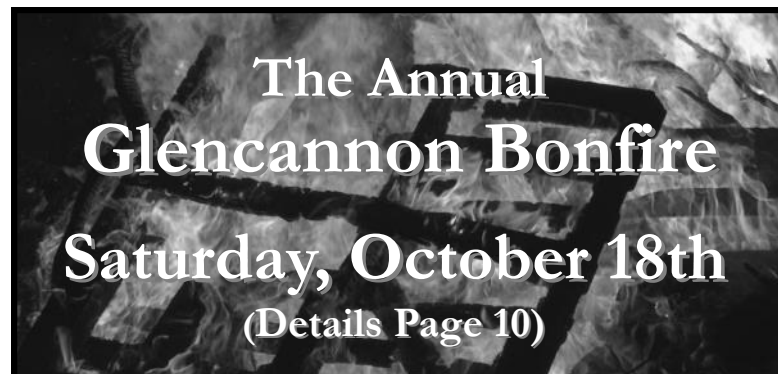
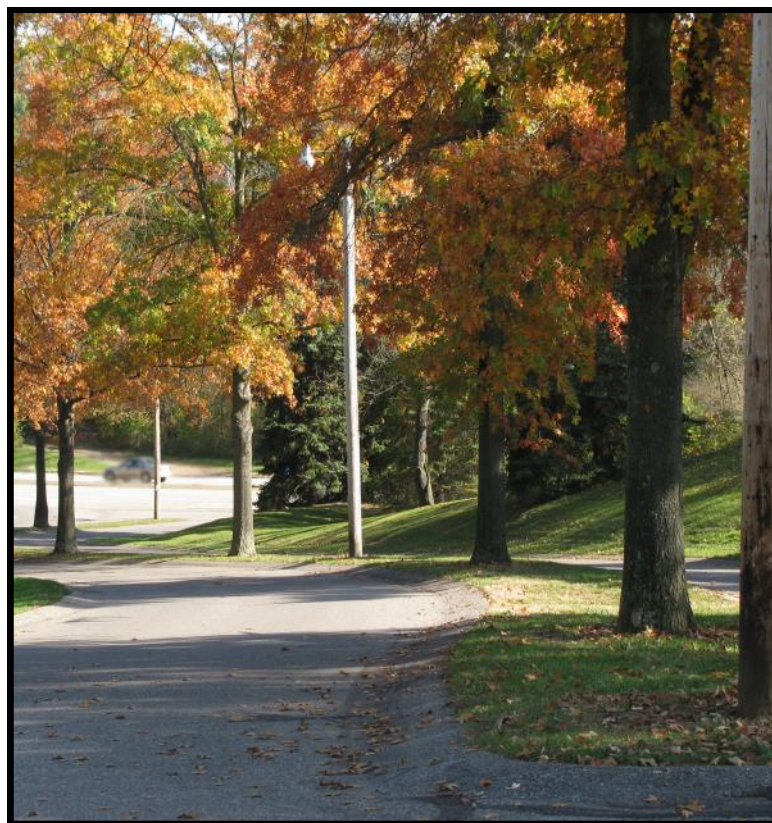


The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

October 2014



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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,

October 14, 2014 at 7:30 pm at the North Strabane Fire Station
2550 Washington Road, Canonsburg, PA 15317

Trick-or-Treat

In North Strabane
will be

Friday, October 31st
from
6:00 pm to 8:00 pm

We will need several
volunteers for the Bonfire
(set-up and clean-up)
Please call (724)745-4911
if you would like to help.

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 starts October 15th
and continues on
Wednesdays through the
end of November. The
collection day is affected by
weather and may vary from
week to week.

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!

Swarovski Made Jewelry

- *Steeler Merchandise*
- *Montana purses & apparel*
- *Camille Beckman Bath & Body*
- *Men's colored socks*



**BRING IN AD
FOR 10% DISCOUNT!**

Stop By and See Us!
Miss Maddy's
148 West Pike St., Canonsburg
(724) 338-2166

**Glencannon Homes Association
2014 Financial Report
As of August 31, 2014**

	GENERAL FUND	REPLACE. FUND	YTD TOTAL
Income Statement:			
Revenues:			
Association Fees	\$177,552	\$-	\$177,552
Other	\$9,611	\$12,557	\$22,169
Total	\$187,163	\$12,557	\$199,721
Expenditures:			
Rec Ctr	\$33,856	\$-	\$33,856
Commons	\$6,181	\$-	\$6,181
Grounds	\$39,305	\$-	\$39,305
Trash	\$35,663	\$-	\$35,663
Legal	\$97,832	\$-	\$97,832
Administrative	\$25,347	\$3,251	\$28,598
Total	\$238,182	\$3,251	\$241,433
Excess (Deficit):	\$(51,019)	\$9,306	\$(41,713)
Beginning Balance	\$59,952	\$474,495	\$534,447
Revenue +	\$187,163	\$12,557	\$199,721
Expenditures -	\$(238,182)	\$3,251	\$(234,931)
Change in Working Capital	\$36,646	\$-	\$36,646
Transfers +/-	\$36,500	\$(36,500)	\$(0)
Ending Balance	\$82,079	\$453,804	\$535,883
Bank and Investment Accounts:			
Bank - Checking	\$53,634	\$17,372	\$71,006
Money Market	\$28,445	\$-	\$28,445
CD's		\$44,146	\$44,146
PNC Advisor Investments		\$392,286	\$392,286
Total	\$82,079	\$453,804	\$535,883

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

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.

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.



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 Board Meeting
September 2, 2014**

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

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

The financial reports and upcoming bills were distributed. The board discussed the details of the budget consumption as well as the legal bills that were received recently. The delinquent accounts were discussed and the names that were forwarded to the attorney for further action. Additional delinquent letters will be sent in the next few weeks.

ACC

The board discussed a particular ACC request in detail for clarification. Noticed work being done in the community was discussed and the ACC fine has been enforced on multiple properties.

Rec

The pool closure is underway. The process of it being winterized will be done by both Alpine Pools and Mr. Miele.

Commons

The LED light bulbs were installed in various light posts. There are issues with the operation with some of them and additional repairs are being done. Further discussion

occurred about the repair or replacement of all the light fixtures and poles and the cost to do so.

Old Business

The board discussed outstanding liens and a particular property that is in foreclosure. In addition, the 2013 Audit was discussed and will be ready for distribution soon. Stelmack, Dobransky and Eannace will be contacted to attend an upcoming regular meeting to distribute and discuss the audit.

Marcia DePaula from Steptoe & Johnson will be at the next meeting to discuss the current appeals in the pond lawsuit.

The bonfire was discussed with a possible date of 10/18/2014 and that volunteers are needed from the community.

Late fees were discussed and will be changed to better follow what was established in the bylaws. A start date for the change will be determined.

Allied/Republic Services were discussed and recent conversations with them about resident complaints.

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

Respectfully submitted by Kim Spicer

Glencannon Homes Association
September 9, 2014
Monthly Meeting of the Directors

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

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

Lawsuit:

Marcia DePaula from Steptoe & Johnson was present and provided information about the current arguments that are going on with the appeals. She also stated that a possible decision could be made within 6 months. Board Members and residents asked her questions and discussed additional information.

Open Discussion:

A resident was present and discussed that she would like to start a beautification committee to clean up the common mulch beds and also the entrances into Glencannon. She had a list of names that she obtained of people who are interested in being on the committee. She said that this committee would work to get donations and asked for a \$200 budget. The board discussed that this would be something to be done in the spring and will be considered at that time.

Financials:

The board discussed the financial reports that were distributed at the executive meeting last week. Mr. Flood made a motion to approve the financials, Mr. Beard seconded the motion. Vote: Mrs. Christopher - yes, Mr. Sacco - No, Mr. Ackerman - yes, Mr. Creighan – yes, Ms. Manolas- yes.

ACC:

The board discussed that 3 requests were submitted and approved. There have been ACC fines assessed as well.

Commons

The board discussed some of the areas that need addressed by O'Brien Landscaping. The grass cutting continues as well as bids on tree removal.

Rec

The Rec chair discussed that Alpine Pools is coming on Thursday to close and winterize the pool. In addition, Mr. Meile will make some needed repairs.

Old Business

The upcoming bonfire was discussed. The sports and recreation chair provided an update on the planning. A DJ will be hired for the event. The committee will also be working on options for food and activities. The board discussed the need for volunteers to plan, set up, and clean up.

The late fees that are assessed monthly were discussed and the possibility of changing the way they are calculated. Further discussion occurred about what is outlined in the covenants regarding late fees. A cost breakdown will be developed and a simpler, more efficient way will be determined.

Meeting adjourned at 8:30 pm.

Respectfully submitted by Kim Spicer

**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.)

Glencannon Annual Bonfire

Please come to the pond
on October 18, 2014



7:00pm



Wear your boots,
it may get muddy!

Bring your own snacks, drinks and chairs
Halloween costumes are encouraged
There will be a DJ, face painting, and more!

Port-a-johns will be available

Parking will be permitted at the pool

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 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Garbage & Recycling	3	4
5	6	7	8	9 Garbage	10	11
12	13	14 Board Meeting 7:30 pm North Strabane Fire Station	15	16 Garbage & Recycling	17 2 Hour Early Dismissal Canon McMillan	18 Bonfire at the Pond 7:00 pm
19	20	21	22	23 Garbage	24	25
26	27	28	29	30 Garbage & Recycling	31 Trick-or-Treat 6:00 - 8:00 pm North Strabane	

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