
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

September 2016



**Remaining Pool Hours and
the Last Hot Dog Day**
(Details Pages 4 & 9)

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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,
September 13, 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!

**The last Hot Dog Day at
the pool will be
Sunday, September 4th
from 1:00pm to 2:30pm.**

Chips and Bottled Water too!

Thanks to our Pool Manager
John Richards, Chuck Meile
(Maintenance) and our
Lifeguard Staff for a
great season,
we'll see you next year!

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.

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$156,396	\$-	\$-	\$156,396
Other	\$11,230	\$31,202	\$10,530	\$52,962
Total	\$167,626	\$31,202	\$10,530	\$209,358
Expenditures:				
Recreation Services	\$25,776	\$-	\$-	\$25,776
Commons Maintenance	\$18,956	\$-	\$-	\$18,956
Landscaping	\$34,040	\$-	\$-	\$34,040
Garbage Removal	\$32,747	\$-	\$-	\$32,747
Legal Services	\$2,077	\$-	\$-	\$2,077
Administrative	\$21,032	\$3,722	\$-	\$24,754
Total	\$134,628	\$3,722	\$-	\$138,350
Excess (Deficit):	\$32,998	\$27,481	\$10,530	\$71,008
Beginning Balance	\$79,266	\$529,570	\$1,073,578	\$1,682,414
Revenue +	\$167,626	\$31,202	\$10,530	\$209,358
Expenditures -	\$(134,628)	\$(3,722)	\$-	\$(138,350)
Change in Working Capital	\$9,081	\$-	\$-	\$9,081
Transfers +/-	\$(3,500)	\$3,500	\$-	\$-
Ending Balance	\$117,845	\$560,551	\$1,084,108	\$1,762,503
Bank and Investment Accounts:				
Bank - Checking	\$89,106	\$20,712	\$-	\$109,818
Money Market	\$28,739	\$-	\$451,296	\$480,035
CD's	\$-	\$44,146	\$632,812	\$676,958
PNC Advisor Investments	\$-	\$495,693	\$-	\$495,693
Total	\$117,845	\$560,551	\$1,084,108	\$1,762,503

**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

August 3, 2016

Executive Meeting

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

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

The financial information was distributed to each board member. Discussions were held and the board will review this information over the next week in order to vote at the monthly meeting of the directors.

REC

The Rec. Chair reported the scheduling was completed for the month of August, the first week of September should be complete soon. General maintenance is the only issue at the pool.

COMMONS

The Commons Chair reported that A&S Landscaping has started to remove stumps from the previous tree cutting and Cherry Tree has started the stump grinding and planter boxes on Hunting Creek Drive. The recent storms have clogged the primary spillway in the pond and left debris all over the front end of the pond. The board discussed some general solutions to keep the area passable and clear for the short term.

The paving at Playground A was discussed and possibly re-paving the tennis court was discussed, bids will be gathered for these projects.

The Hope committee chair discussed a bid for landscaping at the intersection of Old Meadow and Deerfield, the board asked to simplify the landscaping with four trees and possibly a bench; pricing will be submitted for approval.

STORM WATER MANAGEMENT

The Chairman went over the two possible

engineering firms interested in doing work at our pond and presented details and options including pricing. The board will review the hard copy and review references with a likely vote to happen at the August regular meeting.

The board discussed the possible clogged primary spillway and what is needed to make sure these areas are cleared and maintained.

NEW BUSINESS

The board discussed possibilities for raising lamppost awareness in having more residents turn on their lights at night.

The board discussed the properties that are delinquent and eligible for foreclosure, the recent title searches were reviewed and the top two delinquent accounts were discussed. Mr. Byer made a motion to turn these two properties over to the GHA Attorney for foreclosure proceedings, Mr. Sacco seconded, vote: Mr. Ackerman – Yes, Mr. Beard – Yes, Mr. Creighan – Yes, Mr. Frohnaphel, Jr. - Yes, Ms. Manolas – Yes. Motion passed 7-0.

OLD BUSINESS

The board discussed the four adults that were caught jumping the fence and swimming after hours. They are being cited for criminal trespass. The board also discussed possible enhancement of the current surveillance system. Some of the new ideas are being adopted.

Mr. Frohnaphel, Jr. made a motion to adjourn and Mr. Beard seconded at 8:34 pm.

Respectfully submitted by Terry Creighan

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

Glencannon Homes Association
August 9, 2016
Monthly Meeting of the Directors

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

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

OPEN DISCUSSION

A resident was present and provided pictures of a neighboring home that needs maintained. A letter will be sent to this homeowner. He also discussed issues with trees that are close to homes and need trimmed or removed on Hunting Creek. The board discussed with this resident the recent tree removal and stump grinding that was done on Hunting Creek and the future of this project. In addition, the resident discussed issues with work that needs done with one of the townhouses and contacting the neighboring units for cooperation.

FINANCIALS

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

ACC

4 requests, all approved.

REC

One of the filters at the pool was leaking and Mr. Miele repaired it. The final amount of chemicals needed for the year was ordered. The board also discussed how to eliminate the small area at the pool that has ground bees.

COMMONS

The board also discussed that work needs done with the pipe at the pond. The commons chair reported

that Call Mark will be doing the job and what exactly will be done by them. The price was reviewed as well.

The board discussed the asphalt work for playground A. Mr. Chirdon made a motion to accept the bid from Topcoat Sealing Inc. to scratch coat and resurface, Mr. Sacco second. Vote: Mr. Creighan – yes, Mr. Beard - yes, Mr. Byer – yes, Ms. Manolas – yes, Mr. Frohnaphel, Jr. – yes.

The Commons Chair also discussed the stump grinding that occurred on Hunting Creek over the last week.

STORM WATER MANAGEMENT

The board discussed the engineer options for the pond work. Mr. Byer made a motion to use the Harshman Group after review of the contract with the Attorney. Mr. Beard second. Vote: Mr. Creighan – yes, Ms. Manolas – yes, Mr. Sacco – abstain, Mr. Chirdon – abstain, Mr. Frohnaphel, Jr. – yes. Motion passed 5-0-2.

NEW BUSINESS

The board discussed the open board position that was advertised in the August newsletter. Mrs. Christopher expressed interest for nomination for the vacant board seat. The board voted anonymously and Mrs. Christopher will fill the vacant seat.

The board also discussed a resident letter received by the office regarding water issues. A copy of the letter will be forwarded to the Attorney for review and response.

The Movie Night committee requested showing another movie on Friday night for the last night swim. Flyers will be put out at the pool.

Mr. Frohnaphel, Jr. made a motion to adjourn meeting at 8:40 pm.

Respectfully Submitted, Kimberly Spicer

Remaining Pool Schedule

Thursday September 1st

4:00 to 8:00 pm

Friday September 2nd

4:00 to 8:00 pm

Saturday September 3rd

11:00 am to 8:00 pm

Sunday September 4th

11:00 am to 8:00 pm

Labor Day, September 5th

11:00 am to 8:00 pm

Our Insurance Carrier has requested the following reminder:

No Fishing
No Swimming
No Boating

On the Glencannon Pond

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



Walter Winschell
Internet Sales Manager



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Moon Twp, PA 15108

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Fax 412.264.9212
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Web www.dayauto.com



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marcia@personnelstaffers.com
kris@personnelstaffers.com

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.



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®

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3912 Washington Road
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How to Make Your Living Room Appear Larger

Can't seem to create a living room that feels quite right?

Looking for some styling tips that will bring your living room up a notch? Here are five ideas that can dramatically improve your living room.

1. Move the furniture away from the walls: The tendency is to place your furniture against the walls, but giving it a little room to breathe will make the seating area seem cozier while also making the room seem more spacious.
2. Mix old and new pieces: Using the same furniture set to furnish an entire room can make it seem a bit sterile. Try to mix and match different pieces and styles to give your living room a more eclectic feel.
3. Keep everything low: Arranging photos and artwork lower on walls will make a room appear larger, and can also draw more attention to the pieces themselves.
4. Place a bookshelf behind the sofa: It doesn't have to be your entire personal library. Mix and match books with knick-knacks and other items to add some depth and texture to the space behind your sofa.
5. Try a smaller coffee table: Your current coffee table is probably larger than it needs to be, and it may be dominating the room. Try downsizing to a table that can still hold magazines, a centerpiece, and a few drinks, but will also give you a bit more room to move around your furniture.

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

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.**

THANKS TO MARISSA BARTO FOR THE MURAL PAINTED IN THE POOL OFFICE. WE'LL HAVE A PHOTO PUBLISHED IN THE OCTOBER NEWSLETTER

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 to view the Architectural Policy.

NAME: _____ DATE: _____

STREET ADDRESS: _____ LOT NO.: _____

TELEPHONE: _____ EMAIL ADDRESS: _____

OWNER SIGNATURE: _____

ACC RECOMMENDATIONS / COMMENTS: _____

ACC COMMITTEE SIGNATURE: _____ DATE: _____

SEPTEMBER 2016

Sun Mon Tue Wed Thu Fri Sat

1 2 3
 Garbage & Recycling

4 5 6 7 8 9 10
 Hot Dog Day at the pool 1:00 – 2:30 pm
 Labor Day
 Last Pool Day 11:00 am To 8:00 pm
No School
Canon McMillan
 Garbage

11 12 13 14 15 16 17
 Board Meeting 7:00
 Pool Pavilion
 Garbage & Recycling
No School
Canon McMillan

18 19 20 21 22 23 24
 Garbage

25 26 27 28 29 30
 Garbage & Recycling