was discussed and needs to be eliminated. The security cameras were also discussed as well as the lifeguard schedule.

### **COMMONS**

The mulch beds are getting caught up. The grass cutting was discussed and areas that need improvement.

### **NEW BUSINESS**

The board discussed the properties that need grass cutting and maintenance. Letters will send to these residents. The playground on Hunting Creek was also discussed and specific repairs that need done.

### **OLD BUSINESS**

The bench was discussed that was picked out for the bed on Old Meadow. The details of the bench as well as the cement base were discussed. Ms. Manolas made a motion to get the concrete done in the bed in preparation for the bench. Mr. Ackerman seconded the motion. Vote: Mr. Beard –yes, Mr. Byer – yes, Mr. Creighan – yes, Mr. Frohnaphel, Jr. – yes. A resident account was discussed and the proposal for payment. Mr. Byer made a motion to approve the payment arrangement submitted by one of the residents with a large balance. Mr. Beard seconded the motion. Vote: Mr. Ackerman – yes, Mr. Frohnaphel Jr.- yes, Mr. Creighan – yes, Ms. Manolas—Yes..

Meeting adjourned at 8:04 pm.

*Respectfully submitted by Kimberly Spicer*

**Reminder:**  
**Only ONE bulk item**  
**(couches, refrigerators,**  
**furniture, etc.) can be in-**  
**cluded with your usual**  
**weekly refuse.**

## Glencannon Homes Association

June 13, 2017

### Monthly meeting of the Directors

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

Sheila Christopher not present and excused.

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

### OPEN DISCUSSION

A resident was present and it was discussed that the lifeguard office should not have anyone in it but personnel.

### FINANCIALS

The details of the invoices from May were discussed and other checks on the register. Mr. Byer made a motion to accept the financials and Mr. Beard seconded the motion. Vote: Mr. Creighan -Yes, Ms. Manolas – yes, Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – yes, Mr. Chirdon – yes.

### ACC

There was 1 request and it was approved.

### REC

The baby pool is open and ongoing issues with the main pool pump are addressed. The new motor was discussed and the possible longevity of it.

### HOPE COMMITTEE

The cement was poured in the area for the bench. The ordering and delivery of the bench was discussed and will occur in the coming week. The Hope Committee will be meeting soon and will be planting annuals.

### COMMONS

The grass continues to be cut and 3 lights by the pond were replaced and are all LED.

There are a few more that need done throughout the plan.

### NEW BUSINESS

The board discussed the resident concerns about the graffiti at the pond. The board also discussed finding out who is responsible for the graffiti and how to remove what was done.

### OLD BUSINESS

The yard sale occurred last weekend and was a big success.

Meeting adjourned at 8:00pm.

*Respectfully submitted by Kimberly Spicer*

## 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.*



# Advertise in the Glencannon Newsletter!

<b>Ad Size</b>	<b>Ad Fee</b>	<b>Typing Fee</b>
Full page	\$60	\$6
Half page	\$45	\$5
Quarter page	\$30	\$4
Business Card	\$17	\$ —
Line ads		<b>\$ .40 / word</b>

Discounts apply when consecutive ads are placed

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.

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price ad when you purchase 3

Web site ads are available at the following rates:

\$75.00 (for 1 year, on the home page.)

\$95.00 (for 1 year, on all pages.)

The dumpsters at each of the apartment and condo buildings are ONLY to be used by the residents living in those buildings.

Thank you for your cooperation.



Specializing in Office Staffing

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

The dumpster at the pool is  
for POOL USE ONLY.

The following items are strictly prohibited.

- **Construction waste**
- **Televisions**
- **Tires**
- **Car batteries**
- **Oil, gas or hazardous liquids**

This area is under 24 hour surveillance and we will make efforts to enhance imaging this year.

**Don't be one of the people that had the police show up at their door with a citation (like last year).**

## 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 8:00 pm*
Saturdays	11:00 am to 8:00 pm
Sundays	11:00 am to 8:00 pm

4th of July hours will be  
11:00 am to 6:00 pm

\*The last Friday night swim will be  
Friday, August 11, 2017  
Noon - 10:00 pm

**The next Hot Dog Day  
at the pool will be  
Sunday, July 2nd  
from**

**1:00pm to 2:30pm.**

**Chips and Bottled Water too!**

---

**Friday "Night Swims"  
will continue until**

**August 11th**

## 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!**

**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](http://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 2017

Sun      Mon      Tue      Wed      Thu      Fri      Sat

1

2

3

4

5

6

7

8

**Hot Dog  
Day  
1:00 pm to  
2:30 pm**

**Independence  
Day  
  
Pool Hours  
11 am to 6 pm**

**Night Swim  
Noon– 10 pm**

**Garbage  
&  
Recycling**

9

10

11

12

13

14

15

**Board Meeting  
7:30 pm  
At the  
pool pavilion**

**Night Swim  
Noon– 10 pm**

**Garbage**

**Night Swim  
Noon– 10 pm**

16

17

18

19

20

21

22

**Night Swim  
Noon– 10 pm**

**Garbage  
&  
Recycling**

**Night Swim  
Noon– 10 pm**

23

24

25

26

27

28

29

**Night Swim  
Noon– 10 pm**

**Garbage**

**Night Swim  
Noon– 10 pm**

30

31