
The
Glencannon
N e w s l e t t e r



October 2015



Visit our web site:
www.glencannonhomes.org

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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

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,
October 13, 2015 at 7:00 pm (At the Frank Sarris Public Library located at
35 N Jefferson Ave, Canonsburg, PA 15317, Room 3)

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 the parking lot will be closed soon.

Thank you for your cooperation.

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.

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

Trick-or-Treat
In North Strabane
will be Saturday,
October 31st
from
6:00 pm to 7:30 pm

Leaf Collection in North Strabane starts October 21st and continues on Wednesdays through the end of November. The collection day is affected by weather and may vary from week to week.



300 Barr Street
Canonsburg, PA 15317

www.townview.net



Open House

Monday, October 19th

Entertainment & Refreshments

1:00 pm to 3:00 pm

RSVP

Private apartment style suites

We provide the best nursing to patient ratio in the industry

Private rehab gym

Therapy seven days a week

(724)746-5040

**Glencannon Homes Association
Financial Report
As of August 31, 2015**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$178,165	\$-	\$-	\$178,165
Other	\$1,159,698	\$(7,219)	\$107	\$1,152,587
Total	\$1,337,864	\$(7,219)	\$107	\$1,330,752
Expenditures:				
Recreation Services	\$34,307	\$-	\$-	\$34,307
Commons Maintenance	\$10,898	\$-	\$-	\$10,898
Landscaping	\$39,726	\$-	\$-	\$39,726
Garbage Removal	\$32,681	\$-	\$-	\$32,681
Legal Services	\$22,090	\$-	\$-	\$22,090
Administrative	\$38,213	\$3,429	\$-	\$41,642
Total	\$177,914	\$3,429	\$-	\$181,344
Excess (Deficit):	\$1,159,949	\$(10,648)	\$107	\$1,149,408
Beginning Balance	\$87,274	\$455,807	\$-	\$543,082
Revenue +	\$1,337,864	\$(7,219)	\$107	\$1,330,752
Expenditures -	\$(177,914)	\$(3,429)	\$-	\$(181,344)
Change in Working Capital	\$(8,024)	\$-	\$-	\$(8,024)
Transfers +/-	\$(1,153,689)	\$79,000	\$1,074,689	\$-
Ending Balance	\$85,511	\$524,160	\$1,074,796	\$1,684,466
Bank and Investment Accounts:				
Bank - Checking	\$57,058	\$57,377	\$-	\$114,436
Money Market	\$28,453	\$-	\$24,796	\$53,249
CD's		\$44,146	\$1,050,000	\$1,094,146
PNC Advisor Investments		\$422,636	\$-	\$422,636
Total	\$85,511	\$524,160	\$1,074,796	\$1,684,466

Periodic updates on the Pond Settlement fund will be posted in this space.

Shawn A. Beard
REALTOR®

Cell: 724.510.9775
Office: 412.831.6400 x203
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Shawn@ShawnBeard.net
www.ShawnBeard.net

3912 Washington Road
McMurray, PA 15317-2519

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

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
September 1, 2015**

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

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

The financial reports were distributed for the month of August. The board discussed specific questions regarding the AR list. A final vote will be taken next week at the Regular Meeting.

COMMONS

The board discussed paving that is needed by playground A. The size of the area and possible vendors were established. A bid request will be developed and forwarded to various companies. New playground equipment to replace the slide was discussed and the proposal from Jeffrey Associates. Mrs. Christopher made a motion to approve a piece of equipment to replace the slide. Mr. Beard seconded the motion. Vote: Mr. Byer – yes, Ms. Manolas – yes, Mr. Ackerman – yes, Mr. Sacco – Abstain, Mr. Frohnaphel, Jr. – yes. Options for installation and delivery were also discussed.

The board discussed the pond project timeline. A copy of the proposed timeline was distributed for review. Feedback will be provided prior to 9/20 and the board will vote on 10/6.

The board also discussed the bed at Old Meadow and Deerfield. Two board members will establish a request for proposal to obtain bids to dig it out. The options once it is dug out were discussed including planting grass and trees.

REC

The board discussed that the pool will close on 9/7/2015. Alpine pools will be there on 9/9 to blow

out the lines, put in the chemicals and put on the cover. Mr. Meile will begin winterizing the building as well on 9/9. The last hotdog day will be held on 9/6. In addition, a special thank you to Mr. Richards and the lifeguards for another great season.

ACC

All requests this month were approved.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:20pm.

**Glencannon Homes Association
September 8, 2015
Monthly Meeting of the Directors**

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

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

Open Discussion

A resident was present and discussed issues she has with parking on Cricketwood. The continued problems were discussed regarding the misuse of common parking spaces and vehicles that have expired registration. The owners of these cars will be notified to have them removed.

The financial reports were discussed and Mr. Byer made a motion to approve. Mr. Frohnaphel, Jr. seconded the motion. Vote: Mrs. Christopher – yes, Mr. Creighan – abstain, Mr. Chirdon – abstain, Ms. Manolas – yes, Mr. Beard – yes.

Commons

The bed at Old Meadow and Deerfield was discussed and the proposal to be sent to vendors was distributed. O'Briens will weed wack the bed prior to it being dug out. The proposal letter for the paving at Playground A was also distributed.

The condition of the pond was discussed and the contacts made to the DEP. In addition, the pond timeline was discussed and additional feedback and changes are being gathered.

The playground rock wall is being ordered and Mr. Miele has agreed to install.

Rec

The cover will be put on the pool on Wednesday. Mr. Miele will also be winterizing the pool building. The board discussed that a new grill is being purchased for the next pool season.

New Business

Republic Services was notified that they will need to rebid the contract for the next 3 years. Additional companies will be notified in order to bid the contract as well.

The chain will be put on the pool parking lot so it cannot be used during the winter months. This misuse of the pool dumpster was discussed and will be addressed by not allowing access to the lot.

Mr. Beard made a motion to adjourn meeting at 8:00 pm.

Respectfully submitted, Kimberly Spicer

Advertise in the Glencannon Newsletter!

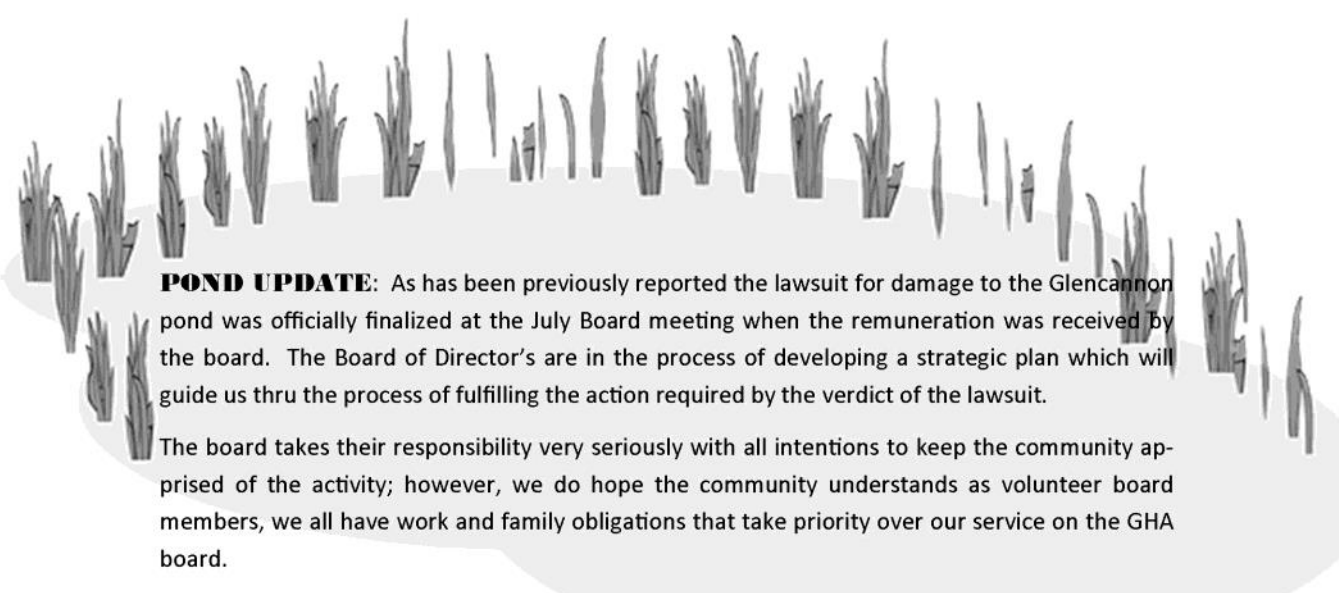
Ad Size	Ad Fee	Typing Fee
Full page	\$60	\$6
Half page	\$45	\$5
Quarter page	\$30	\$4
Business Card	\$17	\$ —
Line ads		\$.40 / word

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.)



POND UPDATE: As has been previously reported the lawsuit for damage to the Glencannon pond was officially finalized at the July Board meeting when the remuneration was received by the board. The Board of Director's are in the process of developing a strategic plan which will guide us thru the process of fulfilling the action required by the verdict of the lawsuit.

The board takes their responsibility very seriously with all intentions to keep the community apprised of the activity; however, we do hope the community understands as volunteer board members, we all have work and family obligations that take priority over our service on the GHA board.

That being said – look for this oval shape in the monthly newsletter for updated information, action needed and/or calls for volunteers. THE POND COMMITTEE

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.

The only sign that is permitted on Glencannon properties is a real estate (for sale sign).

Contractor signs, advertising and political signs are not permitted (at any time).

Thank you for your cooperation.

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

4150 Washington Road, Suite 108
McMurray, PA 15317
Phone: 724.942.5860
Fax: 724.942.5866
www.personnelstaffers.com

Hermaine G. Muno
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Walter Winschell
Internet Sales Manager

DAY APOLLO
5450 University Blvd.
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Phone 412.264.9222
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Email walterw@dayauto.com
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

OCTOBER 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Garbage & Recycling	2	3
4	5	6	7	8 Garbage	9	10
11	12 Columbus Day	13 Board Meeting 7:00pm Frank Sarris Library	14 2 Hour Early Dismissal Canon McMillan	15 Garbage & Recycling	16	17
18	19	20	21	22 Garbage	23	24
25	26	27	28	29 Garbage & Recycling	30	31 Halloween Trick-or-Treat 6:00 - 7:30 pm

Daylight Saving Time Ends Sunday, November 1st
Turn clocks back, one hour