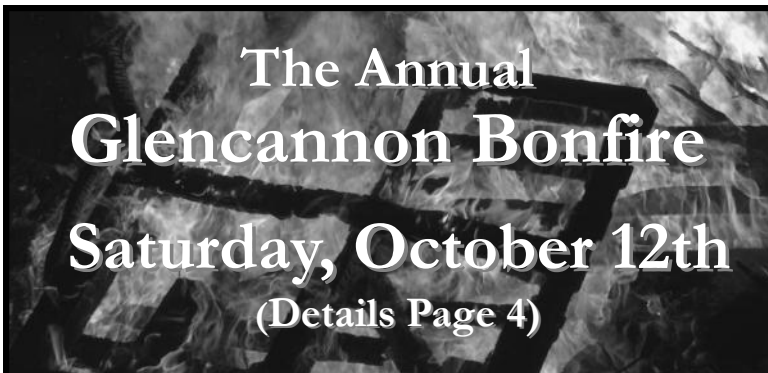


# The **Glencannon** Newsletter

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

## October 2013



### *In this issue*

Resource Page .....	Page 2
Next Board Meeting .....	Page 4
Community News .....	Page 4
Bonfire .....	Page 4
Electronic Recycling .....	Page 6
Financials .....	Page 6
Minutes .....	Page 8
A.C.C. Form .....	Page 11
Calendar .....	Page 12

### **GLENCANNON BOARD OF DIRECTORS**

**Terry Creighan, President**  
**Shawn Beard, Vice President**

John Ackerman  
Jim Byer  
Richard Flood  
Ed Frohnafel, Jr.  
Rita Manolas  
Tony Sacco

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

---

### Babysitters

Janine Dolanch	531-0095
Krystina Litton	746-6747
Mary Lloyd	745-5988
Ashley Lucot	746-2730
Sarah Ackerman	745-3989
Carly Cappelli	743-3345
Katie Rosemeier	223-9653
Sarah Rosemeier	223-9653
Kaylyn Kusluch	746-8649
Fran Toma	413-5738
Breanna McDade	328-1731

### 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
	or 1-800-464-2120

## Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

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

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



[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**

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.**



*Present this newsletter and receive \$50 off when you reserve your lessons!*

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**TOLL FREE 1. 855. DRIV R. ED (374. 8733)**



# Glencannon Community News

## Next Board Meeting

October 8, 2013 at 7:00 pm North Strabane Fire Station ( 2550 Washington Road, Canonsburg, PA 15317).

## New ACC Policy

The Board of Directors has initiated a policy to levy a \$50 fine for households that fail to submit ACC requests for changes to the exterior of their property. This includes: Doors, Windows, Siding, Roofing, Painting, Decks, Sheds, Concrete/ Asphalt work and any other project listed in the Covenants.

More details will be available in the coming months.

## Open Board Position

Nominations will be taken at the November 12, 2013 Regular Meeting for the Townhouse position that expires in March, 2014. The perspective candidate must reside in Glencannon and must be current in Association dues.

## The Annual Glencannon Bonfire at the Pond Saturday, October 12th 7:00 p.m.



Live Band, Snacks and More  
Bring Your Own Beverages and Chairs



**All residents and their guests are invited to attend!**



## Trick-or-Treat

In North Strabane will be Thursday, October 31st  
from 6:00 pm to 8:00 pm



***Been a while since you shopped around for car insurance?***

Allstate Insurance just had a rate DECREASE.

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Canonsburg, PA 15317  
724-746-4470

1130 Perry Highway  
Pittsburgh, PA 15237  
412-366-9480



**SingleSource**  
PROPERTY SOLUTIONS  
Title Division

**Are You Moving or Refinancing and Need Title Service?**

Buying, selling or refinancing a home can be very stressful, let SingleSource Property Solutions take some of that stress away. SingleSource Title Division stands apart from our competition by offering expertise in purchase transactions, refinancing and top of the line customer service. SingleSource Title Division is a locally owned and operated company in Southpointe, servicing the area since 2004.

**Placing an order is simple!**

Email us at [titleorders@singlesourceproperty.com](mailto:titleorders@singlesourceproperty.com) or by phone 866-620-7577 and our title experts will help you with all your needs.

## 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.)

## 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 Commis-  
sion 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.

## August 2013 Financial Report

### General Fund Revenue

Association Fees	\$19,078
Resale Packets	\$75
Rec. Center Guests	\$603
Rec. Center Rental	\$90
Pool Passes	\$200
Newsletter	\$136
Donations	\$ -
<b>Total</b>	<b>\$20,182</b>

### General Fund Expenditures

Rec. Center	\$8,761
Commons	\$4,567
Grounds	\$7,393
Trash	\$3,960
Legal	\$711
Administrative	\$4,536.
<b>Total</b>	<b>\$29,928</b>

### General Operating Fund:

Beginning Balance	\$45,264
Deposits/Revenue +	\$20,182
Expenditures -	\$(29,928)
Transfers +/-	\$18,377
Ending Balance	\$53,895

### Operating Fund Accounts

Checking	\$53,895
Money Market	\$10,328
<b>Total</b>	<b>\$64,223</b>

### Reserve Investment Accounts

CD's	\$43,691
Edward Jones	\$348,322
<b>Total</b>	<b>\$392,013</b>

The total spent on the pond lawsuit to date is  
\$145,784



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

August 6, 2013

### Executive Meeting Minutes

Board members present: President - Terry Creighan, Vice President – April John, Tony Sacco, Ed Frohnaphel, Jr., Rick Flood, John Ackerman, Shawn Beard and Jim Byer.

Rita Manolas was excused.

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

The monthly financials were passed out and the board did a preliminary review. These will be voted on at the Regular August 13, 2013 meeting after the board has had a week to review and submit questions.

#### Commons:

Mr. Ackerman stated the street light at the end of Cricketwood Court is working after months of being out. Mrs. John expressed the need for debris clean-up at the end of the pond after the recent storms and sediment damage. The board will tour the area and assess what is needed.

#### Rec. Center:

Mr. Creighan stated there are bees on the volleyball court, the board will look into this problem.

#### ACC

Mr. Creighan discussed the need for several properties to address ACC violations and discussed ways the board can enforce these problems. Several board members expressed the need for written policies and ample notification before any action can take place.

#### New Business:

Mr. Sacco had several questions relating to the pond lawsuit; what if anything is required of the sued parties to fix their issues? And, what are the pond restoration plans at this point? Mr. Ackerman stated the lawsuit must run its course (and funds must be established) before plans can take place. Mr. Sacco stated the need to review policies with the Pool Manager regarding: pay, vacation and job description. The board will be discussing all possibilities at the upcoming executive meetings to improve pool management policies.

Mr. Creighan stated a CD with Citizens bank in the amount of \$18,125 will be maturing in a few days and opened the issue for discussion. Mr. Byer suggested the rates are so low we

should deposit the money into checking and let the Financial Planner advise on what to do with all CD's. Mr. Byer motioned we deposit the CD into checking, Mr. Flood seconded the motion - vote: Mr. Frohnaphel- Yes, Mr. Sacco – Yes, Mr. Ackerman – Yes, Mr. Byer – Yes, Mr. Creighan, - Yes, Mr. Flood - Yes, Mrs. John - Yes, Mr. Beard abstained, Motion Passed 7-0 – 1 abstain.

Mr. Frohnaphel, Jr. motioned to pay D'Appolonia for their trial services in the amount of \$3,924, Mr. Flood seconded the motion - vote: Mr. Frohnaphel, Jr. - Yes, Mr. Sacco – No, Mr. Ackerman – Yes, Mr. Byer – abstain, Mr. Creighan, - Yes, Mr. Flood - Yes, Mrs. John - Yes, Mr. Beard - abstain, (Motion Passed , 5-1 and 2 abstain).

#### Old Business

Mr. Creighan stated the Aerator is still awaiting a part and several weeks away from getting back in operation.

Mr. Byer passed out information regarding the various financial companies that proposed their services over the past several months. After several questions by board members, Mr. Byer motioned we change from Edward Jones Investments to PNC Investments, Mr. Flood seconded the motion, vote: Mr. Frohnaphel, Jr. - Yes, Mr. Sacco – Yes, Mr. Ackerman – Yes, Mr. Byer – Yes, Mr. Creighan, - Yes, Mr. Flood - Yes, Mrs. John, - Yes, Mr. Beard - Yes, (Motion Passed 8-0).

The board discussed the current bids from maintenance contractors and reviewed their bids for the remainder of the current contract (through February 2014). A secret ballot vote was held with board members submitting their choice. O'Brien's Landscaping was the winner. Open bids will also be taken for the 2014 to February 2015 contract.

Mr. Frohnaphel, Jr. motioned to adjourn the meeting at 9:07 pm.

*Respectfully submitted by Terry Creighan*





## Glencannon Homes Association

### Regular Board Meeting

August 13, 2013

Board members present: President - Terry Creighan, Vice President - April John, Tony Sacco, Ed Frohnaphel, Jr, John Ackerman, Jim Byer, Rita Manolas, Rick Flood and Shawn Beard

Mr. Creighan called the meeting to order at 7:31 pm

#### New Business

Marcia DePaula from Eckert Seamans was present and provided an update on the pond lawsuit. Mrs. DePaula stated that the verdict is currently being molded by the judge. Once the final details of the verdict are presented, the appeal process will occur. Residents and board members asked questions about time frames and the obligations of the responsible parties in the long term.

Patrick Hogan (Pool Manager) was unable to attend the meeting and a resident spoke on his behalf. The night swims for the remainder of the season were discussed. The resident stated only 4 lifeguards remain for the summer, and Mr. Hogan has decided to cancel the night swims. The board discussed alternatives to cancelling them and Mr. Creighan stated that he would talk with Mr. Hogan directly.

#### Open Discussion

A resident was present to discuss the parking on Upper Hunting Creek. He said that residents who have their own parking areas are parking in the center parking pads. He said that the condo association has also been notified. The board discussed the possibility of assigned parking, but it would have to be coordinated with the condo association.

Another resident was present to discuss the parking on Cricketwood. Alternatives were provided to her as well such as contacting North Strabane Police for illegal parking on the street. They can also be notified when numerous guests are expected and plan to park on the street.

**Commons** – Mr. Ackerman stated that a new landscaper has been contracted and will start on 8/19/2013. Five members of the board met with O'Brien Landscaping this evening to discuss the final details and the contract was signed.

**Rec** – Mr. Creighan stated that bids are being obtained for painting the pool in the fall.

**New Business** – Mr. Creighan stated that the Edward Jones account will be closed and the money will be transferred to PNC

Advisors. Mr. Byer will be handling the transaction with PNC Advisors. Mr. Creighan made a motion to make Mr. Byer the Financial Chair of the board and Ms. Manolas seconded the motion. Vote: Mr. Ackerman- yes, Mr. Creighan - yes, Mr Byer – abstain, Mr. Flood – yes, Mr. Frohnaphel, Jr.- yes, Mrs. John – yes, Ms. Manolas – yes, Mr. Sacco – yes and Mr. Beard – yes. (Motion Passed 8 – yes, 1 abstain).

The board also discussed the bonfire and date being October 12, 2013. Mr. Ackerman also discussed some of the details and cost. Mr. Flood made a motion to raise the budget for the bonfire to \$1,300 and Mr. Ackerman seconded the motion. Vote: Mr. Sacco – no, Mr. Ackerman – yes, Mrs. John – no, Mr. Creighan – no, Mr. Frohnaphel, Jr. – no, Mr. Byer- Abstain, Ms. Manolas – yes, Mr. Flood – yes, Mr. Beard - Abstain. (Motion failed 3-4 and 2 abstentions) The board discussed that more detailed information is necessary regarding what the extra money will be used for in the budget.

**ACC**- No requests

#### Financials

The prior month financials were discussed and copies of bills were reviewed. Ms. Manolas made a motion to approve. Mr. Byer seconded the motion. Vote: Mr. Ackerman- yes, Mr. Creighan,- yes, Mr. Byer – yes, Mr. Flood – yes, Mr. Frohnaphel Jr.- yes, Mrs. John – yes, Ms. Manolas – yes, Mr. Sacco – yes and Mr. Beard – yes. (motion passed 9-0).

#### Minutes

The minutes from the executive meeting on July 2, 2013 were reviewed. Mr. Beard made a motion to approve the minutes and Mr. Ackerman seconded the motion. Vote:Mr. Sacco – Yes, Mr. Ackerman – Yes, Ms. Manolas – Yes, Mr. Byer – yes, Mrs. John – Abstain, Mr. Flood – Abstain, Mr. Creighan – yes, Mr. Fronaphel Jr. – Yes, Mr. Beard - yes

After review of the regular board meeting minutes on July 9, 2013, Mr. Beard made a motion to approve, Mr. Frohnaphel seconded the motion. Vote: Mr. Sacco – Yes, Mr. Ackerman – Yes, Ms. Manolas – Yes, Mr. Byer – yes, Mrs. John – yes, Mr. Flood – yes Mr. Creighan – yes, Mr.. Fronaphel Jr. – Yes, Mr. Beard - Yes.

Mr. Frohnaphel, Jr. made a motion to adjourn and Mr. Ackerman seconded.

Meeting adjourned at 8:35pm.

*Respectfully submitted by Kim Spicer*

# Privileged to help.



**John Skariot, Agent**  
4050 Washington Road  
McMurray, PA 15317  
Bus: 724-941-4130  
john.skariot.buuz@statefarm.com

## We're honored to serve this community for 30 years.

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◆ 10 ◆

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**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

# OCTOBER 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 Garbage & Recycling	4	5
6	7	8 Board Meeting 7:00 pm North Strabane Fire Station	9	10 Garbage	11 Canon- McMillan 2 hour early dismissal	12 Glencannon Bonfire 7:00 pm
13	14	15	16	17 Garbage & Recycling	18	19
20	21	22	23 Leaf Collection	24 Garbage	25	26
27	28	29	30 Leaf Collection	31 Garbage & Recycling  Trick-or-Treat North Strabane 6:00 pm to 8:00 pm		



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Marcia M. Sacco  
Kris Piscatelli

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