

The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

November 2016



**Daylight Saving Time Ends
Sunday Morning
November 6, 2016**

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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	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

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,

November 8, 2016 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!

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.

Two homes in Glencannon are in danger of foreclosure due to non-payment of monthly dues. There are several others that can follow in the near future.

GHA regards foreclosure as a last resort but must enforce the rules for those that pay their fair share.

The monthly dues goes to items such as: garbage removal, swimming pool, playgrounds, lighting on various streets, pond maintenance, common grounds maintenance and many other items.

If you have an outstanding balance, contact GHA .

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

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
Financial Report
As of September 30, 2016**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$201,255	\$-	\$-	\$201,255
Other	\$14,146	\$31,871	\$13,443	\$59,461
Total	\$215,401	\$31,871	\$13,443	\$260,716
Expenditures:				
Recreation Services	\$40,920	\$-	\$-	\$40,920
Commons Maintenance	\$30,106	\$-	\$-	\$30,106
Landscaping	\$43,994	\$-	\$-	\$43,994
Garbage Removal	\$40,907	\$-	\$-	\$40,907
Legal Services	\$2,686	\$-	\$-	\$2,686
Administrative	\$27,995	\$3,722	\$-	\$31,716
Total	\$186,607	\$3,722	\$-	\$190,329
Excess (Deficit):	\$28,794	\$28,149	\$13,443	\$70,387
Beginning Balance	\$79,266	\$529,570	\$1,073,578	\$1,682,414
Revenue +	\$215,401	\$31,871	\$13,443	\$260,716
Expenditures -	\$(186,607)	\$(3,722)	\$-	\$(190,329)
Change in Working Capital	\$(1,368)	\$-	\$-	\$(1,368)
Transfers +/-	\$(4,500)	\$4,500	\$-	\$-
Ending Balance	\$102,192	\$562,220	\$1,087,021	\$1,751,433
Bank and Investment Accounts:				
Bank - Checking	\$73,452	\$20,712	\$-	\$94,165
Money Market	\$28,740	\$-	\$100,307	\$129,047
CD's	\$-	\$44,146	\$986,714	\$1,030,860
PNC Advisor Investments	\$-	\$497,361	\$-	\$497,361
Total	\$102,192	\$562,220	\$1,087,021	\$1,751,433

**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 at the curb **no earlier than 5:00 p.m. the night before collection day**, and should be removed the next day.



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

October 4, 2016

Executive Meeting

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

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

The board reviewed financial reports from September 2016. The board discussed the current utility bills and the AR list. A final vote for the financials will occur next week. In addition, it was announced that Vince Eannace for Stelmack, Dobransky and Eannace will be at the regular meeting next week to present the 2015 audit.

The board also discussed the progress of the foreclosures on the two properties that were chosen. The response to the foreclosure letter from one of the residents was discussed and his request to go on a payment plan in order to avoid foreclosure. Mr. Beard made a motion to propose that this resident initially pays 1/3 of the total balance due and the remainder of the balance be paid monthly over the next 24 months. The current dues will be paid in addition to the payment of his balance. Also, if the payment plan is not followed, the foreclosure on the property will occur. Mrs. Christopher seconded the motion. Vote: Ms. Manolas – yes, Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – yes, Mr. Sacco – abstain, Mr. Creighan – yes.

ACC

There was 1 request this month and it was approved. The people who need to maintain their properties were discussed and will be notified.

REC

The Rec. Chair discussed the accu-tab chlorinator that he researched for the pool. The information was sent to the board over the last month. He provided the details of the chlorinator which can be purchased through B&R Pools as well as the chlorine. Mrs. Christopher made a motion to purchase the chlorinator. Ms. Manolas seconded the motion. Vote: Mr. Beard – yes, Mr. Ackerman – yes, Mr. Frohnaphel, Jr. – no, Mr. Sacco – yes, Mr. Creighan – yes. In addition, one of the lights at the pool will be replaced. Mr. Miele completed all of the necessary work for the pool closing and he will be sending his invoice.

COMMONS

The Commons chair stated that the usual landscaping is occurring. The board discussed the details of the seal coating bids for the pool parking lot and the parking pads on Hunting Creek Road. In addition, the repair/replacement of the guard rails on Hunting Creek was discussed. Mrs. Christopher made a motion to do the seal coating on the pool parking lot and the parking pads, Mr. Sacco seconded the motion. Vote: Mr. Ackerman – yes, Mr. Beard – yes, Mr. Creighan – abstained for lack of a 3 bids, Ms. Manolas – yes, Mr. Frohnaphel, Jr. – yes.

Ms. Manolas discussed the bids she has been working on for the bed on Old Meadow. She discussed the bid with A&S Landscaping including 4 trees and river rock. Details of the trees were discussed regarding long term maintenance. Mr. Ackerman made a motion for the landscaping to be done on this bed with the 2 trees and river rock with the bid adjusted. Ms. Manolas second the motion. Mr. Sacco- no, Mrs. Christopher – yes, Mr. Creighan – yes, Mr. Frohnaphel Jr. – yes, Mr. Beard – yes.

The price of the fall decorations were discussed and have been distributed throughout the community.

POND MANAGEMENT

The chair stated that there will be surveyors at the pond next week. The issues with the inlet of the pond were discussed and will be addressed with the engineers first.

NEW BUSINESS

Mr. Beard discussed the specifics of email voting and how to organize the process. The details of who should initiate it was discussed and how to proceed with documenting the votes.

The 2017 budget will be discussed and determined soon. All board members are supposed to gather ideas for budget.

A letter is being sent to a property within the community that is in desperate need of maintenance. The letter will be sent and this resident will be given 30 days to make these changes or the board will vote to have his property cleaned up at his expense. Additional properties were discussed.

OLD BUSINESS

Additional dead trees on Hunting Creek were discussed and the removal of them.

Mr. Frohnaphel, Jr. made a motion to adjourn at 8:05pm.

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association

October 11, 2016

Monthly Meeting of the Directors

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

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

OPEN DISCUSSION

A resident was present and discussed a letter he sent to the board over the last few weeks. The letter was regarding a property on his street that is in need of maintenance and repair. The board discussed with him that an initial letter has been sent to this homeowner notifying him that he has 30 days to do the necessary work. Further discussion occurred regarding what further action would be taken if the letter is ignored.

Another resident was present regarding paving his own driveway and possible contractors to do the work.

AUDIT REPORT

Vince Eannace from Stelmack Dobransky and Eannace was present and discussed the 2015 Audit Report. Copies of the report were distributed and he went through each section in detail. Mr. Eannace stated that the result of the report was there were no issues with accounting policies and all information was in order.

FINANCIALS

The board discussed the financial reports that were distributed last week. Ms. Manolas made a motion to approve the financial report, Mrs. Christopher seconded the motion. Vote: Mr. Creighan – yes, Mr. Beard – yes, Mr. Ackerman - yes, Mr. Byer- yes, Mr. Sacco – no, Mr. Chirdon – yes, Mr. Frohnaphel, Jr. – yes.

ACC

No report

REC

The Rec. Chair reported that the new chlorinator was purchased and the winterizing is done. Lums is coming next week to replace the lights in the pool parking lot.

COMMONS

The commons chair reported that the parking spaces on hunting creek are done and they will be finishing the pool parking lot this week.

The Hope committee chair stated that A&S will be here this week to start on the bed on Old Meadow.

POND MANAGEMENT

The pond chair stated that the engineers have been coming and are surveying around the pond.

NEW BUSINESS

The financial chair distributed a summary comparing the financial reports over the last couple years. He stated that there is money available to continue to do necessary improvements and repairs. The board discussed some of the needed work to be done.

OLD BUSINESS

The regular meetings will be held the second Tuesday of every month starting in November at the Frank Sarris Library at 7pm.

In addition, the progress on the two homes that are in the process of foreclosure were discussed.

Meeting adjourned at 8:05pm.

Respectfully Submitted, Kimberly Spicer

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.**

H.O.P.E.

**We invite all residents to come help plant bulbs
in our community beds for spring.**

Date: Sunday, November 13th

Time: 1:00 - 3:30 pm

Locations: Bed 1- Route 19 1:00 -1:45 pm

Bed 2- Upper Hunting Creek 2:00 - 2:45 pm

Bed 3- Kings Entrance 3:00-3:30

.....

H.O.P.E Christmas decorating planning meeting

Date: Sunday, December 11th

Time: 1:30-3:00 pm

Location: Panera Bread Route 19

All are welcome to share suggestions and ideas.

Hope to see you there!

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 will be closed soon and the pool parking lot will be closed off to vehicles this winter.

Thank you for your cooperation.



Specializing in Office Staffing

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Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

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UPDATES

The parking lot at the pool has been seal coated and new lines have been painted.

The GHA Board of Directors are considering other projects such as the tennis court, basketball court and general repairs to area fencing and walkways.

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#1 Real Estate Company in PA, OH, WV and NY




If you really do want to simplify your life, you will make the time. You don't have to do anything radical; in fact, it is best to start small. Set aside just 30 minutes each day for a month. During that time, think about a simple question: What are the elements that contribute to my life feeling so complicated? Make a list of the factors in your private journal and write about them. Begin to think about what can be changed or eliminated.

Learn to Say No

If you want a simpler life, you must learn to say no. People get into trouble because they agree to do things they really don't have time to do. This leads to a constant state of being overcommitted and frustrated. Our culture makes it difficult for us to say no to requests to attend extra meetings, dinner engagements, or to take on new responsibilities. Many of us feel obligated to always be participating at a high level. We are proud of our high productivity and involvement, but it comes with a high price: a complicated life that leaves no time for you.

Clear Away Clutter

Get rid of things you don't use. Think of all the stuff you have acquired in the past five or 10 years. Most of it is designed to make life simpler, but in fact most of it brings along its own set of complications. Think of what typically happens when you buy a new electronic gadget: Consider all of the time required to earn the money to pay for it, shop for it, buy it, set it up, learn how to use it, fix the unexpected problems it causes with another gadget, and then the time you spend actually using it. Most of us have rooms in our houses filled with stuff that seemed like a good idea at the time, but ends up sitting on a shelf or in a drawer, unused. It is a good idea to go through your house once each year and get rid of everything you haven't used during the previous year.

Simplify Your Life

Most people say they want to simplify their lives because they feel like they have lost control of their time. They want to have more time to do the things they want to do, both at work and at home. Every day there is another newspaper or magazine story about how people feel that they aren't spending their time on things they enjoy.

The 80/20 Principle

The 80/20 Principle states that 20% of our effort produces 80% of the results. This means that a small number of resources are highly productive—and a large number (80%) are not very productive at all. Here are a few examples:

- 20% of the things in your house are used 80% of the time.
- 80% of the things in your house are used 20% of the time.
- 20% of your activities give you 80% of your satisfaction.
- 20% of the stocks in an investor's portfolio produce 80% of the results.
- 20% of the books in a bookstore account for 80% of the sales.

The challenge is to identify those few vital items that produce the greatest value for you. Focus on the activities that result in satisfaction, such as money, better health, or more free time. At the same time, identify those many trivial items that don't lead to things like excessive television, eating out, or perusing the internet. These unprofitable activities are taking up 80% of your time. Doesn't it make sense to deemphasize them in favor of the vital 20%?

Making Time Takes Time

The first challenge to simplifying your life is that it takes an investment of time. If you want to discover how to make time for the things you enjoy, you have to examine how you are spending your time now. If you keep living your life the same way you always have, it will stay complicated.

For some, the excuse, "I can't slow down because everything is important," is a way to avoid seeing what they don't want to see: a relationship that is no longer fulfilling, a job that no longer satisfies, an emotional distance that has emerged between them and their family members. Some people keep their lives going at a furious pace to avoid seeing what they don't want to see.

Recycling Events

The Washington County Planning Commission will host monthly electronics recycling on the **first** Tuesday of each month in 2016 (unless otherwise advertised) from 2:00 pm to 5:00 pm at the Washington County Fair Grounds (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



*Happy
Thanksgiving*

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: _____

NOVEMBER 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3 Garbage	4	5
6 Daylight Saving Time Ends Clocks Back 1 Hour	7	8 Election Day Board Meeting 7:00 pm Frank Sarris Library No School Canon McMillan	9	10 Garbage & Recycling	11 Veterans Day	12
13	14	15	16	17 Garbage	18	19
20	21	22	23	24 Thanksgiving	25 Garbage & Recycling No School Canon McMillan	26
27	28 No School Canon McMillan	29	30			