

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

November 2014



Visit our website:
www.glencannonhomes.org

Bonfire Recap (Page 5)

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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,

November 11, 2014 at 7:30 pm at the North Strabane Fire Station
2550 Washington Road, Canonsburg, PA 15317

Reminder

The GHA Declaration of Covenants state that **NO** sign of any kind shall be displayed to the public view on any lot except one sign advertising the living unit for sale or rent. Political Signs and Contractor signs are **not** permitted, please be respectful of your neighbors.

Thank You

The dumpsters at each of the apartment and condo buildings are **ONLY** to be used by the residents living in those buildings.

The dumpster at the pool is closed and will be removed soon.

Thank you for your cooperation.

Leaf Collection in North Strabane continues on **Wednesdays through the end of November.** The collection day is affected by weather and may vary from week to week.

Special thanks to our Maintenance Technician for all of his hard work this year. Chuck was able to fix our two street lights (Hunting Creek Dr. and Village Dr. that were out over the summer) for a fraction of the cost quoted by area contractors. In addition, he helped us with some maintenance at the playgrounds and was a huge help at the pool this year.

Keep up the good work Chuck!

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!

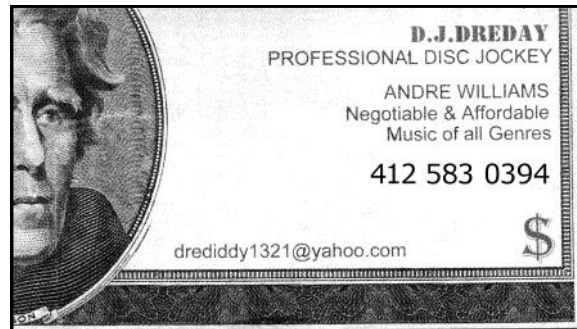
Bonfire 2014



Thanks to Belfiore Vending for the water donation, to North Strabane Fire Department for the Generator and Mac McMullen for arranging the delivery of donated pallets.

The 2014 Glencannon Bonfire was a huge success. We would like to thank the following people for all their hard work and dedication, without whom, the bonfire wouldn't have taken place: Eric Miller, Jeff Gruber, Paul Shiring, Maureen Krueger, Terry Creighan, Michelle LoBello, Ed Frohnapfel, Jr. Brian Linton, Jamie Moeller, and Venus Barto.

Your Bonfire DJ



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

	GENERAL FUND	REPLACE. FUND	YTD TOTAL
Income Statement:			
Revenues:			
Association Fees	\$201,040	\$-	\$201,040
Other	\$10,450	\$5,103	\$15,553
Total	\$211,490	\$5,103	\$216,593
Expenditures:			
Rec Ctr	\$40,463	\$-	\$40,463
Commons	\$4,394	\$-	\$4,394
Grounds	\$44,233	\$-	\$44,233
Trash	\$39,630	\$-	\$39,630
Legal	\$97,797	\$-	\$97,797
Administrative	\$29,946	\$3,251	\$33,197
Total	\$256,462	\$3,251	\$259,713
Excess (Deficit):	\$(44,972)	\$1,852	\$(43,120)
Beginning Balance	\$59,952	\$474,495	\$534,447
Revenue +	\$211,490	\$5,103	\$216,593
Expenditures -	\$(256,462)	\$3,251	\$(253,211)
Change in Working Capital	\$27,086	\$-	\$27,086
Transfers +/-	\$36,000	\$(36,000)	\$(0)
Ending Balance	\$78,066	\$446,850	\$524,916
Bank and Investment Accounts:			
Bank - Checking	\$49,620	\$17,372	\$66,992
Money Market	\$28,446	\$-	\$28,446
CD's		\$44,146	\$44,146
PNC Advisor Investments		\$385,332	\$385,332
Total	\$78,066	\$446,850	\$524,916

Pond Lawsuit:

Total cost/paid to date (last 4 years) \$344,314

Total amount forgiven from Eckert Seamans:

\$14,764.58

Remaining balance owed: \$22,048.42

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.

PARKING THROUGHOUT GLENCANNON

We have received multiple complaints about parking in several areas. Please be respectful of your neighbors and help maximize available spaces.

Some of the reported problems are: residents not utilizing their driveways and taking commons parking spots, cars straddling lines (taking two spots with one car,) excessive vehicles related to one property and residents not parking in their assigned space (if applicable).

Please help when possible, and please do not park in the grassy commons areas.



Judi Agostinelli, Associate Broker, ABR, CRS, GRI
 724-941-8680 ext 217
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 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 Board Meeting
October 7, 2014**

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

Mr. Creighan called the meeting to order at 7:30pm.

Glen Powell from PNC Investments was present and provided an overview of the investments for the Association over the last year. He also noted that he met with Mr. Byer prior to the meeting to discuss the overview. He also suggested that the board consider exchange traded funds to reduce the amount of taxes that could be owed at the end of 2014 and lowers the cost on the investments. The board discussed and decided that a vote will occur soon to make this change. Further discussion occurred regarding the 2013 tax year and monies owed.

The board was distributed copies of the financial statements for the month of September. The residents who are on the delinquent list were discussed and what further action is needed on these accounts. The board also discussed the new policy for late fees.

ACC

There was 1 ACC request over the last month and it was approved. A walk-through of the community will be done to determine if there are issues that need addressed. This will occur within the next month.

Rec

The cover was put on the slide and further winterizing completed. The bonfire is scheduled for October 18, 2014. The committee will submit a final budget. They will likely be under the allotted amount.

Commons

The commons chair reported that the list for needed changes to the trees in the community is growing. The board discussed the trees on Hunting Creek that need cut back in order to prevent safety issues. A bid for the tree work was discussed and two other bids are being obtained. Mr. Frohnaphel Jr. made a motion to trim a tree that was previously discussed on Pheasant Cove that is located on commons. Mrs. Christopher seconded the motion. Vote: Mr Beard-yes, Mr. Creighan – yes, Mr. Flood – yes, Ms. Manolas - yes, Mr. Sacco – no. Motion passed.

The lights in the community that are in need of repair were discussed. Three vendors will be contacted for possible bids.

Old Business

The line break on route 19 was discussed and the repair that needs done. Mr. Frohnaphel Jr. made a motion to go forward with the repair of the line. Mrs. Christopher seconded the motion. Vote: Mr. Creighan – yes, Mr. Flood – yes, Ms. Manolas – yes, Mr. Sacco – yes and Mr. Beard, yes. Motion passed.

Allied/Republic Services were discussed and no recent complaints have been received from residents

Mr. Frohnaphel Jr. made a motion to adjourn meeting at 8:55pm.

Respectfully submitted, Kim Spicer

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McMurray, PA 15317-2519

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Glencannon Homes Association
October 14, 2014
Monthly Meeting of the Directors

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

Mr. Creighan called the meeting to order at 7:30pm.

Vince Eannace from Stelmack, Dobransky & Eannace was present and provided copies of the draft 2013 audit to everyone present. He reviewed the details of the audited financial statements and provided additional information in various areas. The board asked questions throughout his report for further clarification. The board will review the draft and a final vote will be taken to finalize.

The board discussed that the financials that were distributed last week. Mr. Frohnaphel Jr. made a motion to approve the financials, Mr. Flood seconded the motion. Mr. Creighan; yes, Mrs. Christopher, yes; Mr. Sacco, yes; Ms Manolas, yes; Mr. Ackerman, abstain; Mr. Byer, yes. Motion passed.

ACC

There have not been any ACC requests filed within the last week. The ACC Chair will be reviewing the neighborhood for needed improvements and the possibility of ACC fines.

Rec

The bonfire is scheduled for October 18, 2014. The committee stated that the pallets were delivered today and were donated. The final budget for the bonfire was discussed.

Commons

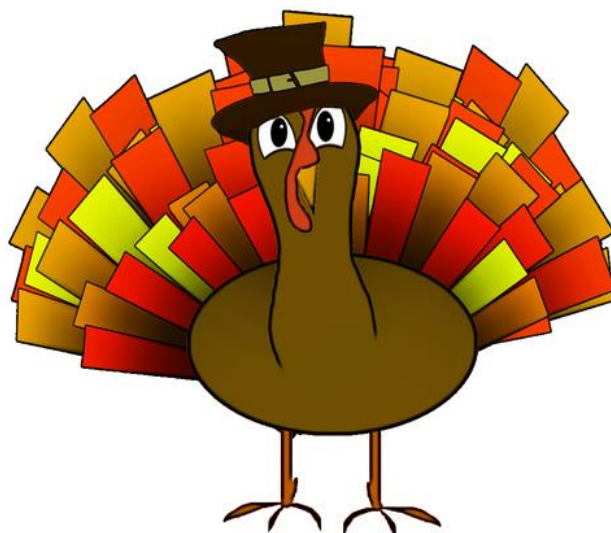
The commons chair reported that the landscapers continue to maintain the leaves and do the necessary grass cutting. The leaf collection through North Strabane will begin next week.

Old Business

The line break on route 19 was discussed and final minor details are needed for the work to begin.

Mr. Frohnaphel Jr. made a motion to adjourn meeting at 9:00pm.

Respectfully submitted, Kim Spicer



Happy Thanksgiving!

**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.)

PERSONNEL STAFFERS INC.

Est. 1994

Celebrating 20 years - 1994-2014



Marcia Sacco



Hermaine Muno



Kris Piscatelli

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Phone: 724-942-5860

www.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

NOVEMBER 2014

Sun Mon Tue Wed Thu Fri Sat

1

2 3 4 5 6 7 8

**Return to
Standard
Time, Clocks
Back 1 Hour**

Election Day

Garbage

**No School
Canon McMillan
In-Service Day**

9 10 11 12 13 14 15

**Board Meeting
7:30 pm
North Strabane
Fire Station**

Veterans Day

**Garbage
&
Recycling**

16 17 18 19 20 21 22

Garbage

23 24 25 26 27 28 29

**Thanksgiving
Day**

**Garbage
&
Recycling**

No School, Canon-McMillan

30 1 2

No School, Canon-McMillan