

---

---

The  
**Glencannon**  
Newsletter

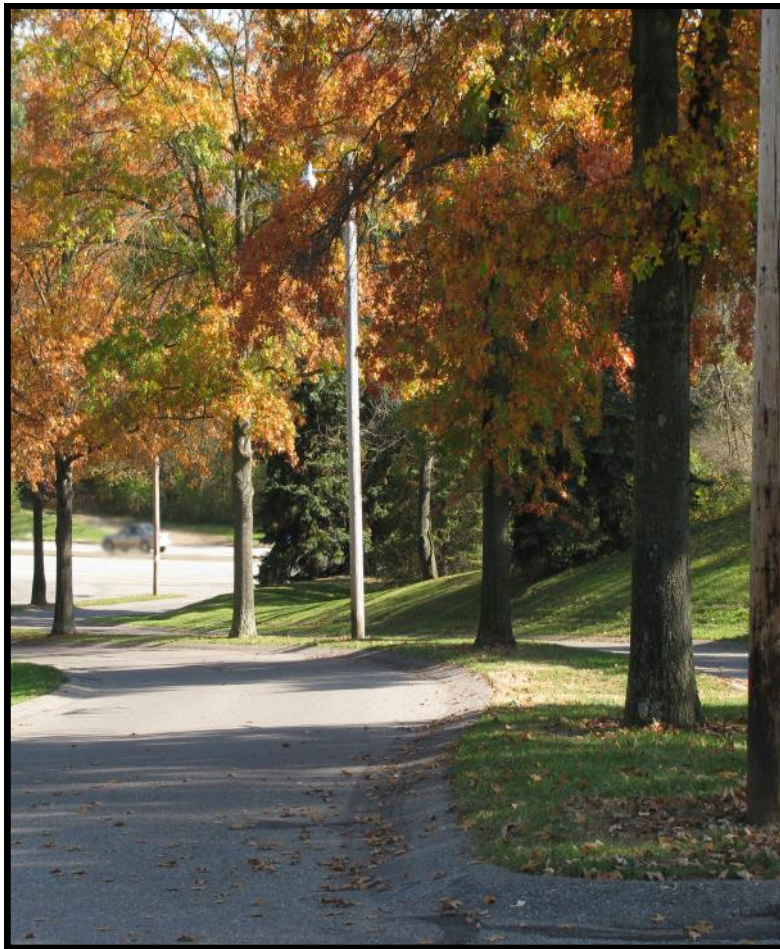


---

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

---

October 2016



**Leaf Collection Dates**  
(Details Pages 4)

***In this issue***

Resource Page .....	Page 2
Next Board Meeting .....	Page 4
Community News .....	Page 4
Trick-or-Treat .....	Page 4
Financials .....	Page 5
Advertising Rates .....	Page 5
Minutes .....	Page 7
Paving Project .....	Page 8
ACC Form .....	Page 11
Calendar .....	Page 12

**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](mailto: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](mailto: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

<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 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 11, 2016 at 7:00 pm (At the Pool Pavilion, Driftwood Road).  
The monthly meetings return to the 7:00 pm time until next June.  
All residents are welcome to attend!

**Leaf Collection in North Strabane starts October 26th and continues on Wednesdays through the end of November. The collection day is affected by weather and may vary from week to week.**

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.**

### **Lamppost Alert**

GHA has noticed several lampposts that have been burned-out for a long period of time, these properties will be sent a letter informing them to have the post repaired.

These lampposts provide most of the lighting on our streets which is essential for safety and helps to curb vandalism.

Thank you in advance for your cooperation.

### **Trick-or-Treat**

**In North Strabane will be Monday, October 31st**

**from**

**6:00 pm to 7:30 pm**

**Glencannon Homes Association  
Financial Report  
As of August 31, 2016**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$179,009	\$-	\$-	\$179,009
Other	\$12,587	\$30,685	\$13,299	\$56,570
<b>Total</b>	<b>\$191,596</b>	<b>\$30,685</b>	<b>\$13,299</b>	<b>\$235,579</b>
<b>Expenditures:</b>				
Recreation Services	\$36,361	\$-	\$-	\$36,361
Commons Maintenance	\$19,257	\$-	\$-	\$19,257
Landscaping	\$39,017	\$-	\$-	\$39,017
Garbage Removal	\$36,827	\$-	\$-	\$36,827
Legal Services	\$2,154	\$-	\$-	\$2,154
Administrative	\$25,022	\$3,722	\$-	\$28,744
<b>Total</b>	<b>\$158,638</b>	<b>\$3,722</b>	<b>\$-</b>	<b>\$162,360</b>
<b>Excess (Deficit):</b>	<b>\$32,958</b>	<b>\$26,963</b>	<b>\$13,299</b>	<b>\$73,220</b>
<b>Beginning Balance</b>	<b>\$79,266</b>	<b>\$529,570</b>	<b>\$1,073,578</b>	<b>\$1,682,414</b>
<b>Revenue +</b>	<b>\$191,596</b>	<b>\$30,685</b>	<b>\$13,299</b>	<b>\$235,579</b>
<b>Expenditures -</b>	<b>\$(158,638)</b>	<b>\$(3,722)</b>	<b>\$-</b>	<b>\$(162,360)</b>
<b>Change in Working Capital</b>	<b>\$8,161</b>	<b>\$-</b>	<b>\$-</b>	<b>\$8,161</b>
<b>Transfers +/-</b>	<b>\$(4,000)</b>	<b>\$4,000</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$116,385</b>	<b>\$560,533</b>	<b>\$1,086,877</b>	<b>\$1,763,795</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$87,646	\$20,712	\$-	\$108,358
Money Market	\$28,739	\$-	\$100,178	\$128,917
CD's	\$-	\$44,146	\$986,699	\$1,030,845
PNC Advisor Investments	\$-	\$495,675	\$-	\$495,675
<b>Total</b>	<b>\$116,385</b>	<b>\$560,533</b>	<b>\$1,086,877</b>	<b>\$1,763,795</b>

**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**  
**September 6, 2016**  
**Executive Meeting**

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

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

The board reviewed the financial reports from August 2016. The information will be reviewed and a final vote will occur at the monthly meeting of the directors.

**ACC**

There were 4 requests this month, all approved and the residents were notified. Mr. Chirdon stated that he would like to resign as ACC Chair. Mr. Chirdon nominated Mrs. Christopher for ACC chair, Mr. Frohnaphel, Jr. seconded the motion. Vote: Mr. Ackerman – yes, Mrs. Christopher – yes, Ms. Manolas – yes, Mr. Creighan – Abstain, Mr. Sacco – yes.

**REC**

The rec. chair reported that pool season went well and preparations are underway to winterize the pool and pool building; Alpine Pools is scheduled to winterize the pump room and put the safety cover on the pool. In addition, he and Mr. Miele have prepared a list of items that will need to be repaired or maintained for the 2017 season. The Rec. Chair also commended the Pool Manager (John Richards) and lifeguards for their work this season.

**COMMONS**

The commons chair reported that the tree project has been completed on Hunting Creek. In addition, he stated that Top Coat Sealing, LLC, is scheduled to do the paving project at

Playground A by the end of September. Additional bids are being gathered to consider paving the parking pads. LUMS has been contacted to replace the LED lights at the pool area.

The Hope Committee chair reported that she is working on decorating the lamp posts in the community for the fall season.

**POND MANAGEMENT**

The board discussed that an official letter will be sent to The Harshman Group stating that their proposal has been accepted. The pipe at the pond was discussed and the continuation of having it cleaned out. The board also discussed the work done on McDowell Road and how the changes may impact this area.

**NEW BUSINESS**

The board discussed future events in the community and the deadlines for notification. In addition, replacing the guardrails on Hunting Creek was discussed. The prices will be gathered to both repair and replace.

Meeting adjourned at 8pm.

*Respectfully submitted by Kimberly Spicer*

**Glencannon Homes Association**  
**September 13, 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 and Tony Sacco. Jim Byer, not present and excused.

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

## OPEN DISCUSSION

None

## FINANCIALS

The board discussed the financial reports that were distributed last week. Mr. Frohnaphel, Jr. made a motion to approve the financial reports for August 2016. Mrs. Christopher second. Vote: Mr. Creighan - yes, Mr. Ackerman - yes, Ms. Manolas – yes, Mr. Beard - yes., Mr. Sacco – yes, Mr. Chirdon – yes.

## ACC

1 request which was approved.

## REC

The rec. chair reported that the cover is on the pool and Mr. Miele is getting everything winterized. Needed items for next summer were discussed.

## COMMONS

The commons chair stated that he is getting potential bids for the asphalt work for the parking pads on Hunting Creek. The HOPE Committee chair stated that she is working with other residents to water the new bushes planted in that area. She also discussed the price for the fall decorations. In addition, the bed on Old Meadow was discussed and the price for the items needed. The prices will be distributed to the board once they are obtained.

## POND MANAGEMENT

The pond chair stated that he has been in contact with the Harshman Group and let them know that the board has accepted their proposal.

## NEW BUSINESS

The board discussed the financial status of the Association and that additional improvements can be done this year. The walkway at Playground A is going to be done this month and additional tree removal is needed. Further discussion occurred related to various ideas for improvements.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 7:20pm.

*Respectfully Submitted, Kimberly Spicer*

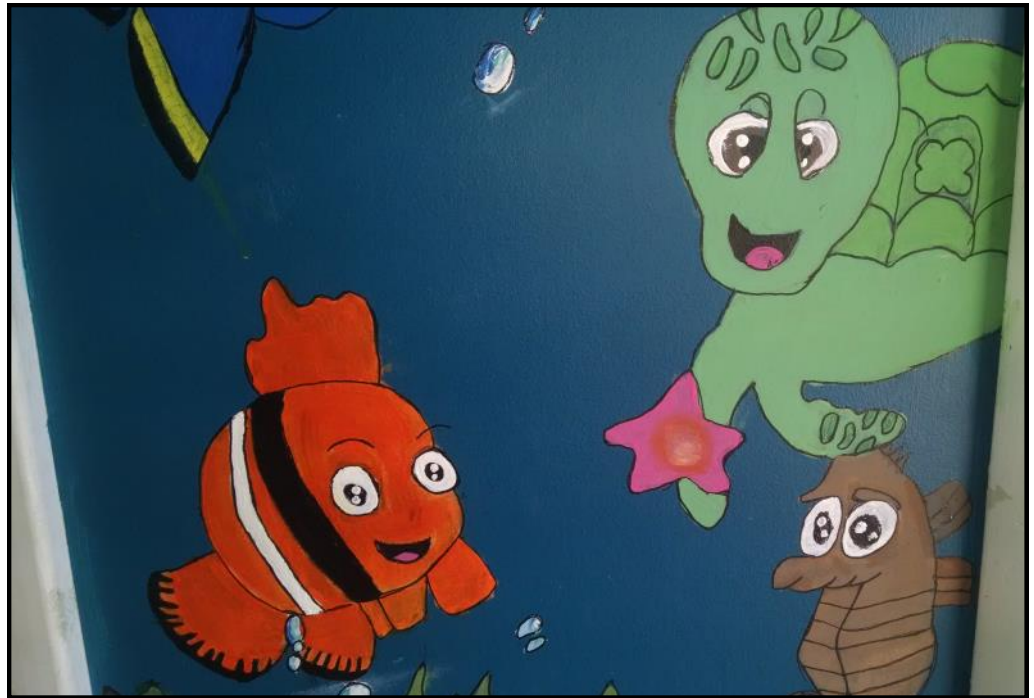
**The walkway at playground A  
(our largest playground next to  
Old Meadow Road) has been  
re-paved**

**Thank you for bearing with us.**





**Special thanks to Marissa Barto  
for the wall mural painted  
at the pool.**



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.

**Notice:**

Vehicles without current registration stickers are not permitted to be parked in Glencannon commons parking pads. In addition, vehicles parked in commons parking for long periods of time will be researched for resident ownership.

**These vehicles will be towed at the owners expense.**

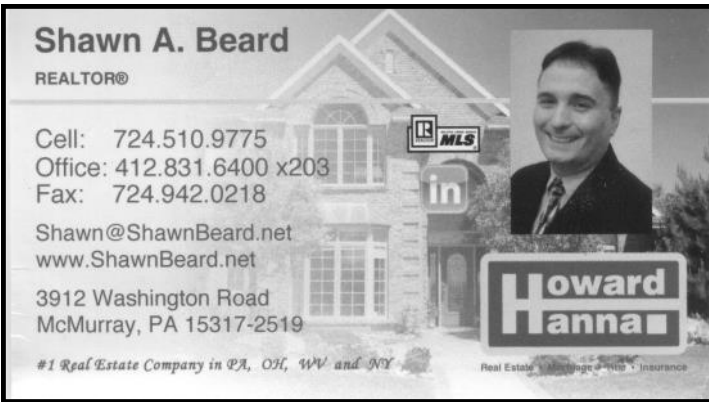
**Shawn A. Beard**  
REALTOR®

Cell: 724.510.9775  
Office: 412.831.6400 x203  
Fax: 724.942.0218

Shawn@ShawnBeard.net  
www.ShawnBeard.net

3912 Washington Road  
McMurray, PA 15317-2519

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



## 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](http://www.glencannonhomes.org)

## 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](http://www.depweb.state.pa.us).

Most Goodwill stores will accept Computers and electronics **however, they recently discontinued accepting TELEVISIONS.**

Over-sized trucks (including trailers) are **NOT** to be parked on Glencannon commons areas (specifically in the grass) or in commons parking pads.

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

Our Insurance Carrier has requested the following reminder:

**No Fishing**  
**No Swimming**  
**No Boating**

On the Glencannon Pond

### Let's Keep Glencannon Clean

If you are a walker of our lovely community, we would like to ask you to **Take Along a Bag** (a plastic grocery bag will do) with you on your walk and pick up any trash, papers, bottles, cans, or cups, and especially - *Dog-Poo* - for you dog owners, that you might encounter on your walk. *Pitching in can make a difference* to keep our community clean.



**PERSONNEL STAFFERS INC.**

Est. 1994  
Specializing in Office Staffing

4150 Washington Road, Suite 108  
McMurray, PA 15317  
Phone: 724.942.5860  
Fax: 724.942.5866  
[www.personnelstaffers.com](http://www.personnelstaffers.com)

Hermaine G. Muno  
Marcia M. Sacco  
Kris Piscatelli

[hermaine@personnelstaffers.com](mailto:hermaine@personnelstaffers.com)  
[marcia@personnelstaffers.com](mailto:marcia@personnelstaffers.com)  
[kris@personnelstaffers.com](mailto:kris@personnelstaffers.com)

**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](http://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: \_\_\_\_\_

# OCTOBER 2016

Sun      Mon      Tue      Wed      Thu      Fri      Sat

1

2                      3                      4                      5                      6                      7                      8

Garbage

9                      10                      11                      12                      13                      14                      15

Columbus Day

Board Meeting  
7:00 pm

Pool  
Pavilion

Garbage  
&  
Recycling

**2 hr. Early Dismissal  
Canon McMillan**

16                      17                      18                      19                      20                      21                      22

Garbage

23                      24                      25                      26                      27                      28                      29

Garbage  
&  
Recycling

30                      31 Halloween

Trick-or-Treat  
North Strabane  
6:00 pm  
To  
7:30pm

Daylight saving time ends Sunday, November 6th  
this year, clocks back 1 hour.