

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

September 2014



Community Day 2014



Deerfield Wins!

2014 Volleyball Tournament Champions

**Community Day
Photos and Recap!**
(Pages 5 and 10)

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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

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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,

September 9, 2014 at 7:30 pm at the North Strabane Fire Station
2550 Washington Road, Canonsburg, PA 15317

Revised Policy for Letters

Recently the Glencannon Homes Association Board of Directors revised the policy for submitted letters. Association member households can submit one letter per calendar year and have it published in the newsletter (retroactive to the beginning of this year). Letters cannot be more than one page long and must be signed for acceptance (printed anonymity can be requested). In addition, the Board of Directors must view the letter before publication. The board of Directors is currently reviewing ways to display Association Member viewpoints and opinions without the cost of added pages in the newsletter; this includes the possibility of an online section on the website.

The Glencannon Board of Directors recently voted to replace burned-out street light bulbs with more efficient LED lighting. The maintenance and electricity savings will compensate for the higher cost of purchasing the bulb. The three lamp posts that were out recently are being updated with new LED bulbs.

The tentative projected date for this year's Bonfire is
Saturday, October 18, 2014.

The Board of Directors will finalize this during the September Meetings.

Helpers Needed.

Allied Waste / Republic Services

We are aware of service issues with our garbage carrier, please be sure to call them directly if there is a problem.

412-429-2600

Sand Volleyball Tournament Results

1st Place	Deerfield MVP - Bethany Hall
2nd Place	Pheasant Cove
3rd Place	Meadowview
4th Place	Cricketwood Ct.
5th Place	Hickory Circle
6th Place	Hunting Creek

Thanks to everyone participating in this year's competition, get your team ready for next year!

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!

Thank You!

*John Richards and Dan Zora for your hard work
and offering swim lessons ... and special thanks to
our lifeguards for another great pool season!*

See you next year.

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

	GENERAL FUND	REPLACE. FUND	YTD TOTAL
Income Statement:			
Revenues:			
Association Fees	\$155,192	\$-	\$155,192
Other	\$9,061	\$4,416	\$13,476
Total	\$164,253	\$4,416	\$168,668
Expenditures:			
Rec Ctr	\$24,310	\$-	\$24,310
Commons	\$5,590	\$-	\$5,590
Grounds	\$34,377	\$-	\$34,377
Trash	\$27,720	\$-	\$27,720
Legal	\$73,170	\$-	\$73,170
Administrative	\$23,687	\$3,251	\$26,938
Total	\$188,854	\$3,251	\$192,105
Excess (Deficit):	\$(24,601)	\$1,165	\$(23,437)
Beginning Balance	\$59,952	\$474,495	\$534,447
Revenue +	\$164,253	\$4,416	\$168,668
Expenditures -	\$(188,854)	\$3,251	\$(185,603)
Change in Working Capital	\$17,837	\$-	\$17,837
Transfers +/-	\$(3,000)	\$3,000	\$(0)
Ending Balance	\$50,188	\$485,162	\$535,350
Bank and Investment Accounts:			
Bank - Checking	\$21,744	\$57,371	\$79,115
Money Market	\$28,444	\$-	\$28,444
CD's		\$44,146	\$44,146
PNC Advisor Investments		\$383,645	\$383,645
Total	\$50,188	\$485,162	\$535,350

Pond Lawsuit:

Total cost to date (last 4 years) \$344,314
 Paid to date: \$327,969
 Total amount forgiven from Eckert Seamans:
 \$14,764.58
 Remaining balance owed: \$0.00

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.

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.



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
August 5, 2014**

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

Mr. Creighan called the meeting to order at 7:01pm.

The financial information was distributed to each board member. The board discussed the current budget consumption and ways to streamline it. Further review will be done over the next week in order to vote at the regular board meeting.

Commons

The board discussed several areas that need to be maintained in Glencannon. It was determined that several more maps will be produced and the board will review them for any missed areas.

The board discussed the route 19 line break and details that surround this problem. The board is also looking into the possible need to grant an easement for the township to maintain this area in the future.

The board talked about the constant muddy condition of the pond and possible solutions. This issue will be monitored and documented in the future.

Rec.

Pool manager John Richards and Head Lifeguard Dan Zora were present to answer questions from board members. They stated approximately 30 students took the swim classes this summer.

Community Day is approaching, the committee is on budget and making final preparations. Plans are being made for pool winterizing and the need for posted procedures for future pool maintenance personnel.

ACC

1 request has been granted. The board discussed enhancing the policy for enforcement of ACC regulations.

The board discussed the tree policy and will finalize the details at the next executive meeting.

New Business

A discussion was held about the three burned-out light posts and what they should be replaced with. The possibility of LED bulbs has been researched over the past several months and bids were reviewed. Mr. Frohnaphel, Jr. motioned to replace the three burned-out bulbs and having the lowest bidding company do the work. Mr. Beard seconded, Vote, Mr. Byer: Yes, Mrs. Christopher: Yes, Mr. Creighan: Yes, Mr. Flood: Yes, Ms. Manolas: Yes, and Mr. Sacco:Yes. Motion passed 8-0.

The board discussed the issues with Allied Waste and the need for them to improve their customer service. Phone calls will be made to their management for resolutions.

Old Business

The board discussed the payoff amount to Eckert Seamans for the balance on the pond lawsuit. The remaining balance is \$84,000 and Eckert Seamans agreed to accept \$70,000 as a final payoff. Mr. Creighan made a motion to pay the \$70,000 and close-out the debt to Eckert Seamans. Mr. Byer seconded, Vote: Mr. Frohnaphel, Jr.: Yes, Mrs. Christopher: Yes, Mr. Beard: Yes, Mr. Flood: Yes, Ms. Manolas: Yes, and Mr. Sacco:Yes. Motion passed 8-0.

A discussion was held about letters that are submitted to Glencannon and requested to be printed in the newsletter. Several alternate options were explored and the cost of additional printed pages was examined. Mrs. Christopher motioned to revise the letter policy adding that one letter (no more than one page) per household (per calendar year) may be printed in the Glencannon Newsletter, retroactive to the beginning of this year. Mr. Byer seconded the motion, Vote: Mr. Beard: Yes, Mr. Creighan: Yes, Mr. Frohnaphel, Jr.: Yes, Mr. Flood: Yes, Ms. Manolas: Yes, and Mr. Sacco:Yes. Motion passed 8-0.

Mr. Frohnaphel, Jr. made a motion to adjourn and Mr. Flood seconded at 9:10pm.

Respectfully submitted by Terry Creighan

Glencannon Homes Association
August 12, 2014
Monthly Meeting of the Directors

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

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

Open Discussion:

A resident was present and wanted to discuss the mulch bed on upper hunting creek. She provided former newsletter minutes and newsletters that mentioned the beds and the maintenance of them. She also discussed a letter that she submitted last month and that it was not published in the newsletter.

Another resident was present and expressed his concerns and ongoing issues with Allied/Republic Services. He discussed the issues with the trash collectors continuously forgetting his trash due to where his home is on the route. He asked the board to change the trash collector or the collection day. The board discussed the fact that GHA is under contract with this company. The contract will be evaluated and reviewed by the board and a course of action will be determined due to the ongoing issues with the community and the trash collection.

Mr. Beard excused himself from the meeting.

Financials:

The board discussed the financial reports that were distributed at the executive meeting on August 5, 2014. Mrs. Manolas made a motion to approve the financials, Mr. Byer seconded the motion. Vote: Mrs. Christopher - yes, Mr. Frohnaphel Jr. - yes, Mr. Ackerman - abstain, Mr. Flood – yes, Mr. Crieghan – yes.

ACC:

The ACC chair stated that there has been 1 request

over the last month and it was approved.

Commons

The board discussed some of the areas that need addressed by O'Brien Landscaping.

Rec

The Rec. chair discussed that the pool season is coming to a close and the process to close the pool is starting. Community Day was discussed and was a successful event last weekend. A few members of the board discussed that the process for next year may change in order to increase community involvement.

Old Business

The board discussed the legal bills for the pond lawsuit which have been paid off for a settled amount.

The board also discussed that a motion was passed in the executive meeting regarding resident letters. One letter per household can be published per year.

Mr. Frohnaphel Jr. made a motion to adjourn meeting at 8:15.

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.)



Community Day 2014
Another great one!

*Thank You to all of the residents
that helped with the
set up and clean up!*

Very special thanks to the following donors:

Generous Cash Donations:

Stelmack, Dobransky and Eannace
Seubert and Associates

Sweat Law Offices

Howard Hannah - Shawn Beard

Door Prizes

O'Brien's Landscaping

Stephen's Hair Graphics

Omni Home Health

Townview Health and Rehabilitation

Viaquest Home Health

Swirlie Whirlie

Judi Agostinelli – Century 21 (water donation)

Med Express – (water donation)



Volunteers:

Venus Barto

Michelle Lobello

Kim Spicer

Jodi Beard

Rick Flood

Ed Frohnaphel, Jr.

Jazmin Gruda

Marissa Barto

Giovanni Lobello

Madden Spicer

Shawn Beard

Terry Creighan

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 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Labor Day No School Last Pool day 11:00 to 8:00 pm	2	3	4	5 Garbage & Recycling	6
7	8	9 Board Meeting 7:30 pm North Strabane Fire Station	10	11 Garbage	12	13
14	15	16	17	18 Garbage & Recycling	19 No School Canon McMillan In-Service Day	20
21	22	23	24	25 Garbage	26	27
28	29	30				

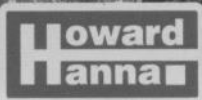
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#1 Real Estate Company in PA, OH, WV and NY




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