
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

June 2014



Community Yard Sale

(Details page 4)

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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

June 10, 2014 at 7:30 pm, at the Pool Pavilion

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



Community Yard sale

Will be held on Saturday, June 21, 2014 from
8:00 am to 1:00 pm

Advertising and Signs will be supplied by Judi Agostinelli

SPRING CLEAN UP

***Get your walking shoes and come to this
year's Spring Clean Up***

Clean Up day will be on Saturday, June 14th

***All students are welcome to help. Be
ready to get some good exercise and
have fun as well.***

***Please meet at the pool parking lot at
10:00 A.M.***

SEE YOU THERE!

Pool Schedule

End of School pool hours apply until
June 10, 2014

June 1st	11:00 am to 8:00 pm
June 2nd - 6th	4:00 pm to 8:00 pm
June 7th & 8th	11:00 am to 8:00 pm
June 9th & 10th	4:00 pm to 8:00 pm
June 11th	Noon to 10:00 pm

**Regular Pool Hours
Start on June 11th**

Swimming lessons available until early August!

Inquire and sign-up at the pool house

Pool Passes

Glencannon residents **MUST** have a pool pass to use the pool this summer! Please inquire at the pool office in the first two weeks of pool season.

Passes from previous years may be used and will be validated by pool staff.

Residents who are behind in dues will NOT be permitted into the pool area.

Self-Latching Gates

Residents will notice the addition of self latching gates installed at the two pool entrances. This is a requirement by our insurance carrier and an important safety addition.

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?

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724-746-4470

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

**Glencannon Homes Association
2014 Financial Report
As of April 30, 2014**

	GENERAL FUND	REPLACE. FUND	YTD TOTAL
Income Statement:			
Revenues:			
Association Fees	\$89,440	\$-	\$89,440
Other	\$4,141	\$1,429	\$5,570
Total	\$93,581	\$1,429	\$95,010
Expenditures:			
Rec Ctr	\$2,402	\$-	\$2,402
Commons	\$929	\$-	\$929
Grounds	\$15,771	\$-	\$15,771
Trash	\$15,840	\$-	\$15,840
Legal	\$2,072	\$-	\$2,072
Administrative	\$11,228	\$2,137	\$13,365
Total	\$48,242	\$2,137	\$50,380
Excess (Deficit):	\$45,339	\$(708)	\$44,631
Beginning Balance	\$59,952	\$474,495	\$534,447
Revenue +	\$93,581	\$1,429	\$95,010
Expenditures -	\$(48,242)	\$2,137	\$(46,105)
Change in Working Capital	\$8,754	\$-	\$8,754
Transfers +/-	\$(2,000)	\$2,000	\$-
Ending Balance	\$112,046	\$480,061	\$592,107
Bank and Investment Accounts:			
Bank - Checking	\$83,606	\$57,363	\$140,969
Money Market	\$28,440	\$-	\$28,440
CD's	\$-	\$44,146	\$44,146
PNC Advisor Investments	\$-	\$378,552	\$378,552
Total	\$112,046	\$480,062	\$592,107

*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 9, 2014 and pay only \$75.00)
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 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 Board Meeting
May 6, 2014**

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

Mr. Creighan called the meeting to order at 7:31pm.

Each board member was distributed the financial reports and discussed the upcoming bills and details in the AR report. The vote on the reports will occur at the Regular Meeting.

The board also discussed the cost associated with changing the dumpster to a larger one at the condos on Hunting Creek. Republic Services will be contacted to arrange for the delivery.

The legal bills were reviewed and a potential a payment arrangement for the outstanding balance; Eckert Seamans will be contacted to discuss options. The board discussed the attorneys that worked on the pond lawsuit are moving to another law firm. Mr. Creighan made a motion to move our case with them to Steptoe and Johnson located in Southpointe. Mr. Beard seconded the motion. Vote: Mr. Sacco - yes, Mr. Frohnaphel Jr. – yes, Mr. Flood – yes, Mr. Manolas – yes, Mr. Byer – yes, Mr. Ackerman – yes.

ACC – No outstanding requests. The board discussed properties in the community that need improvements to their units.

Commons

Mr. Frohnaphel, Jr. stated that the playgrounds have been mulched and bids obtained for removing various trees. The board also discussed putting the aerator in the pond and the work that needs done in the area near the ballfield. In addition, the lights on Glencannon Drive were discussed and West Penn Power was notified.

Rec.

Mr. Creighan stated that the pool has been cleaned and there are various improvements and repairs are being done to have it ready for the opening of the season. The self-latching gate is being installed. The board also discussed purchasing three umbrellas a table, a lifeguard umbrella and the replacement of the refrigerator.

New Business

The newsletter was discussed and due to an error with the printer, the newsletters need to be reprinted. The delivery will occur a second time when they are completed.

Old Business

The Annual meeting minutes were reviewed again. Mr. Creighan made a motion to approve, Mr. Byer seconded the motion. Vote: Mr. Sacco - yes, Mr. Frohnaphel Jr. – yes, Mr. Flood – yes, Ms. Manolas – yes, Mr. Beard– yes, Mr. Ackerman – Abstain.

The board also discussed the lien process for overdue balances. Further discussion occurred regarding the seriously delinquent accounts and the next step in the process.

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

Respectfully submitted by Kim Spicer

**Glencannon Homes Association
Monthly Meeting of the Directors
May 13, 2014**

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

Mr. Creighan called the meeting to order at 7:31pm.

Open Discussion:

A resident was present asking for further clarification of voting rights outlined in the by-laws. The board provided a explanation of the sections and determined that any issue can be brought up at a regular meeting for resolution.

Financials:

The board discussed the financial reports that were distributed at the executive meeting on May 5, 2014. Mr. Byer made a motion to approve the financials, Mr. Frohnaphel, Jr. seconded the motion. Vote: . Mr. Beard– yes, Mr. Sacco – no, Mrs. Christopher – yes, Mr. Flood – yes, Ms. Manolas – yes, Mr. Creighan – yes.

ACC:

ACC chair, Mrs. Christopher, provided a report to all board members regarding the 8 approved requests over the last month. She also discussed her contact with a few residents working on additional projects.

Commons

Mr. Frohnaphel, Jr. stated that the grass cutting with O'Brien Landscaping got behind because of the rain. He also stated that he is working with them to make sure all grass has been cut in the common area. Mr. Frohnaphel, Jr. stated that the aerator was put in and he cleaned out the primary spillway at the pond.

Rec

Mr. Creighan stated that the pool work is still being done. Currently the floors are being painted and additional repairs done.

New Business

Ms. Manolas stated that that she would like to have the Spring Cleanup in the community again this year. She would like to do it on 6/14/2014 and will compose an ad to put in the newsletter looking for volunteers.

Old Business

The board discussed the bids for the workers compensation insurance. Mr. Creighan stated that the self-latching gate will be installed this week.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:15pm. Mr. Beard seconded.

Respectfully submitted by Kim Spicer

**Friday "Night Swims"
will be back this year
starting June, 20th and
ending August 8th**

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.)

Electronics Disposal

**Due to a new PA electronics recycling law,
Electronics cannot 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.

**THE NEXT COMMUNITY
ELECTRONICS COLLECTION
DAY AT THE NORTH
STRABANE TOWNSHIP
BUILDING WILL BE
AUGUST 23, 2014 9:00 A.M. – 1:00 P.M.**



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Glencannon Recreational Center

2014 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 June 20, 2014 and continuing through August 8, 2014, 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. (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 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 heelies 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.

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.

Privileged to help.



John Skariot, Agent
4050 Washington Road
McMurray, PA 15317
Bus: 724-941-4130
john.skariot.buuz@statefarm.com

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State Farm, Bloomington, IL

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 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5 Garbage	6	7
8	9	10 Last Day of School, Canon-Mac Board Meeting 7:30 pm Pool Pavilion	11	12 Garbage & Recycling	13	14
15 Father's Day	16	17	18	19 Garbage	20 1st Friday "Night Swim"	21 Community Yard Sale 8:00 am to 1:00 pm
22	23	24	25	26 Garbage & Recycling	27	28
29	30					


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