

# The **Glencannon** Newsletter

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

## May 2015



*Pool Opens  
Saturday, May 23rd  
11:00 am*

### ***Pond Lawsuit Update,*** (Details Page 4)

**What's new at the pool this year?**  
(Details Page 11)

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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](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

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### 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](mailto:glencannon15317@yahoo.com)

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[www.glencannonhomes.org](http://www.glencannonhomes.org)

# A.C.C. Approval

Any Resident planning to change the exterior of their property must obtain approval from the A.C.C. Chairman. North Strabane Township will not issue a building permit to any resident of Glencannon unless they have this approval from the association. Approval must be obtained for decks, doors, windows, sidewalks, patios, sheds, painting, etc.

A \$50 fine may be assessed for failure to submit the ACC form with proper approval.

A copy of the ACC form is available from the association secretary, in most newsletters or online at:

[www. Glencannonhomes.org/accrequestform.pdf](http://www.Glencannonhomes.org/accrequestform.pdf)

## Payment Reminders!

Your monthly association dues of \$43 should be sent to:

**GLENCANNON HOMES ASSOCIATION  
P.O. Box 831,  
McMurray, PA 15317**

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

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

**Please include your lot number with your payment!**

## Contacting Glencannon

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

### Glencannon Phone Hours

|                   |                               |
|-------------------|-------------------------------|
| <b>Mondays</b>    | <b>10:00 a.m. - 3:00 p.m.</b> |
| <b>Tuesdays</b>   | <b>10:00 a.m. - 3:00 p.m.</b> |
| <b>Wednesdays</b> | <b>2:00 p.m. - 6:00 p.m.</b>  |
| <b>Thursdays</b>  | <b>2:00 p.m. - 6:00 p.m.</b>  |

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

## Selling Your Property?

If you are planning to sell your property, 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,**  
May 12, 2015 at 7:00 pm  
(At the Glencannon Pool Pavilion)

## **New Administrative Fee policy**

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

Now in effect, 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.

## **Only a few lifeguard spots left**

Call the office at:  
(724) 745-4911

Or send a letter of inquiry to:

**P.O. Box 831  
McMurray, PA 15317**

## **Notice:**

Vehicles without current registration stickers are **not** permitted to be parked in Glencannon commons parking pads. In addition, storage of accessory items (**like snow plows**) are NOT permitted to be stored on common property and parking spaces.

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

## **Pond Lawsuit Update**

On April 22, 2015 the Commonwealth Court of Pennsylvania (a panel of 8 Judges) upheld the previous decision of the June, 2013 trial court. North Strabane Township and Canon-McMillan School District presented several appeals; the Commonwealth Court confirmed the molded verdict of each of the parties to pay \$500,000 plus interest and delayed damages.

Thanks again to everyone involved in this very important and necessary action.

Please visit [www.glencannonhomes.org](http://www.glencannonhomes.org) to read the full Commonwealth Court of Pennsylvania decision.

## ***SPRING CLEAN UP***

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

**Saturday, May 16th**

***Everyone is welcome to help. Be ready  
to get some good exercise, have fun  
and have lunch.***

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

**This year, we will serve Pizza, snacks and  
soft drinks at noon.**

**Call: (724)745-4911  
TO REGISTER**



## 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.*

# Community Day

The 2015 event will need a Chair person and plenty of volunteers.

**Please call the office if you are interested in helping this year.**

**(724)745-4911**

If we do not receive (at least) 15 volunteers to help with planning and the day itself, Community Day will be reduced accordingly.

## Community Yard sale



Will be held on Saturday, June 13th,  
and Sunday June 14th, 2015

from  
8:00 am to 1:00 pm

Advertising and Signs will be supplied  
by Shawn Beard  
Howard Hannah Real Estate



This year's Easter Egg Hunt  
was even bigger than last  
year's event with over 30  
children signing up.

*Special thanks to the Sports and  
Recreation Committee!*

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

|                                      | GENERAL<br>FUND  | REPLACEMENT<br>FUND | YTD<br>TOTAL     |
|--------------------------------------|------------------|---------------------|------------------|
| <b>Income Statement:</b>             |                  |                     |                  |
| <b>Revenues:</b>                     |                  |                     |                  |
| Association Fees                     | \$66,822         | \$-                 | \$66,822         |
| Other Fees                           | \$932            | \$5,934             | \$6,866          |
| <b>Total</b>                         | <b>\$67,755</b>  | <b>\$5,934</b>      | <b>\$73,688</b>  |
| <b>Expenditures:</b>                 |                  |                     |                  |
| Recreation Services                  | \$2,635          | \$-                 | \$2,635          |
| Commons Maintenance                  | \$3,912          | \$-                 | \$3,912          |
| Landscaping                          | \$10,891         | \$-                 | \$10,891         |
| Garbage Removal                      | \$12,022         | \$-                 | \$12,022         |
| Legal Services                       | \$7,150          | \$-                 | \$7,150          |
| Administrative                       | \$19,967         | \$(1,111)           | \$18,856         |
| <b>Total</b>                         | <b>\$56,577</b>  | <b>\$(1,111)</b>    | <b>\$55,466</b>  |
| <b>Excess (Deficit):</b>             | <b>\$11,178</b>  | <b>\$7,045</b>      | <b>\$18,222</b>  |
| <br>                                 |                  |                     |                  |
| Beginning Balance                    | \$87,274         | \$455,807           | \$543,082        |
| Revenue +                            | \$67,755         | \$5,934             | \$73,688         |
| Expenditures -                       | \$(56,577)       | \$(1,111)           | \$(57,688)       |
| Change in Working Capital            | \$9,896          | \$-                 | \$9,896          |
| Transfers +/-                        | \$(1,500)        | \$1,500             | \$-              |
| <b>Ending Balance</b>                | <b>\$106,848</b> | <b>\$462,130</b>    | <b>\$568,978</b> |
| <br>                                 |                  |                     |                  |
| <b>Bank and Investment Accounts:</b> |                  |                     |                  |
| Bank - Checking                      | \$78,398         | \$17,374            | \$95,773         |
| Money Market                         | \$28,449         | \$-                 | \$28,449         |
| CD's                                 |                  | \$44,146            | \$44,146         |
| PNC Advisor Investments              |                  | \$400,610           | \$400,610        |
| <b>Total</b>                         | <b>\$106,848</b> | <b>\$462,130</b>    | <b>\$568,978</b> |

**Pond Lawsuit:**

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

Total amount forgiven from Eckert Seamans:

\$14,764.58

Remaining balance owed: \$28,407.87

**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](http://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 Unites 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 Start 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 Meeting April 7, 2015**

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

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

### **Election of Officers**

Mrs. Christopher nominated Mr. Creighan for President, Mr. Beard seconded the nomination. Mr. Creighan accepted.

Mrs. Christopher nominated Mr. Beard for Vice President. Mr. Frohnaphel, Jr. Seconded the nomination. Mr. Beard accepted.

Mr. Frohnaphel, Jr. nominated Mrs. Christopher for ACC Chair. Mr. Byer seconded the nomination. Mrs. Christopher accepted.

Mrs. Christopher nominated Mr. Frohnaphel, Jr. for Commons Chair. Mr. Beard seconded the nomination and Mr. Frohnaphel, Jr. accepted.

Mr. Beard nominated Mr. Byer for Financial Chair. Mr. Sacco seconded the nomination. Mr. Byer accepted.

Mr. Frohnaphel, Jr. nominated Mr. Creighan as the Rec Chair. Mr. Byer seconded the motion. Mr. Creighan accepted the nomination.

The financial reports were distributed and discussed. The board will review the financials over the next week and will vote at the regular meeting.

The board discussed the asset list and the additional details and research that is needed for the completion of the report.

The accounts receivable and delinquent accounts were discussed and the new administrative fees. Letters will be sent to residents who are over a certain amount reminding them that a lien will be placed on their property as well as losing the right to use the community pool.

The resale packet was discussed and the board determined additional information that should be included.

### **ACC**

There were multiple requests this month and all were approved. The homes that have ACC violations were discussed and letters that are to be sent to these residents.

### **Rec**

The pool opening was discussed and the needed work. Multiple lifeguards have called to say that they would like to return this year. A separate pool operation meeting is being scheduled in the coming weeks.

The Easter Egg Hunt occurred on April 4, 2015 and was a big success and over 30 children participated this year.

The vandalism was discussed and the need for cameras in certain areas of community. Mr. Byer made a motion to purchase 2 cameras for these areas. Mrs. Christopher seconded the motion. Vote: Mr. Creighan – yes, Mr. Beard – yes, Mr. Frohnaphel, Jr. – yes, Mr Sacco – yes, Mr. Ackerman – yes, Mr. Chirdon – yes.

### **Commons**

The board discussed starting a committee to improve the landscaping in the community which was suggested by a resident last month. In addition, a plan is needed to outline what needs done and the cost associated with this. Mr. Beard made a motion to nominate Mrs. Christopher to chair this committee. Mr. Ackerman seconded the motion. Vote: Mr. Creighan – yes, Mr. Frohnaphel, Jr. – no, Mr. Chirdan – yes, Mr. Sacco – yes, Mr. Byer – yes, Mrs. Christopher – yes.

The commons chair also stated that the playgrounds were mulched a few weeks ago.

### **New Business**

The board discussed the issues in the community with homeowners who rent their property and have not informed the renters of the bylaws and covenants. Ideas for accountability were discussed for these homeowners.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:30 pm.

*Respectfully Submitted, Kimberly Spicer*



**Glencannon Homes Association  
Monthly Meeting of the Directors  
April 14, 2015**

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

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

Open Discussion - none

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

**ACC**

Responses were provided to all requests this month. The board discussed a particular property that may require an ACC fine.

**Rec**

Alpine Pools will be here on April 16, 2015 to remove the cover and start the needed work to open the pool. The Rec. Chair discussed the possibility of a pool cleaner device and the required permits for this summer.

**Commons**

The board discussed replacing the wood on Hunting Creek where the tree fell. In addition, the aerator will be put in within the coming weeks.

**New Business**

The yard sale was discussed and making it a weekend event in order to have another day in case of inclement weather. The dates established were June 13<sup>th</sup> and June 14<sup>th</sup>. Mr. Frohnaphel, Jr. made a motion to have Mr. Beard sponsor the yard sale this year. Ms. Manolas seconded the motion. Vote: Mr.

Creighan – yes, Mr. Byer- yes, Mr. Sacco – yes, Mr. Ackerman – yes, Mr. Chirdon – yes .

The asset list was also discussed and the needed information.


The upcoming meetings were discussed and both executive and regular meetings going forward (through September) will occur at the pool pavilion.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 7:45pm.

*Respectfully submitted, Kimberly Spicer*

**The first Hot Dog Day at  
the pool will be Sunday,  
May 24th from  
1:30 to 2:30 pm.**

**Friday “Night Swims”  
will be back this year  
starting June, 19th and  
ending August 7th**



**McWilliams Lawncare**  
Bill McWilliams  
owner  
213 Deerfield Drive  
Canonsburg, PA 15317  
724-554-8171 - (cell)  
724-916-4700 - (home)  
"Where Quality is Always in Season"



==== NORTHWOOD ====

# NEIGHBORHOOD

==== AWARDS ====

## 2015 NORTHWOOD NEIGHBORHOOD AWARDS

**Recognizing excellence in our neighborhoods and the neighbors we serve**

The Pittsburgh region has a proud sense of identity. Our work ethic, our shared history, our diverse ethnicities and life-styles are reflected in the architecture and neighborhoods that make up one of the most livable regions in the country. Northwood Realty Services, in partnership with InCommunity Magazines, is pleased to continue the celebration this spring with our 2nd Annual Northwood Neighborhood Awards.

### NORTHWOOD KNOWS NEIGHBORHOODS

The Northwood Neighborhood Awards will recognize individual streets and unique residential developments. The format of the awards program is simple. Anyone can participate and freely nominate a deserving neighborhood within Allegheny, Washington, Westmoreland or Butler county. Winners will be ranked in the following categories:

- Best All-Around Neighborhood: (East, West, North & South)
- Neighborhood Spirit Award
- Friendliest Neighborhood Park
- Best Block Party
- Best Architecture & Landscaping
- Best Community Day/Event

**Nominate your neighborhood at**

**[www.NorthwoodKnowsNeighborhoods.com](http://www.NorthwoodKnowsNeighborhoods.com)**

Nominations open: March 1 to June 15, 2015.



In partnership with



Neighboring Sponsor



## What's new at the pool this year?

Residents in good standing will not need an updated pool pass, they will sign in and the gate attendant will check to insure they are current in their dues. Please know your lot number and have a photo ID available upon request.

The pool committee has modified the guest pass classifications. In short, one unique individual attending frequently with a guest can purchase a pass for \$35.00 (name will be on the pass). New this year, residents can buy a transferrable pass to be used for multiple individuals for \$50.00. Again, a resident in good standing MUST be with these guests (at all times) for either to be used.

We are working on details for swim lessons and further information will be published in the June Newsletter.

The full list of rules is published in this newsletter for reference.

## May Pool Schedule

End of School pool hours apply until June 9, 2015

|              |                     |
|--------------|---------------------|
| May 23rd     | 11:00 am to 8:00 pm |
| May 24th     | 11:00 am to 8:00 pm |
| Memorial Day | 11:00 am to 8:00 pm |
| May 25 - 29  | 4:00 pm to 8:00 pm  |
| May 30th     | 11:00 am to 8:00 pm |
| May 31st     | 11:00 am to 8:00 pm |

**Regular Pool Hours**

**Start on June 10th**

**The first Wednesday night swim will be  
Wednesday, June 10, 2015**

## Glencannon Pool Parties

Reserve the pavilion during normal  
pool hours for only \$25.00 (3 hours)  
plus \$3.00 per non-resident guest.

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After-hours parties available,  
only \$90.00 from 8:00 pm to 11:00 pm.  
(Book your party before June 5, 2015 and pay only \$75.00)  
No additional fee for guests!

**Call (724) 745-4911**  
to reserve your date!

# Glencannon Recreational Center

## 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 19, 2015 and continuing through August 7, 2015, a Friday "night swim" will be added. Friday booked parties will share the pool with night swim guests.
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:

**Members may bring a guest to the pool at any time, subject to the following regulations.**

1. Any Glencannon Resident in arrears on assessment cannot be a guest of a member in good standing.
2. 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.
3. 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 unique person only—name will be placed on the pass). A transferrable pass may be purchased for **\$50.00**. **All guests must be accompanied by a resident.** There is no fee for use of tennis courts when accompanied by a Glencannon resident.
4. A vacation pass is available for \$15.00. Purpose: In the event an association member cannot be present when out of town guests are visiting so these 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.**



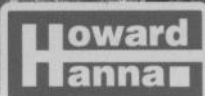
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## Questions to Ask Your Home Inspector

When you buy a home, you need to know exactly what you're buying. Imagine how frustrated you'd be to find out that the hot water heater wasn't working—in the middle of a shower! This is why you should have a home inspection before you buy your home. A home inspection is an important part of buying your home. Before you hire a home inspector, ask a few questions to make sure you hire a trustworthy inspector.

**1. What does your inspection cover?** Not all inspections are the same. Ask for samples of home inspections so you can see exactly what they will check inside the home. If you are concerned about something specific, like a leaky faucet in the bathroom, mention that to the inspector so they can check it out.

**2. Are you licensed or certified?** Ask to see their license. At the very least, choose a home inspector who belongs to American Society of Home Inspectors, NACHI, or NAHI. This shows a level of professionalism and education that you can trust.

**3. What kind of report will you give me?** You should expect a written report detailing what the inspector found. Most inspectors will give you a typed report within five days of the inspection. Make sure the inspector will be available to explain anything on the report that doesn't make sense to you. If you like pictures, verify that the report will include pictures of problem areas in the home.

**4. Will I be able to attend the inspection?** If the inspector refuses to let you be present during the home inspection, find someone else. This is your chance to know exactly what you are buying and what potential repairs you or the seller will have to make. Many home inspectors are happy to impart knowledge throughout the process.

**Be sure to pick a real estate agent that can guide you through the home buying process.**

## 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.)**

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hermaine@personnelstaffers.com  
marcia@personnelstaffers.com  
kris@personnelstaffers.com

**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

# MAY 2015

| Sun  | Mon   | Tue   | Wed | Thu                       | Fri                       | Sat                          |
|--|---|---|-----|---------------------------|---------------------------|------------------------------|
|  |   |   |     |                           | 1                         | 2                            |
| 3  | 4   | 5   | 6   | 7<br>Garbage              | 8                         | 9                            |
| 10<br><i>Mother's Day</i>                  | 11  | 12<br>Board Meeting<br>7:00 pm<br>Pool Pavilion     | 13  | 14<br>Garbage & Recycling | 15                        | 16                           |
| 17   | 18  | 19<br>No School<br>In-Service Day<br>Canon-McMillan | 20  | 21<br>Garbage             | 22                        | 23<br>Pool Opens<br>11:00 am |
| 24<br>Hot Dog Day<br>1:30 pm to<br>3:00 pm | 25<br>Memorial Day<br><br>No School<br>Canon-McMillan | 26  | 27  | 28                        | 29<br>Garbage & Recycling | 30                           |
| 31   |   |   |     |                           |                           |                              |