

# The Glencannon Newsletter

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

## September 2015

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*Last Hot Dog Day  
at the pool*

*September 6<sup>th</sup>, 1:00 pm to 2:30 pm*

### **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

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### 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

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
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)

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://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**

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,**  
September 8, 2015 at 7:00 pm (At the Glencannon Pool Pavilion)  
(The October meeting will be at the Frank Sarris Library at 7:00 pm).



## Remaining Pool Hours

Tuesday, 1st	4:00 pm to 8:00 pm
Wednesday, 2nd	4:00 pm to 8:00 pm
Thursday, 3rd	4:00 pm to 8:00 pm
Friday, 4th	4:00 pm to 8:00 pm
Saturday, 5th	11:00 am to 8:00 pm
Sunday, 6th	11:00 am to 8:00 pm
Monday, 7th	11:00 am to 8:00 pm

Back to school hours are now in effect.

Last Hot Dog Day, Sunday September 6th

Last Pool Day, Monday (Labor Day) September 7, 2015

Thanks to our Pool  
Manager John Richards  
and our lifeguard staff  
for a great season, we  
hope to  
see you next year!

### 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.**

Our Insurance Carrier has requested the following reminder:

**No Fishing  
No Swimming  
No Boating**

On the Glencannon Pond  
*Thank You*

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



300 Barr Street  
Canonsburg, PA 15317

[www.townview.net](http://www.townview.net)



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 July 31, 2015**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$155,869	\$-	\$-	\$155,869
Other	\$1,157,788	\$7,297	\$1	\$1,165,087
<b>Total</b>	<b>\$1,313,658</b>	<b>\$7,297</b>	<b>\$1</b>	<b>\$1,320,956</b>
<b>Expenditures:</b>				
Recreation Services	\$26,492	\$-	\$-	\$26,492
Commons Maintenance	\$7,711	\$-	\$-	\$7,711
Landscaping	\$34,749	\$-	\$-	\$34,749
Garbage Removal	\$28,553	\$-	\$-	\$28,553
Legal Services	\$21,762	\$-	\$-	\$21,762
Administrative	\$34,841	\$3,429	\$-	\$38,271
<b>Total</b>	<b>\$154,109</b>	<b>\$3,429</b>	<b>\$-</b>	<b>\$157,538</b>
<b>Excess (Deficit):</b>	<b>\$1,159,549</b>	<b>\$3,868</b>	<b>\$1</b>	<b>\$1,163,418</b>
<b>Beginning Balance</b>	<b>\$87,274</b>	<b>\$455,807</b>	<b>\$-</b>	<b>\$543,082</b>
<b>Revenue +</b>	<b>\$1,313,658</b>	<b>\$7,297</b>	<b>\$1</b>	<b>\$1,320,956</b>
<b>Expenditures -</b>	<b>\$(154,109)</b>	<b>\$(3,429)</b>	<b>\$-</b>	<b>\$(157,538)</b>
<b>Change in Working Capital</b>	<b>\$(164)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$(164)</b>
<b>Transfers +/-</b>	<b>\$(1,113,188)</b>	<b>\$3,500</b>	<b>\$1,109,688</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$133,472</b>	<b>\$463,176</b>	<b>\$1,109,689</b>	<b>\$1,706,336</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$105,020	\$17,375	\$-	\$122,395
Money Market	\$28,452	\$-	\$59,689	\$88,141
CD's		\$44,146	\$1,050,000	\$1,094,146
PNC Advisor Investments		\$401,654	\$-	\$401,654
<b>Total</b>	<b>\$133,472</b>	<b>\$463,176</b>	<b>\$1,109,689</b>	<b>\$1,706,336</b>

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

**Shawn A. Beard**  
REALTOR®

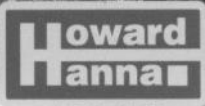


Cell: 724.510.9775  
Office: 412.831.6400 x203  
Fax: 724.942.0218

Shawn@ShawnBeard.net  
www.ShawnBeard.net

3912 Washington Road  
McMurray, PA 15317-2519

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



## 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 August 4, 2015**

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

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

The financial reports were distributed for June and the board discussed the details. A final discussion and vote will occur next week at the regular meeting.

### **COMMONS**

The board discussed the removal of multiple dead trees around Glencannon. The Commons Chair has acquired bids for a majority of these trees in addition to fall trimming. Mr. Ackerman motioned to remove 10 dead trees at Playground C, 1 dead tree at playground B and 1 dead tree on Common Grounds on Hunting Creek Rd. for a total cost of \$9,645, Mr. Chirdon seconded the motion. Vote: Mr. Beard – Yes, Mr. Byer – Yes, Mr. Creighan – Yes, Mr. Frohnaphel, Jr. - Yes, Ms. Manolas – Yes, Mr. Sacco – No. Motion passed 7-1.

The board also discussed the slide that was removed last year at playground A, additional options and bids are needed to resolve this; the board is working for a quick resolution.

The HOPE committee chair stated they are done working on beds this year and will resume in the spring.

### **REC**

The rec chair discussed that the new pool cleaner was doing a great job. He also went over the final dates for the night swims for the year and as usual, the final pool day will be Labor day. A board member complimented one of the lifeguards for his excellent work ethic, another board member discussed the possibility of enhanced pool passes for the pool next year.

A discussion was held about a recent pool party where the pool rules were being violated and the police had to come to diffuse the situation. A disciplinary letter will be sent to this Association member.

The tennis court was discussed with different maintenance options including re-paving.

### **ACC**

The ACC Chair was not present but all requests were up to date.

The Board discussed some of the properties in Glencannon that are in disrepair and overgrown. The need to continue the process to encourage these properties into compliance was mentioned; board members will be looking throughout the community to compile a list of houses that need addressed.

The board also discussed the homes that are behind on their monthly dues. All options, including foreclosure are available to get these properties current. The board is actively pursuing delinquent accounts and residents with several months of non-payment can expect late fees, a lien on the property and a possible foreclosure.

### **New Business**

The Financial Chair stated the 2014 audit is almost complete and the reserve fund is close to being where it should be based on the recent asset list.

### **Old Business**

An ACC request for a swimming pool by a resident on Deerfield Rd. (brought to the board at the previous meeting of the Directors) was discussed. The board asked questions and will look into legal and insurance issues that could affect a decision.

The financial chair looked over the history of pond lawsuit expenses and calculated that \$75,000 was taken from the reserve funds over the course of the 5 year lawsuit and should be put back in place. Mr. Byer made a motion to move \$75,000 from the money market account to the PNC reserve account. Mr. Beard seconded the motion. Vote: Mr. Ackerman – No, Mr. Chirdon – Yes, Mr. Creighan – Yes, Mr. Frohnaphel, Jr. - Yes, Ms. Manolas – Yes, Mr. Sacco – Yes. Motion passed 7-1.

The board discussed a mission statement and committee member roles for the Glencannon Pond which will be worked out in the coming months.

An update was provided on the new security cameras.

The board discussed the current garbage contract and that it will be expiring at the end of this year. Bids will be taken for the next contract.

Mr. Frohnaphel, Jr. motioned to adjourn the meeting at 8:40 pm.

*Respectfully Submitted, Terry Creighan*



**Glencannon Homes Association**  
**August 11, 2015**  
**Monthly meeting of the Directors**

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

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

**Open Discussion**

None

The budget consumption was discussed by the board and also the upcoming bills. Mr. Byer made a motion to approve, Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – yes, Mr. Ackerman – yes, Mr. Chirdon – yes, Ms. Manolas – yes Mr. Beard– yes, Mrs. Christopher – yes, Mr. Frohnaphel, Jr. - yes.

**ACC**

No requests were submitted this month.

**Rec**

The Rec Chair reported that the grill is not working properly and may need repaired or replaced. Prices from various vendors will be obtained and discussed. It was also reported that 2 new umbrellas were purchased over the last few weeks.

**Commons**

The commons chair reported that he contacted Jeffrey's regarding playground equipment and forwarded the bid to the board. Cherry Tree Service is coming next week to do the additional tree work. The board discussed the need to replace some of the trees that are being removed. Further discussion occurred to determine asphaltting versus tree planting in some areas.

**New Business**

The Hope Committee chair stated that the committee is done for the season and will resume next spring.

The board also discussed the issues with abandoned

cars on upper Hunting Creek. There have been resident complaints regarding a particular car that has been left in a common parking spot. A letter will be sent to the resident who owns it. It was also discussed that cars with expired registration can be towed from commons parking spaces.

The parking on Cricketwood Court was discussed and the ongoing complaints from the residents. At this point, letters have been sent to residents who are not adhering to the parking rules.

The board discussed the property to be notified about major repairs that need done. Additional discussion occurred about the township code enforcement and additional clarification is needed. This will be obtained over the new few weeks.

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

*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.

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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.)

# 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](http://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](http://www.personnelstaffers.com)

Hermaine G. Muno  
Marcia M. Sacco  
Kris Piscatelli

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[kris@personnelstaffers.com](mailto:kris@personnelstaffers.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

# SEPTEMBER 2015

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