
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

November 2015



**Pond and Storm Water
Management Update**
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**GLENCANNON
BOARD OF DIRECTORS**

Terry Creighan, President
Shawn Beard, Vice President
John Ackerman
Jim Byer
Dave Chirdon
Sheila Christopher
Ed Frohnapfel, 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

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
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

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,

November 10, 2015 at 7:00 pm (At the Frank Sarris Public Library located at 35 N Jefferson Ave, Canonsburg, PA 15317, Room 3)

The dumpster at the pool is now locked and the parking lot will be closed soon.

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.



The new rock climbing wall has been installed at playground A (pictured above). The picnic bench has also been repaired.

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.



Happy Thanksgiving

Cleaning Dryer Vents

There are nearly twenty thousand dryer fires in the U.S. simply because homeowners failed to clean out their dryer exhaust. A clogged dryer exhaust will block air flow.

The first sign of trouble may be clothes taking longer to dry than normal. Other signs include clothes or the dryer itself being unusually hot or when the flapper valve at the exhaust hood fails to open properly.

Unless you know what you're doing, it may be wise to spend the money and hire a professional. You can always read up on how to clean it out online, however, shorter vents can be cleaned by homeowners. For a typical dryer vent that is roughly six feet long, it will only take about a half hour or a little more to have it completely cleaned out. First, clean out the internal ductwork and then the dryer itself. Remove any lint that you see.

Most dryer vents need to be cleaned annually, but some professionals recommend cleaning them out twice a year. There are a number of other factors that can determine how often your dryer vent needs to be cleaned out, such as how long the vent is and how often it is used.

Some dryer vents are as short as six feet while others are as long as twenty five feet, with sharp angles along the way. According to the international residential code, the duct should be no longer than twenty five feet.

Avoid using PVC pipe in a dryer vent because when the air flows over the plastic it generates high levels of static electricity. Lint can turn flammable over time and is one of the major sources of fires starting in dryer vents. When the lint becomes attracted to the static electricity, it will become more flammable. Instead of using a PVC pipe, use metal material instead.

Keeping our homes safe seems to be a never-ending task. How do we keep track of all that we need to do? Put it on a calendar like any other appointment you need to keep.

Shawn A. Beard
REALTOR®

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3912 Washington Road
McMurray, PA 15317-2519

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UPDATE: At the October GHA Board of Director's Meeting a "Storm Water Management Plan/Timeline" was approved. The plan is a guide for the board to utilize as we explore the options relating to the "pond." Let us stop and remind everyone that the "pond" is actually a "retention pond", which by definition is a low lying area that is designed to temporarily hold a set amount of water while slowly draining to another location. As the board proceeds through the process we are determined to make the best possible financial/ecological decision for the community, therefore, will not be fast to act, in fact the timeline finishes up at some point in 2017.

Please continue to watch for this graphic for monthly updates.

**Glencannon Homes Association
Financial Report
As of September 30, 2015**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$200,525	\$-	\$-	\$200,525
Other	\$1,161,270	\$(11,843)	\$384	\$1,149,811
Total	\$1,361,796	\$(11,843)	\$384	\$1,350,336
Expenditures:				
Recreation Services	\$38,339	\$-	\$-	\$38,339
Commons Maintenance	\$22,193	\$-	\$-	\$22,193
Landscaping	\$44,702	\$-	\$-	\$44,702
Garbage Removal	\$36,793	\$-	\$-	\$36,793
Legal Services	\$22,275	\$-	\$-	\$22,275
Administrative	\$51,620	\$3,429	\$-	\$55,049
Total	\$215,922	\$3,429	\$-	\$219,352
Excess (Deficit):	\$1,145,873	\$(15,273)	\$384	\$1,130,984
Beginning Balance	\$87,274	\$455,807	\$-	\$543,082
Revenue +	\$1,361,796	\$(11,843)	\$384	\$1,350,336
Expenditures -	\$(215,922)	\$(3,429)	\$-	\$(219,352)
Change in Working Capital	\$(2,361)	\$-	\$-	\$(2,361)
Transfers +/-	\$(1,152,615)	\$79,500	\$1,074,688	\$1,572.51
Ending Balance	\$78,172	\$520,035	\$1,075,071	\$1,673,278
Bank and Investment Accounts:				
Bank - Checking	\$49,719	\$57,377	\$-	\$107,096
Money Market	\$28,453	\$-	\$24,903	\$53,356
CD's		\$44,146	\$1,050,168	\$1,094,314
PNC Advisor Investments		\$418,512	\$-	\$418,512
Total	\$78,172	\$520,035	\$1,075,071	\$1,673,278

**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.)

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
October 3 , 2015**

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

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

Vince Eannace from Stelmack, Dobransky and Eannace, distributed the final copy of the 2014 Audit. He reviewed each section of the audit with the board and answered all questions. Mr. Eannace reported that there are no issues or concerns with the 2014 audit. The audit will be reviewed again next week at the regular meeting.

Representatives from Republic Services were present and talked to the board about the upcoming contract renewal. The board discussed issues that occurred over the last few years and what has been resolved. The representatives from Republic Services provided all of their contact information to the board. The bid for the next three years was submitted to the secretary.

The financial reports were distributed. The board will review the reports over the next week and a final vote will be taken next week at the Regular Meeting.

ACC

All requests this month were approved. The board discussed the residents that were notified about improvements needed on their property. Additional contact will be made to make sure the progress continues.

REC

The rec chair reported that the pool area has been winterized. In addition, the chlorinators will need repaired and possibility replaced in 2016. Several lounge chairs should be replaced and some minor

maintenance will be done before the end of the year. Prices are being gathered to purchase a grill.

COMMONS

The board discussed the ongoing tree work and reviewed the bids that were obtained. Mrs. Christopher made a motion to approve the bid from Davies and to start the work as soon as possible. Mrs. Manolas seconded the motion. Vote: Mr Creighan – yes, Mr. Ackerman – yes, Mr. Sacco – yes, Mr. Byer – yes, Mr. Chirdon – yes, Mr. Frohnaphel, Jr. – yes.

The board also reviewed the removal of the bed on Old Meadow. There are 2 bids and 1 more is being obtained.

The asphalt bids were discussed and due to additional jobs needed, this project will be completed in the spring.

The board discussed the pond project timeline and specifics of what is being done. An update on progress will be published in the newsletter every month. A board member asked for everyone's opinion on the pond and if the board wanted to keep the pond or remove it. The Board Members discussed amongst themselves and will continue to look into the best option. At that time the Board will then present this option to the community for a discussion and a consensus.

The upcoming insurance renewals were discussed as well as the possibility of having a single insurance broker.

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

Respectfully submitted, Kimberly Spicer

If you have an issue with your garbage collection, please call Allied Waste Services at : **412-429-2600** to schedule a return pick-up.

Glencannon Homes Association
October 13, 2015
Monthly Meeting of the Directors

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

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

Open Discussion

None

The board discussed the CDs that were opened with the money from the lawsuit. In addition, the financial reports from September 2015 were discussed and Mr. Frohnaphel, Jr. made a motion to approve. Ms. Manolas seconded the motion. Vote: Mrs. Christopher – yes, Mr. Creighan – yes, Mr. Chirdon – yes, Mr Beard – yes, Mr. Ackerman- yes and Mr. Sacco – yes.

Commons

The tree removal was discussed and the walk through will be scheduled by the commons chair. The work should start in late October or early November. The 3 bids were reviewed to remove the bed on Old Meadow. Mrs. Christopher made a motion to approve the current bid through Call Mark which is the lowest. Mr. Frohnaphel, Jr. seconded the motion. Vote: Mr. Creighan – yes, Mr. Chirdon – yes, Mr. Beard – yes, Mr. Ackerman – yes and Mr. Sacco – yes, Ms. Manolas – yes.

ACC

There was one request and it was approved.

Rec

The winterizing of the pool was completed and some minor pool parts will need to be replaced next year.

The playground equipment was ordered and is scheduled for delivery on October 15, 2015.

New Business

The meeting with Republic services and the bid for Big's Sanitation was discussed. Waste Management was also contacted to obtain a bid but did not submit one. The rate for Republic Services has remained the same for the new contract year. Mr. Beard made a motion to approve the bid with Republic for the new contract year that starts in February 2016. Mr. Chirdon seconded the motion. Vote: Mr. Frohnaphel Jr. – yes, Ms. Manolas – yes, Mr. Creighan – yes, Mr Sacco – yes, Mrs. Christopher – yes, Mr. Ackerman – yes.

The board discussed continuing to pursue cars in the community with expired tags. These cars will be notified by letter and towed if they are no moved.

The board discussed getting a lock on the dumpster in the pool parking lot since it is not emptied during the winter months. This will be scheduled with Republic Services. The board also discussed the possibility of an electronic waste day in the community with Republic Services. The price will be obtained and discussed.

The board discussed the maintenance of the pond and reviewed the Storm Water Management Strategic Plan that was developed. The verdict slip from the lawsuit and additional clarification from the attorney was discussed. Mr. Ackerman made a motion to accept the storm water management strategic plan as a guide to help facilitate the renovation of the pond, Mrs. Christopher seconded the motion. Vote: Mr. Frohnaphel, Jr. – yes, Mrs. Manolas – yes, Mr. Beard – yes, Mr. Creighan – yes, Mr. Creighan – yes, Mr. Sacco – abstained.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:00pm.

Respectfully submitted, Kimberly Spicer

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

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

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.**

Best Buy stores will accept televisions under 32" (some restrictions apply)

Our garbage collection company has requested to remind residents that only **ONE** bulk item (couches, refrigerators, furniture, etc.) can be included with your usual waste - weekly.



Staffing and Training Services

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Web www.dayauto.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 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Daylight Saving Time Ends Turn clocks back, one hour	2	3 Election Day <i>No School In-service Canon McMillan</i>	4	5 Garbage	6	7
8	9	10 Board Meeting 7:00pm Frank Sarris Library	11 Veterans Day	12 Garbage & Recycling	13	14
15	16	17	18	19 Garbage	20	21
22	23	24	25	26 Thanksgiving Day	27 Garbage & Recycling	28
				No School, Canon-McMillan		
29	30	1				
No School, Canon-McMillan						