

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

March 2017



The Annual Meeting of the Members
March 21, 2017 - 7:00 pm
(Details Page 4)



Sunday, March 12th
Spring Ahead 1 Hour

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GLENCANNON BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Dave Chirdon

Sheila Christopher

Ed Frohnafel, Jr.

Rita Manolas

Tony Sacco

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Breanna McDade	724-328-1731
Krystina Litton	724-746-6747
Mary Lloyd	724-745-5988
Ruth Ann Heinen	724-554-3661
Sarah Ackerman	724-745-3989
Kaylyn Kusluch	724-746-8649
Janine Dolanch	724-531-0095
Fran Toma	724-413-5738

Teen Yard Work

Tyler Oravetz	412-980-4389
Cody Kusluch	724-678-5640

Dog Walking

Janine Dolanch	724-531-0095
Natalie Ackerman	724-745-3989
Ethan Hopf	724-746-8655
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	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

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**

It is also possible to set up online bill payments through your bank with additional options like payment reminders and automatic drafting.

If you are unsure about your current balance, please give us a call at 724-745-4911 and we will be happy to let you know.

Please include your lot number with your payment!

Contacting Glencannon

To better serve our community members, we have set the following phone hours when you can be assured that your calls and emails will be answered in a timely manner. (if there is no answer during these hours, PLEASE leave a message as we are most likely on another call.)

Glencannon Phone Hours

Mondays	10:00 a.m. - 3:00 p.m.
Tuesdays	10:00 a.m. - 3:00 p.m.
Wednesdays	2:00 p.m. - 6:00 p.m.
Thursdays	2:00 p.m. - 6:00 p.m.

You may reach the Association by phone at (724) 745-4911 or by email at glencannon15317@yahoo.com

Selling Your Property?

If you are planning to sell your property you will need a "Resale Certificate" signed by a GHA Board Member and the GHA Secretary. The Resale Certificate is issued when all GHA dues and assessments have been received by GHA resulting in a zero balance owed. The Resale Certificate is required for your home Closing.

As a reminder under Act 180, the Association has ten days to provide the Resale Certificate and other items to the seller. Please contact the GHA Secretary as soon as possible so that your Resale Certificate can be prepared.

There is a fee of \$75 for a Resale Certificate.

The GHA Secretary can be contacted at (724) 745-4911.

Attorney Fee Policy

Residents who fail to pay the monthly \$43 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney file a lien on their property (for lack of payment) will also have those fees added to their account.



Glencannon Community News

Next Monthly Meeting of the Directors,

March 14, 2017 at 7:00 pm (At the Frank Sarris Public Library located at 35 N Jefferson Ave, Canonsburg, PA 15317, Room 3)

All residents are welcome to attend!

Annual Meeting

Three board seats will expire in March, 2017, a Single Family Home position, a Townhouse position and an Open position.

This year, we have two candidates running unopposed (and one retirement).

As required in the by-laws, we are fulfilling the nomination and ballot process. 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 14th regular meeting or the annual meeting.

The Annual Meeting will be Tuesday, March 21, 2017 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!

Special thanks to Tony Sacco for OVER 25 years of service on the GHA board!

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 21, 2017

SINGLE FAMILY HOME POSITION

No Candidate

TOWNHOUSE POSITION

(Unopposed)

Sheila Christopher

OPEN POSITION

(Unopposed)

Ed Frohnafel, Jr.

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

(available upon request)



Sunday,
March 12th
Spring Ahead
1 Hour

glencannon15317@yahoo.com

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$22,188	\$-	\$-	\$22,188
Other	\$831	\$6,294	\$4,584	\$11,709
Total	\$23,019	\$6,294	\$4,584	\$33,897
Expenditures:				
Recreation Services	\$116	\$-	\$-	\$116
Commons Maintenance	\$427	\$-	\$-	\$427
Landscaping	\$3,481	\$-	\$-	\$3,481
Garbage Removal	\$4,080	\$-	\$-	\$4,080
Legal Services	\$169	\$-	\$-	\$169
Pond Renovation	\$-	\$-	\$503	\$503
Administrative	\$3,500	\$1,383	\$-	\$4,883
Total	\$11,773	\$1,383	\$503	\$13,659
Excess (Deficit):	\$11,245	\$4,912	\$4,082	\$20,239
Beginning Balance	\$110,084	\$561,233	\$1,077,552	\$1,748,869
Revenue +	\$23,019	\$6,294	\$4,584	\$33,897
Expenditures -	\$(11,773)	\$(1,383)	\$(503)	\$(13,659)
Change in Working Capital	\$11,317	\$-	\$-	\$11,317
Transfers +/-	\$(500)	\$500	\$-	\$-
Ending Balance	\$132,146	\$566,644	\$1,081,634	\$1,780,425
Bank and Investment Accounts:				
Bank - Checking	\$103,405	\$20,714	\$2,573	\$126,691
Money Market	\$28,742	\$-	\$129,685	\$158,427
CD's	\$-	\$44,146	\$949,376	\$993,522
PNC Advisor Investments	\$-	\$501,784	\$-	\$501,784
Total	\$132,146	\$566,644	\$1,081,634	\$1,780,425

Recycling Events

The Washington County Planning Commission will host the final 2016 electronics recycling on December 13th from 2:30 pm to 5:00 pm at the Washington County Fair Grounds, 2151 North Main St., Washington, PA 15301 (Exhibit Hall 1).

Most of the electronics are free of charge to dispose, however, some restrictions apply.

For more detailed information visit:

www.glencannonhomes.org

We will post events for 2017 when an announcement 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.

Glencannon Homes Association – 2017 Budget

		<u>Income</u>	
	4010	Assessment Income	\$268,000
	4012	Late Fee charges	\$7,000
	4015	Resale & Lien LTR Income	\$2,100
	4020	Interest Income	\$10
	4025	Interest – Delinquent Accounts	\$2,000
	4030	Newsletter Income	\$330
	4031	Interest Capital	\$10
	4042	RC concession	\$250
	4043	RC Guest Fee Income	\$2,000
	4044	RC Pool Rental	\$750
	4045	RC Heights Passes	\$1,000
	4046	Swim Lessons	\$500
	4054	ACC Fine	\$50
		Total income	\$284,000
		<u>Expenses</u>	
Recreation			
	5105	RC Management	\$5,000
	5110	RC Gross Wages	\$22,000
	5115	RC Payroll Taxes	\$2,200
	5131	RC Electricity	\$3,700
	5132	RC Gas	\$1,000
	5133	RC Water	\$3,500
	5140	RC Maintenance & Supplies	\$7,500
	5141	Pool Chemicals	\$2,200
	5145	Tennis Court Maintenance	\$2,000
	5199	RC Misc.	\$100
			\$49,200
Commons			
	5430	Commons Utilities	\$2,000
	5440	Commons Maintenance	\$41,450
	5455	Playground Maintenance	\$12,600
	5400	Other	\$750
	5501	Landscaping	\$50,000
			\$106,800
Administration			
	5710	Adm. Gross Wages	\$20,000
	5715	Adm. Payroll Taxes	\$2,500
	5730	Rubbish	\$50,000
	5734	Bank Service Charges	\$2,000
	5735	Legal fees	\$7,000
	5740	Audit and Tax Prep	\$6,000
	5745	Professional Services	\$2,000
	5750	Insurance	\$1,200
	5751	Liability Insurance	\$6,800
	5752	Workman's Comp. Insurance	\$3,000
	5765	Office Equip. Maintenance	\$600
	5770	Office Communication	\$1,800
	5780	Office Supplies	\$2,400
	5791	Newsletter Printing	\$3,100
	5792	Newsletter Delivery	\$600
	5795	Printing	\$100
	5805	Bad Debts	\$10,000
	5820	Pool Parties	\$500
	5860	Community Day	\$2,000
	5890	Activities – Other	\$60
	5999	Admin. Misc.	\$300
	6560	Payroll Expenses	\$40
			\$122,000
		Transfers to Reserve Investment Account	\$6,000
		Total Expenses	\$284,000

Glencannon Homes Association

February 7, 2017

Executive Meeting

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

Sheila Christopher not present and excused

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

Veronica Bennett was present from the Harshman group. She talked with the board about how to handle the sediment in the pond. She provided information about getting the permit with the DEP and provided data about their proposal. She also discussed various scenarios and answered questions about the work. Ms. Bennett stated that she will let the board know once she receives feedback from the DEP.

The financial reports were distributed and discussed from January 2017.

ACC

No requests this month.

REC

The pool business license/pesticide certification was recently received. The chlorinator will also be installed soon.

COMMONS

Once the weather breaks, the spring clean-up will begin. In addition, the new contract will be reviewed and signed with O'Brien's Landscaping.

The board also discussed that North Strabane Township will be resurfacing some of the roads in Glencannon. The township will be contacted to find out when that will occur.

OLD BUSINESS

The board discussed the maintenance done on one of the properties. The homeowner received

the bill and was informed that additional work is needed. Another property was discussed and the needed work will be done on that one as well.

The board also discussed the work needed at the tennis court and the barriers with weather and time limits with contractors.

Meeting adjourned at 7:57pm.

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association

February 14, 2017

Monthly Meeting of the Directors

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

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

OPEN DISCUSSION

A resident was present and stated that he recently bought his home in the community. He asked questions related to garbage removal in the community.

FINANCIALS

The board discussed the financial reports that were distributed last week. Mr. Byer made a motion to approve the financials, Mr. Beard seconded the motion. Vote: Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – yes, Mrs. Manolas – yes, Mr. Sacco – yes and Mr. Creighan – yes.

ACC

There was 1 request and it was approved.

REC

The Rec. Chair will contact the Pool Manager in the coming weeks and general maintenance is being done.

COMMONS

The board discussed a light that needs to be replaced on the pool house and one street light bulb at the end of Cricketwood Court also needs replaced. The commons chair stated that he spoke to one of the contractors regarding the work needed at the tennis court. Different scenarios were discussed. Once the work is determined, a date will be set.

POND MANAGEMENT

No new report from last week.

NEW BUSINESS

There are 3 board seats that are becoming available in March 2017.

Open Seat – Mr. Sacco nominated Mr. Frohnaphel, Jr. and Mr. Frohnaphel, Jr. accepted the nomination.

Single Family Home – Ms. Manolas nominated Mr. Sacco. Mr. Sacco stated that he has decided to retire from the board.

Townhouse – Mrs. Christopher was not present but provided information prior to the meeting that she would like to remain in her board seat. Mr. Byer seconded the nomination.

Mrs. Christopher (Townhouse) and Mr. Frohnaphel, Jr. (Open) will be running unopposed. The single family home seat will be advertised in the March newsletter and will be eligible to fill by the board starting in April.

Meeting adjourned at 7:25pm.

OPEN BOARD SEAT

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

Nominations will be accepted at the April 11th monthly meeting of the directors.

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

Potholes on your street?

Call the North Strabane Public Works Department to report a needed repair.

724-745-1404

Potholes on state roads can be reported at:

1-800-FIX-ROAD

The Glencannon Easter Egg Hunt Saturday, April 8, 2017

Rain date - April 9th

Time TBD

At Playground A

(Just off of Old Meadow Road)

Please RSVP with children's first and last names by **April 5th** to: venusbarato@yahoo.com; those without email can call the office at (724)745-4911.

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

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.

Most Goodwill stores will accept Computers and electronics however, they recently discontinued accepting TELEVISIONS.

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

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.

Kindergarten Online Registration

If your child will be five years old on, or before,
September 1, 2017 (Policy 201) you may register via
our online registration process.

1. During the month of March, contact your child's school and notify the secretary that you have a child that you want to register for Kindergarten.
2. The school secretary will provide you with a unique login code.
3. Throughout March log back on to this site and use your unique login number to access our online Kindergarten Registration system.
4. Completely answer all questions online.

(You may log off and on using your unique login until you finalize your application through March 31)
5. Print all documents at end of registration.
6. Click on the 'Submit' button to finalize the online process.
7. Once you submit your application, you will be provided with a specific time slot for you and your child to attend our Kindergarten Screening on May 16, 2017.
8. Bring all printed forms, filled out completely, with you to the Kindergarten Screening at your designated appointment.



Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

Specializing in Office Staffing

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NORTH STRABANE TOWNSHIP POLICE DEPARTMENT



DUTY - HONOR - COMMUNITY
WASHINGTON COUNTY, PENNSYLVANIA
1929 ROUTE 519
CANONSBURG, PENNSYLVANIA 15317
PHONE: (724) 746-8474
FAX: (724) 745-0652
EMAIL: NSPD@NSTPD.COM

BRIAN D. HUGHES
CHIEF OF POLICE

THEFT PREVENTION NOTICE:

This is a reminder for residents to please lock their vehicle, home, and garage doors. North Strabane Township was recently named one of the safest communities in Pennsylvania. However, there have been several areas throughout Washington County where person(s) have entered unlocked vehicles and/or garages to steal items. Officers from North Strabane Township and surrounding departments have arrested numerous actors involved in this criminal activity, but the crime continues...

DON'T BE THE NEXT VICTIM:

There are small steps you can take to avoid becoming the next victim of theft. Criminals are looking for easy targets, often taking the path of least resistance. Most property thefts can be prevented by simply locking your windows, home, garage, and vehicle doors.

COMMONLY STOLEN ITEMS:

- Firearms
- Cash and loose change
- Power tools
- Gift cards
- Electronics
- Prescription pills

REPORT SUSPICIOUS ACTIVITY IMMEDIATELY:

Call 9-1-1. If you see something that appears to be suspicious, trust your instincts and report it. The sooner you call 9-1-1, the quicker the police will arrive. Be a good witness and do NOT confront anyone.



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

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

CHECK BOX[ES] THAT APPLIES TO YOUR REQUEST:

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

NAME: _____ DATE: _____

STREET ADDRESS: _____ LOT NO.: _____

TELEPHONE: _____ EMAIL ADDRESS: _____

OWNER SIGNATURE: _____

ACC RECOMMENDATIONS / COMMENTS: _____

ACC COMMITTEE SIGNATURE: _____ DATE: _____

MARCH 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Garbage & Recycling	3	4
					No School, Canon McMillan	
5	6	7	8	9 Garbage	10	11
12 Daylight Saving Time Starts	13	14 Board Meeting 7:00 pm Frank Sarris Library	15	16 Garbage & Recycling	17 St. Patrick's Day	18
19	20 Spring Begins	21 Annual Meeting 7:00 pm Frank Sarris Library	22	23 Garbage	24	25
26	27	28	29	30 Garbage & Recycling	31	