

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

March 2015



The Annual Meeting of the
Members will be
March 17, 2015 - 7:00 pm
(Details Page 5)

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GLENCANNON

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

| | |
|---------------|--------------|
| 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, March 10, 2015 at 7:00 pm

(Frank Sarris Public Library, 35 N. Jefferson Avenue Canonsburg, PA 15317,
(Meeting room 3 -second floor)

New Administrative Fee Policy

The Glencannon Homes Association Board of Directors has voted to re-structure the fees for association dues.

Effective April 1, 2015, an administrative fee of \$7.00 per month will be charged on ALL past due accounts.

In addition, households that exceed \$250 will have an additional 6% per annum finance charge on the balance.

GHA can also restrict pool use, revoke voting rights, assess fees, place a lien against the property and foreclose on the homeowner.

Every Association Member has been sent a statement with account information

Residents are reminded
that trespassing on the
frozen pond is
STRICTLY PROHIBITED.
Please be safe this winter.

The Glencannon Easter Egg Hunt

Saturday, April 4, 2015

12:00 Noon

At Playground A

(Just off of Old Meadow Road)

Please RSVP with children's first and last names by **April 2nd** to: venusbarto@yahoo.com; those without email can call the office at (724)745-4911.

RSVP is required so we have enough eggs for all children.

Brought to you by the Glencannon Sports and Recreation Committee.

Please DO NOT put construction waste, tires or grass clippings in the dumpster at the pool. Each of these has happened over the past eight months.

The dumpster at the pool is now under video surveillance.

Annual Meeting

Three board seats will expire in March, 2015, a Single Family Home position, a Townhouse position and an Open position.

This year, we have three candidates running unopposed (listed on this page).

We have printed the official ballot in the newsletter instead of mailing them to every resident. *(This will result in a cost savings of over \$300 in postage and printing expenses).*

If you would like to cast a vote for the unopposed candidates, you may still do so. Simply contact the Association at 724-745-4911 or glencannon15317@yahoo.com to request an official ballot envelope. Ballots must be returned in an official ballot envelope to be considered valid. You may also pick up an official ballot envelope at either the March 10th regular meeting or the annual meeting.

The Annual Meeting will be March 17, 2015 at 7:00 pm at the Frank Sarris Public Library, 35 N. Jefferson Avenue Canonsburg, PA 15317.

(Meeting Room 3 -second floor)

All residents are invited to attend!

The Canon-McMillan School District will have ONLINE Kindergarten Registration from March 1 through March 31, 2015 for the 2015-2016 school year. Please contact your child's school to request a Secure ID Code in order to access the registration. If you do not have a computer, please contact your child's school for assistance with registration. Kindergarten Screenings will be held Tuesday, May 19, 2015.

Televisions ARE NOT permitted to be placed with municipal waste due to a new statewide law. There have been a few residents that put their TV out with the garbage and the TV sat there for a long period of time. Please make your neighbor aware of the law if you see them doing this.

GHA will pass on any recycling events through this publication; in addition, Best Buy stores will take televisions 32" and smaller (some restrictions apply).

GLENCANNON HOMES ASSOCIATION OFFICIAL BALLOT

Each household in good standing is eligible to vote for one candidate from each category for the Annual Meeting of the Members on March 17, 2015

SINGLE FAMILY HOME POSITION (Unopposed)

☐ John Ackerman

TOWNHOUSE POSITION (Unopposed)

☐ Dave Chirdon

OPEN POSITION (Unopposed)

☐ Shawn Beard

THIS BALLOT **MUST** ACCOMPANY THE
OFFICIAL ENVELOPE TO BE COUNTED

(available upon request)

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

| | GENERAL FUND | REPLACEMENT FUND | YTD TOTAL |
|--|-------------------|---------------------|-------------------|
| Income Statement: | | | |
| Revenues: | | | |
| Association Fees | \$22,360 | \$- | \$22,360 |
| Other Fees | \$513 | \$(156) | \$357 |
| Total | \$22,873 | \$(156) | \$22,717 |
| Expenditures: | | | |
| Recreation Services | \$272 | \$- | \$272 |
| Commons Maintenance | \$878 | \$- | \$878 |
| Landscaping | \$2,957 | \$- | \$2,957 |
| Garbage Removal | \$3,968 | \$- | \$3,968 |
| Legal Services | \$2,000 | \$- | \$2,000 |
| Administrative | \$7,347 | \$(1,111) | \$6,236 |
| Total | \$17,421 | \$(1,111) | \$16,310 |
| Excess (Deficit): | \$5,451 | \$955 | \$6,406 |
| Beginning Balance | | | |
| | \$87,274 | \$455,807 | \$543,082 |
| Revenue + | \$22,873 | \$(156) | \$22,717 |
| Expenditures - | \$(17,421) | \$(1,111) | \$(18,532) |
| Change in Working Capital | \$(1,110) | \$- | \$(1,110) |
| Transfers +/- | \$(500) | \$500 | \$- |
| Ending Balance | \$91,116 | \$455,040 | \$546,156 |
| Bank and Investment Accounts: | | | |
| Bank - Checking | \$62,668 | \$17,374 | \$80,042 |
| Money Market | \$28,448 | \$- | \$28,448 |
| CD's | | \$44,146 | \$44,146 |
| PNC Advisor Investments | | \$393,520 | \$393,520 |
| Total | \$91,116 | \$455,040 | \$546,156 |

Pond Lawsuit:

Total cost/paid to date (last 4 years) \$354,314

Total amount forgiven from Eckert Seamans:

\$14,764.58

Remaining balance owed: \$33,404.87

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, 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.**

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 Board Meeting
February 3, 2015**

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

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

The financial reports were distributed including the upcoming bills, budget consumption, receivables and the check register. The board discussed questions related to legal fees and line items on the 2015 budget. This information will be reviewed over the next week and voted on next Tuesday.

ACC

The ACC chair reported that there was 1 request and it was approved.

Rec

No report

Commons

It was reported that the repair of the line break on 19 has been completed. The bill was discussed and will be paid tomorrow.

The contract for the Landscaping Company was discussed as well as the checklist for the work needed. The finalized checklist will be provided to them and they will complete it on a regular basis.

The policy was discussed regarding the administrative fee that will be on any balance. Mr. Creighan made a motion to eliminate any balances under 5 dollars. Mr. Frohnaphel, Jr. seconded the motion. Vote: Mr. Ackerman – Yes, Mr. Beard – Yes, Tony Sacco – Yes, Rita Manolas- Yes, Sheila Christopher – Yes, Jim Byer – Yes and Rick Flood – Yes. In addition, the annual statements will be sent out this month and a copy of the new administrative fee policy will be included.

Old Business

The board also discussed that the taxes were re-filed by Stelmack, Dobransky & Eannace and a refund is due.

New Business

A request for proposal to obtain legal services was distributed and the details were discussed.

The board discussed that Phil Binotto, Jr. has been asked to represent North Strabane Township in an upcoming lawsuit. Mr. Binotto, Jr. asked for GHA to sign a waiver after he explained that the lawsuit is not a conflict with the current pond lawsuit. In order for him to represent North Strabane in this separate case, a waiver is necessary. Mr. Creighan made a motion to approve the waiver. Mr. Byer seconded the motion. Mr. Ackerman – yes, Mr. Beard – no, Mr. Flood – no, Ms. Manolas – no, Mrs. Christopher – yes, Mr. Sacco – abstained, Mr. Frohnaphel, Jr. – yes.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 7:30

Respectfully Submitted, Kimberly Spicer

**Glencannon Homes Association
Monthly Meeting of the Directors
February 10, 2015**

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

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

Open Discussion

A resident was present and read a letter he wrote that he would like published in the newsletter.

The financial reports were discussed and Mr. Byer made a motion to approve. Mr. Beard seconded the motion. Mr. Sacco – yes, Mr. Creighan – yes, Mr. Frohnaphel, Jr., yes, Ms. Manolas – yes, Mrs. Christopher – yes and Mr. Ackerman – yes.

ACC

No report.

Rec

No report

Commons

The board discussed the ruts in Playground A. O'Brien's Landscaping will be notified to repair this.

The contract for O'Brien's Landscaping was discussed and will be finalized by the end of February for them to sign.

A resident stated that he lives on upper Hunting Creek. He voiced his concerns about people who have been riding motorcycles behind his house.

New Business

The 3 expiring board positions were discussed. Mr. Beard – Open position, Mr. Flood – Townhouse, Mr. Ackerman – Single Family Home.

Nominations:

Open Position: Mr. Beard was nominated for this position by a resident. A resident seconded the nomination. Mr. Beard accepted.

Townhouse: Mr. Chirdon stated he would like to be nominated for this position. Mr. Sacco seconded the nomination.

Single Family Home: Mr. Ackerman was nominated for this position by a resident. Mr. Sacco seconded the nomination. Mr. Ackerman accepted the nomination.

Although there are 3 unopposed candidates, a ballot will still be provided for anyone in the community who would like to vote.

The Annual Meeting was discussed and will occur on March 17, 2015 at the Library at 7pm. The final announcements will be made.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 7:30.

Respectfully submitted, Kimberly Spicer

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.)



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
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Shawn A. Beard

REALTOR®

Cell: 724.510.9775
Office: 412.831.6400 x203
Fax: 724.942.0218

Shawn@ShawnBeard.net
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Resident Letter:

The Glen Cannon Board of Directors,

First of all, I want to thank each member of the Board for your service to the community of Glen Cannon. It is truly a thankless position. I know firsthand of the many crises that you deal with, the never ending parade of issues, the constant noise, the time commitment it requires, and the lack of involvement and support from much of the community. It is a tribute to your sense of duty that you continue to serve.

As we think about the difficulty of serving on the Board, it's appropriate that we make the time to recognize one outstanding resident who has served for years and made many valuable contributions to our association. I would like to take this opportunity to express my thanks to Tony Sacco for his dedicated service of nearly 25 years. Unfortunately, there have been Board members in the past who have served for only a brief time and only to advance their personal agendas. Tony has continued to be an asset through multiple iterations of the Board, and he has become the living archive and single most reliable source of how our community has evolved through multiple challenges over the years. Also unfortunately, it has become clear that some past Board members perhaps did not adhere to the highest standard of ethical conduct. But no one could ever question Tony's integrity or dedication to Glen Cannon. I was able to serve on the Board for several years with Tony, and while it would be safe to say that we disagreed on a number of issues, I can also say that it was always evident that Tony had the best interests of the community in mind. His opinions have always been well founded, and I came to regard him as the constant voice of reason during periods of conflict and strife.

Over the past several years, it would appear that Tony has probably not received the respect he has earned from his peers, and that is unfortunate on many levels. I would like to remind every current member of the board that for every year of service you have committed to the community, for every crisis you have faced for Glen Cannon, Tony has dedicated or faced three or four. As you came to service on the Board you inherited a healthy and vibrant community that was largely shaped by his work. He is a unique resource and asset, and we all owe him our respect and a debt of gratitude for his efforts on our behalf. He is irreplaceable.

Sincerely,



John A. Cokley

Resident and former Board member

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

MARCH 2015

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---|-----|---|-----|---------------------------------|-----|--|
| 1 | 2 | 3 | 4 | 5 Garbage & Recycling | 6 | 7 |
| 8 <i>Daylight Saving Time Begins</i> | 9 | 10 Board Meeting 7:00 pm Frank Sarris Public Library | 11 | 12 Garbage | 13 | 14 |
| 15 | 16 | 17 Annual Meeting 7:00 pm Frank Sarris Public Library <i>St. Patrick's Day</i> | 18 | 19 Garbage & Recycling | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 Garbage | 27 | 28 |
| 29 | 30 | 31 | | | | 4 Easter Egg Hunt Playground A 12:00 noon |