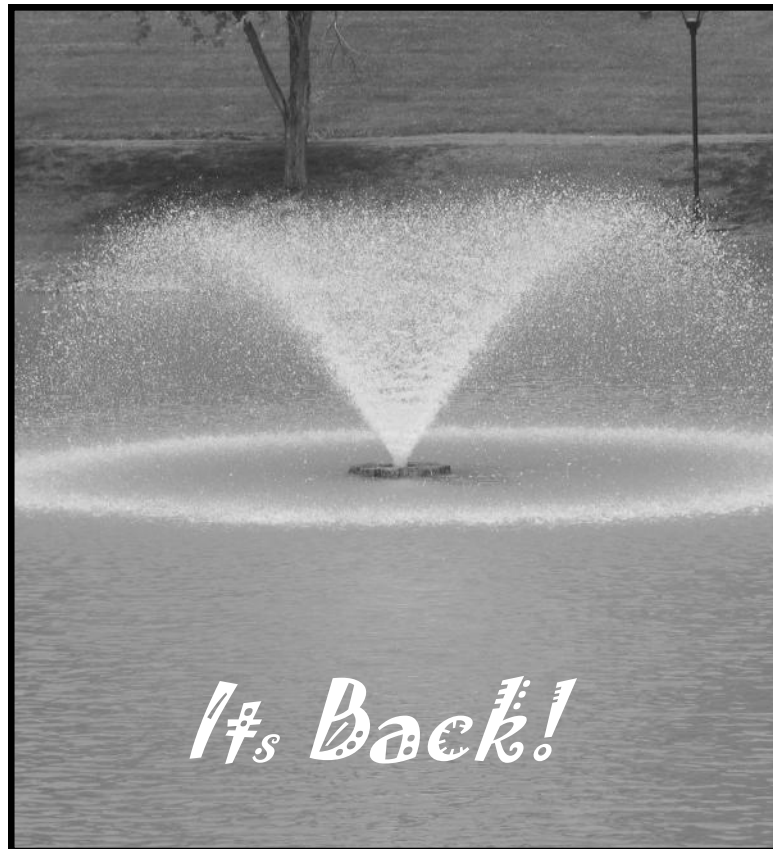

The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

September 2013



**Don't forget this year's
bonfire on October 12, 2013**

(Details page 4)

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GLENCANNON

BOARD OF DIRECTORS

Terry Creighan, President

April John, Vice President

John Ackerman

Shawn Beard

Jim Byer

Richard Flood

Ed Frohnafel, Jr.

Rita Manolas

Tony Sacco

Phone: (724) 745-4911 e-mail: 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

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 copy of the ACC form is available from the association secretary or online at:

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 ever unsure of the current balance on your account, 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!

You may include a payment voucher, write the lot number on your check, or list it as the account number if you pay your bills online. This makes it much easier for us to ensure that your payment is credited to the proper lot!

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.



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Glencannon

Community News

Next Board Meeting

September 10, 2013 at 7:00 pm North Strabane Fire Station (2550 Washington Road, Canonsburg, PA 15317).

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.

The annual Bonfire at the pond will be October 12, 2013 at 7:00 pm.

Live Band, Snacks,
Kettle Corn

Bring your own beverages

Pond Lawsuit Update:

Judge Debbie O'Dell-Seneca will rule on the post-trial motions for the Pond Lawsuit on September 3, 2013. We will post the results on the web site at www.glencannonhomes.org and the next newsletter.

The Pond Aerator is back!
Thanks for your patience while we had it repaired.

O'Brien's Landscaping has been hired to maintain the grounds in Glencannon.

Welcome and thanks for your hard work.

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.

The Financial Report will be published on the web site and in next month's newsletter while we explore better ways to present it.

Thank you for your patience

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.



Pond Photo from the mid-90's

Submitted by John and Lisa Ackerman

This photo is available in color on our web site at:

www.glencannonhomes.org

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 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!

Been a while since you shopped around for car insurance?

Allstate Insurance just had a rate DECREASE.

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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

July 2, 2013

Executive Meeting Minutes

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

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

New Business

Mr. Brian Robinette of Fragasso Investments gave a presentation about various investment options. Following the presentation, the information was discussed and questions presented.

Financials

The monthly financial information was distributed to each board member and reviewed. The financials will be voted on at the July 9, 2013 regular board meeting after each board member has 7 days to review. A resident letter was distributed to the board asking for amnesty with the current balance due. The board discussed the 6% amnesty that has been granted in previous years. Mr. Beard made a motion to grant the 6% amnesty in this situation, Mr. Frohnaphel Jr. seconded the motion. Vote: Mr Creighan – yes, Mr. Frohnaphel Jr. – Yes, Mr. Ackerman – yes, Mr. Byer - Yes, Ms. Manolas – Yes, Mr. Beard – yes and Mr. Flood – Yes, Mr. Sacco – Yes.

ACC - Mr. Ackerman stated there was 1 ACC request this month. Mr Ackerman also announced that he is resigning as the ACC Chair. The board discussed sharing the responsibility until another ACC Chair is determined.

Rec - Mr. Creighan stated that Mr. Hogan (pool manager) will be present next week at the regular board meeting to discuss the pool operation and field any questions. He also stated that he purchased the leaf blower for the life guards to remove the sand around the volleyball court and tennis court. The cost was \$78 for the leaf blower and two 100' extension cords.

Commons – Mr. Ackerman stated that he is researching different landscapers to deal with the beds in the community. The board also discussed the bed on Driftwood that had recent tree trimming. Mr. Frohnaphel Jr. made a motion to add mulch to that area, Mr. Flood seconded the motion. Vote. Mr Creighan – yes, Mr. Frohnaphel Jr. – Yes, Mr. Ackerman – yes, Mr. Byer - Yes, Ms. Manolas – Yes, Mr. Beard – yes and Mr. Flood – Yes, Mr. Sacco – Yes.

Old Business

Minutes

The minutes for the June 4th Executive meeting and the June 11th Regular meeting were distributed in order to be voted on July 9, 2013. Each board member has 7 days to review.

By-Laws committee update:

Mr. Sacco stated that there has not been much discussion within the last few months but the revisions will be revisited in the fall.

Mr. Frohnaphel made a motion to adjourn and Mr. Flood seconded. Meeting adjourned at 8pm.

Respectfully submitted by Kim Spicer

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SPECIAL EVENT
REFERENCES

Glencannon Homes Association

Regular Board Meeting

July 9, 2013

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

Meeting called to order by Mr. Creighan at 7:30 pm

Patick Hogan (Pool Manager) was present at the meeting to discuss pool operation. A resident asked if the lifeguards could get longer gloves when removing trash. Mr. Hogan agreed and stated he will look into the issue with the trash cans.

Mrs. Ackerman (playground committee chair) was present at the meeting and gave a presentation on the conditions of the playgrounds and improvements needed. Ms. Manolas is also assisting Mrs. Ackerman with the playground committee. Mrs. Ackerman stated that there is not enough mulch in the playgrounds and six inches is required on each. She is attempting to have Jefferies come out and inspect all of the playgrounds which will be no charge.

Open Discussion:

A resident brought up the lights on Village Drive. The board discussed the evaluation of the lights and the timer will be completed. Mr. Ackerman stated that the sensor needs evaluated. The same resident also brought up some of the issues with homes in the community that are in need of repair. These particular homes have been notified by the board and work is being done to improve them.

Minutes

The minutes from the last meeting were discussed from June 4th and 11th. Ms. Manolas made a motion to approve the executive meeting from June 4th. Mr. Flood seconded the motion. Vote: Mr. Creighan – yes, Mr. Frohnaphel Jr. – Abstain, Mr. Ackerman – yes, Mr. Byer - Yes, Mrs. John – Yes, Ms. Manolas – Yes, Mr. Beard – yes and Mr. Flood – Yes, Mr. Sacco – Yes.

Mr. Ackerman made a motion to approve the minutes from June 11th board meeting, Mr. Flood seconded the motion. Vote: Mr. Creighan – yes, Mr. Frohnaphel Jr. – Abstain, Mr. Ackerman –

yes, Mr. Byer - Yes, Mrs. John – Yes, Ms. Manolas – Yes, Mr. Beard – yes and Mr. Flood – Yes, Mr. Sacco – Yes.

Financials

The financials were discussed which were distributed last week. Mr. Flood made a motion to approve the financials, Mr. Ackerman seconded the motion. Vote: Mr. Creighan – yes, Mr. Frohnaphel Jr. – Yes, Mr. Ackerman – yes, Mrs. John – No, Mr. Byer - Yes, Ms. Manolas – Yes, Mr. Beard – yes and Mr. Flood – Yes, Mr. Sacco – Yes.

ACC – The board discussed that there is no longer a chair for ACC and that each board member will assist with evaluation and approval of the requests. The board discussed contacting the attorney to address the condition of resident properties.

REC – Mr. Creighan stated the new tennis net reel has been installed.

COMMONS – Mr. Ackerman stated that there were donated shrubs for the community and he will be planting them in the bed at the Glencannon Drive entrance.

Mr. Ackerman made a motion to mulch the playgrounds and impact areas. Mr. Sacco seconded the motion. Vote: Mr. Creighan – No, Mr. Frohnaphel Jr. – Yes, Mr. Ackerman – yes, Mrs. John – Abstain, Mr. Byer - Yes, Ms. Manolas – Yes, Mr. Beard – No and Mr. Flood – Yes, Mr. Sacco – Yes. Motion passed.

Mrs Manolas brought up the rose bushes on Old Meadow. They are obstructing the view for drivers on that road. Mr. Ackerman said that he would talk to Kirn Enterprises about this. The extra dumpster in the pool parking lot (Waste Management) was removed as well.

Mr. Frohnaphel made a motion to adjourn the meeting. Meeting adjourned at 8:30pm.

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

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www.glencannonhomes.org

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

SEPTEMBER 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Labor Day! Last Pool Day	3	4	5	6 Garbage & Recycling	7
8	9	10 Board Meeting 7:00 pm North Strabane Fire Station	11	12 Garbage	13	14
15	16	17	18	19 Garbage & Recycling	20 Canon Mac In-service day	21
22	23	24	25	26 Garbage	27	28
29	30					



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