

The

Glencannon

Newsletter



Visit our web site: www.glencannonhomes.org

June 2013



Community Yard Sale!

(Details page 4).

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GLENCANNON

BOARD OF DIRECTORS

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

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



COMMUNITY YARD SALE

The community yard sale will be held on Saturday
June 22, 2013 From 8:00 am to 1:00 pm

Advertising and signs will be supplied by Judi Agostinelli

June Board Meeting

The next board meeting
will be held on
June 11, 2013 at 7:30 pm
at the Glencannon Pool
Pavilion

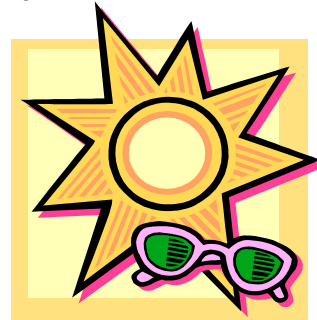
End of School Pool Hours apply until
June 7th, 2013

| | |
|-----------------|---------------------|
| June 1st & 2nd | 11:00 am to 8:00 pm |
| June 3rd to 6th | 4:00 pm to 8:00 pm |
| June 7th | Noon to 8:00 pm |
| June 8th & 9th | 11:00 am to 8:00 pm |

Pool Passes

Glencannon residents **MUST** have a pool
pass to use the pool this summer!
Passes from previous years can be validat-
ed by pool staff. Anyone who needs a pass
can obtain one by also signing up with the
pool staff.

Community Day Committee



Volunteers are still needed to help with
this year's Community Day on July 27,
2013. If interested, please call the
office at 724-745-4911

Pool Days to Remember, Mark Your Calendar

| | | |
|---------------|-----------------|----------------------------|
| June 9th | Italian Ice Day | 2:00 |
| June 26th | S'Mores Night | 6:30 to 8:00 |
| July 7th | Hot Dog Day | Noon to 2:00 |
| July 27th | Community Day | Lunch 11:30 Dinner 4:30 |
| September 1st | Hot Dog Day | Noon to 2:00 |
| September 2nd | Last Pool Day | 11:00 to 8:00 |

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 April 30, 2013

General Operating Fund

| | |
|--------------|--------------|
| Checking | \$ 51,801.41 |
| Money Market | \$ 10,326.00 |

| | |
|--------------|---------------------|
| Total | \$ 62,127.41 |
|--------------|---------------------|

General Fund Revenue

| | |
|--------------------|--------------|
| Association Fees | \$ 25,732.00 |
| Resale Packets | \$ 150.00 |
| Rec. Center Guests | \$ 0 |
| Rec. Center Rental | \$ 0 |
| Donation | \$ 0 |

| | |
|--------------|---------------------|
| Total | \$ 25,882.00 |
|--------------|---------------------|

General Fund Expenditure

| | |
|----------------|------------|
| Rec. Center | \$ 788.00 |
| Commons | \$ 1946.00 |
| Grounds | \$ 5225.00 |
| Trash | \$ 5621.00 |
| Administrative | \$ 1380.00 |

| | |
|--------------|---------------------|
| Total | \$ 14,960.00 |
|--------------|---------------------|

General Operating Fund

| | |
|-------------------|--------------|
| Beginning Balance | \$51,801.11 |
| Deposits | \$ 25,882.00 |
| Disbursement | \$ 17,806.23 |

| | |
|------------------------------|--------------------|
| Total as of 4/30/2013 | \$59,876.88 |
|------------------------------|--------------------|

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 | \$ 18,125.00 |
| Citizens Capital Reserves | \$ 57,332.22 |
| Washington Federal CDs | \$ 43,601.61 |
| Edward Jones | \$ 340,329.76 |

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.
(Book your party before June 7, 2013 and pay only \$75.00).
No additional fee for guests!

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

The projected date for the Hickory Circle center island seal coating, line striping and numbering will be June 7th, 2013. All vehicles must be out by 8:00 am and any remaining cars will be towed at the owners expense. Cricketwood Court will also receive numbering (left side) and two common parking areas will be seal coated. Residents in these two areas will be notified via flyers with more information.

Pool Hours

After June 6th (school 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 |

Friday "Night Swim" starts in July

Spring Clean Up!

Here is a good time for the kids of Glencannon to help the Community and to have a lot of fun.

There will be a Spring Clean Up on Saturday June 8th, 2013. We would like to have volunteers from any school aged students.

We will meet at the pool at 11:00 am in the morning. Make sure you have your walking shoes! Please respond to Rita Manolas by May 31, 2013 at (724)745-9118

or manolas219@comcast.net

For the Community: If you have any small items around your lot that you would like to get rid of, please place it at the end of your front yard.

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.

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.)



PENNSYLVANIA SAFE DRIVER SCHOOL

Present this newsletter and receive \$50 off when you reserve your lessons!

Pennsylvania Certified Safe Driver Curriculum

Auto Insurance Discount Eligible

TOLL FREE 1.855.DRIVER.ED (374.8733)

The minutes from the May Meeting will be voted on at the June Executive meeting and will be published in the July Newsletter.



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.

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 deductible 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 Recreational Center

2013 RULES AND REGULATIONS

ONLY RESIDENTS CURRENT IN THEIR ASSESSMENTS MAY USE THE RECREATIONAL FACILITIES.

Violation of the following rules will result in revocation of swimming privileges.

POOL RULES:

1. No diving or flipping into the pool at anytime.
2. Running and horseplay in the pool area is prohibited.
3. Water games in the pool are permitted only with the consent of the guard and when they don't interfere with the enjoyment of the pool by others.
4. Soft throwing and water balls, kickboards and other water equipment may be used only with the consent of the guard.
5. Non-swimmers must stay in the shallow end of the pool.
6. Please refrain from talking to the guard on duty except to request information.
7. Children 12 years of age and under will not be permitted in the area unless accompanied by a parent or an agent of the parent acting as the guardian. Authorization shall be submitted to the guard in writing. **CHILDREN MUST BE WATCHED BY THE GUARDIAN AT ALL TIMES! A GUARDIAN IS DEFINED AS A PERSON 15 YEARS OF AGE OR OLDER.**
8. Children 12 years of age and under who have not been certified as competent swimmers cannot be in the deep end of the pool. All children wearing water wings or flotation devices of any kind are considered non-swimmers by the staff and need to be accompanied/supervised by a responsible adult or guardian in the pool at all times. Children that have passed the deep water competency test four years in a row are exempt from repeating the test at the discretion of the guards.
9. Each parent is responsible for the safety of his/her child at the baby pool and must supervise at pool side.
10. Members and guests are permitted to enter the pool area only through the bathhouse gate.
11. Entering the pool area at any time when it is closed is prohibited.
12. Glass, sharp objects, or other dangerous articles are not permitted in the pool area at any time.
13. Throwing of rocks or other foreign materials in or around the pool is prohibited.
14. Please use the available ashtrays and trash cans keeping the pool area clean for the next guests.
15. Pets **ARE NOT** permitted in the pool area.
16. **NO ALCOHOLIC BEVERAGES** are permitted in the pool area at any time.
17. Glencannon Homes Association is not responsible for any valuables lost in the pool area.
18. Smoking, food and drinks and gum are not permitted in the pools or on the concrete apron around the pools at any time.
19. All members and guests using the recreational facilities must respect the rights and property of the neighboring residents at all times.
20. All persons must leave the pool at any time when directed to do so by the guard.
21. The baby pool is only for infants and toddlers up to age 4 years old.
22. Only guard chairs are permitted on the concrete apron near the pools. Chairs are not permitted in the baby pool.
23. No loud music by individuals interfering with the enjoyment of the pool by others will be allowed.
24. No chair saving, chairs are available on a first come, first serve basis.
25. All parties (normal hours and after hours) should be approved by the pool manager at least two weeks prior to the scheduled party.
26. No person showing evidence of a communicable disease, bodily discharges, open blisters or cuts and bandages will be allowed entry to the swimming pool area.
27. Persons suspected of being under the influence of drugs or alcohol shall be prohibited from entering the water.
28. Pool Management reserves the right to eject anyone (for the day) for conduct issues. Recurring violators will be referred to the Board of Directors for disciplinary action.

POOL SCHEDULE:

1. The pool will open for the season on a daily basis from Memorial Day weekend to Labor Day.
2. The pool hours (weather permitting) will be 12:00 p.m. - 8:00 p.m. Monday through Friday and 11:00 a.m. - 8:00 p.m. on Saturdays and Sundays for the pool season; pool opens at 11:00 a.m. on holidays. Wednesdays will add a "night swim," the pool will be open 12:00 p.m. - 10:00 p.m. Starting July 5, 2013 and continuing through August, a Friday "night swim" will be added. Some Friday "night swims" may be cancelled in the event of a booked private party.
3. A rest period for Adult Swim will occur promptly during the last 15 minutes of each hour. All children (17 years old and younger) must leave the pool for the mandatory rest period. During this time, children (5 and up) cannot be in the Baby Pool and are to be in the grass areas, pavilion/tennis court area. Children (2 and under) are permitted in the pool with their parent/guardian during Adult Swim.
4. The pool may be closed during the hours of inclement weather, at the discretion of pool management.

GUEST REGULATIONS:

1. Members may bring a guest to the pool at any time, subject to the following regulations.
2. Any Glencannon Resident in arrears on assessment cannot be a guest of a member in good standing.
3. Guests must be accompanied by a member in good standing and obtain a guest pool pass. Residents **MUST** stay with their guests at all times. There is a maximum of 10 guests permitted in at a time without prior notice.
4. Guest fees: \$3.00 per person daily admissions (children 5 and under are free). A season guest pass will be available for \$35.00. (One pass per unit, good for one person only). All guests must be accompanied by a resident. There is no fee for use of tennis courts when accompanied by a Glencannon resident.
5. A vacation pass is also available for \$15.00. Purpose: To eliminate the problem of having a member present when out of town guests are visiting, and to make the guests feel comfortable using our pool facilities.

DIRECTIONS: The member must fill out the vacation pass form and return it to the pool manager. Once approved/disapproved, the member will be notified (within two weeks after the request). Payment must be paid in full one day prior to arrival date. Only after payment is made and the pass is filled out will the vacation pass(es) be issued (this will be done at the pool).

RELEASE FORM: This can be filled out anytime and brought to the pool when picking up the pass(es). If anyone is less than 18 years of age, a parent or guardian must sign the form on their behalf.

VACATION TIME: Seven days (one week) is the maximum time for each vacation request, but there is no limit on the number of requests.

PAVILION RENTAL: The fee to exclusively reserve the full pavilion during regular pool hours is \$25 for 3 hours, plus \$3.00 per guest. The pavilion will have water/electricity available (if the pavilion is not already reserved, residents may use the pavilion informally during regular pool hours free of charge).

AFTER HOURS POOL USAGE: Please contact the Pool Manager (724-554-1651) or the office (724-745-4911) about renting the pool for an after hours party. The fee to rent the pool from 8:00 p.m. to 11:00 p.m. is \$90.00 - This includes use of the pavilion.

OTHER COMMONS FACILITIES: Tennis, Volleyball, Pavilion (10:00 a.m. to Dusk weather permitting)

1. Only members in good standing and their guests can use the courts. Guests must be accompanied by members at all times.
2. Reservations for the courts may be made with the Association Secretary. Use of the tennis court and volleyball court will be limited to two hour increments. Anyone wishing to use the softball field for an organized event must reserve the date and time at least one week in advance through the Secretary. Fees may be charged depending on the type of reservation.
3. No skateboards, rollerblades, or heeies are permitted on the courts at any time.
4. No pets are permitted on the courts at any time.
5. Any individual playing tennis/volleyball/basketball must shower before swimming.

ENTIRE REC. CENTER: Damage to any property in the recreation area by any member or guest will result in the liability of the responsible party for repairs or replacements necessary as a result of their actions.

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

JUNE 2013

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|--------|---|-----------|---|--------|---|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 Canon-Mac Last Day of School Garbage | 7 | 8 |
| 9 Italian Ice Day at the Pool 2:00 pm | 10 | 11 Board Meeting 7:30pm Pool Pavilion | 12 | 13 Garbage & Recycling | 14 | 15 |
| 16 Father's Day | 17 | 18 | 19 | 20 Garbage | 21 | 22 Community Yard Sale 8:00 — 1:00 |
| 23 | 24 | 25 | 26 | 27 Garbage & Recycling | 28 | 29 |
| 30 | | | | | | |



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