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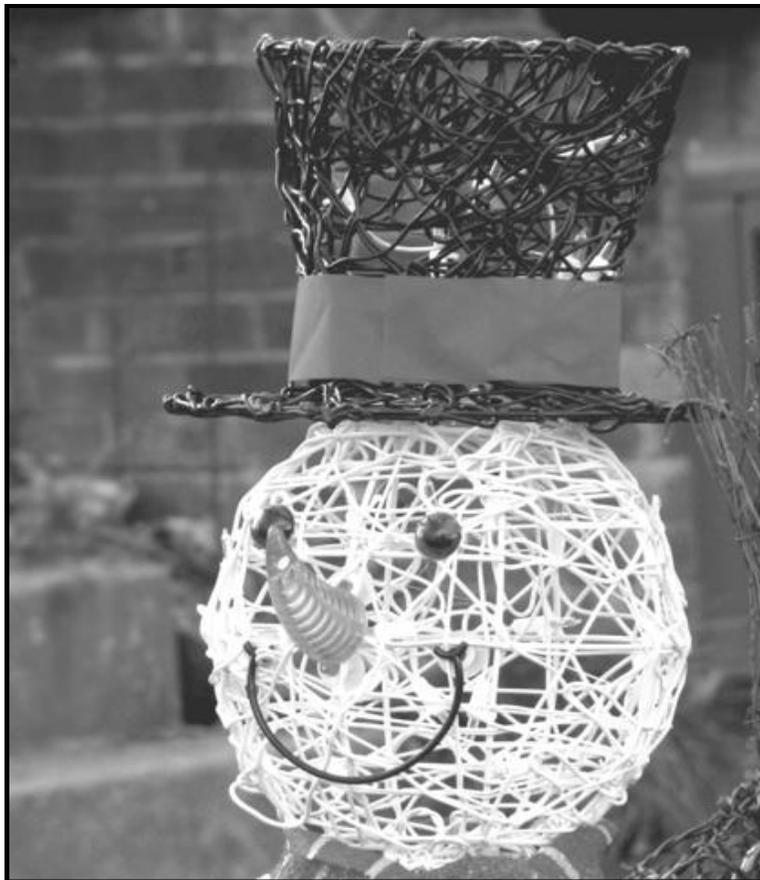
# Glencannon

## Newsletter



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

## December 2012



# Happy Holidays!

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### **GLENCANNON BOARD OF DIRECTORS**

**Dave Sarver, President**  
**April John, Vice President**

John Ackerman  
Shawn Beard  
Terry Creighan  
Richard Flood  
Ed Frohnafel, Jr.  
Tony Sacco  
David Wheeler

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

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### 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

Nolan Poness	746-5210
Riley Poness	746-5210
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

### North Strabane Twp. Municipal

Animal Control	746-4344
Police/Fire/Ambulance	911
Township Office	745-8880
Police Administration	746-8474
Maintenance	745-1404

### Utilities

Waste Management	800-866-4460
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

## 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) ♦ 2 ♦

[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 copy of the A.C.C. form is available from the association secretary 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 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

<b>Mondays</b>	<b>1:00 p.m. - 6:00 p.m.</b>
<b>Tuesdays</b>	<b>1:00 p.m. - 6:00 p.m.</b>
<b>Wednesdays</b>	<b>1:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>1:00 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, 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.**



# Glencannon Community News

## Thanks

Billie Bilko, our Association Secretary has accepted a full-time position with another company. Thanks for your time with us and good luck in your endeavors.

### WIN FREE RAFFLE TIX

Decorate your home for the holidays and win!

Help support Children's Hospital's Free Care Fund by decorating the outside of your home for the holidays!

Cast your vote for best decorated GlenCannon home by email to :

ShawnBeard@HowardHanna.com or call 724.510.9775. Be sure to leave the address of the home you are voting for as well as your address and phone number. One vote per household please.

Winners of the Decoration Contest will win raffle tickets for a chance to win \$10,000. If you would like to purchase additional tickets please email or call Shawn at 724.510.9775.

- Please note: The winner of the decoration contest is not winning \$10,000, but a chance to win such in a larger raffle to be drawn in February, 2013.

- 1st Place: 5 Raffle Tickets.
- 2nd Place: 3 Raffle Tickets
- 3rd - 5th Place: 1 Raffle Ticket each.
- Each raffle ticket benefits Children's Free Care Fund and provides the holder a chance to win \$10,000 in drawing to be held in February 2013.



Children's Free Care Fund

Cast Votes By: 12/15/12

**Winners of Raffle Tickets  
Announced in the  
January 2013 Newsletter.**



Shawn A. Beard  
REALTOR®

180 Fort Couch Road  
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www.howardhanna.com

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Fax: (412) 833-2075  
Cell: (724) 510-9775  
shawnbeard@howardhanna.com



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## December Board Meeting

The next Glencannon Board meeting will be held on Tuesday, December 11, 2012 at 7:00 p.m. at the North Strabane Fire Station located at 2550 Washington Road, Canonsburg, PA 15317.

**All residents are invited to attend!**

## Additional Bonfire Thanks:

### Donations:

Giant Eagle	Chick-fil-A
Eat-n-Park	Simmons Farm
Wendy's	

### Door Prize Winners

USC Rec. Center—5 Passes	George Rosso
Applebees Dinner for 2	Cathy Duchess
Sahara Rays Gift Card	George Rosso
Massage Envy Certificate	Katie McWilliams
Harvest Candy Bowl	Hileri Germeyer

**Thanks to Rick and Deb Flood  
and everyone lending a hand**

## NOTICE TO RESIDENTS:

**Your Assessments for 2013 will remain at \$43 per month.**

## Glencannon Homes Association Regular Monthly Meeting Minutes

November 13, 2012

The meeting was called to order by President, Dave Sarver at 7:02 pm. Board members in attendance, Vice President, April John, John Ackerman, Tony Sacco, Ed Frohnapfel Jr., Shawn Beard, Dave Wheeler, Terry Creighan. Rick Flood arrived late.

### OPEN DISCUSSION:

A resident in attendance had questions regarding the confidentiality agreement that was drawn up for the Financial Committee Chair.

A discussion was held on volunteers for committee positions.

A discussion was held on work trucks and trailers being parked on common grounds and common parking spaces.

An Association Member asked for the resignation of a board member based on the Association Member's claim a \$1,000,000 grant was lost by the board member. Mr. Creighan asked for documentation of the alleged \$1,000,000 grant; another resident in attendance said she had it. Mr. Creighan asked for it to be presented to the board. [Note: At this time, no grant (for the pond) of any amount has been brought before the Glencannon Board of Directors.]

Mr. Frohnapfel explained the process that Penn Dot would have gone through before deciding if there was even any money to consider granting to Glencannon for the pond.

Mr. Sarver stated that DEP has informed us that they are putting us back on the clock to review the situation regarding the pond.

A resident asked about the 2011 audit. Mr. Sarver said he knows it is done and was being reviewed. The hard copy should be coming soon, possibly next month.

### FINANCIALS:

Mr. Sacco questioned the receivables being higher than last months. It was reviewed to his satisfaction that the number was not reported correctly and the A/R amount was approximately the same as last month.

A motion to approve the Financials was made by Mr. Frohnapfel, Mr. Creighan seconded, the motion passed with the following "yes" votes: Mr. Sacco, Mr. Wheeler, Mr. Sarver, Mr. Ackerman, Mrs. John and Mr. Beard.

### REC. CENTER:

Mr. Creighan suggested the following items should be purchased next year for the pool: a new baby pool filter, another table, a new crank for the tennis court and we should look into buying a few commercial grade umbrellas. He also recommended the main pool will need some paint work and should be re-caulked and painted around the steps. We may be able to re-paint the peeling section in the deep end of the pool providing it is drained and cleaned early enough.

### COMMONS:

Lums has parts ordered for the lights at the pond that are out.

### ACC:

Mr. Flood arrived at this time. Two approvals were made. One for a sliding door and one for a Satellite Dish. A question was asked about a patio that was approved, Mr. Flood stated it was the same size, just a replacement.

A Resident questioned why the "red tape" regarding replacing items with the same exact thing. It was explained that even though the Township does not require this, it helps keep people from having bright pink homes or replacing things that don't match. This is particularly important when it comes to the townhouses.

A discussion was also heard regarding a property that put in a deck without Glencannon and Township approval.

Discussions were also held regarding sheds in GHA and a resident interested in putting in a pool.

### OLD BUSINESS:

The Garbage contract is up at the end of December. We have a bid from Allied and need to discuss the comparisons between Allied and Waste Management.

Mr. Creighan addressed the annual resolution to set meeting times for the coming year. It was determined we will continue having meetings the second Tuesday of each month. Meeting times will be 7:00 pm with the exception of June, July and August when the meetings are at the pool, the time for those months will be 7:30 pm.

### NEW BUSINESS:

A resident had a question about who he could have help him get some paperwork completed for his refinance and he was assured his concerns will be addressed.

Motion to adjourn by Mr. Frohnapfel, second Mr Sarver, all in favor.

*Respectfully submitted by April John*

The Financial Report was not available at the time of printing this newsletter. It will be published on the web site in early December.  
[www.glencannonhomes.org](http://www.glencannonhomes.org)

**North Strabane Township has asked residents with trees in their front yard to please have them trimmed to allow Township vehicles (leaf collection/snow removal) to have accessibility to the edges of the road.**

CENTURY 21 PLEDGE POINT #3

# Keep Your Best Interests in Mind.



**Pledge Point #3: Hold your best interest in the highest regard throughout the process**

Only a CENTURY 21 agent, such as Judi Agostinelli, can offer the CENTURY 21 Service Pledge. Just one of the ways to reduce the stress of buying and selling real estate.



**Judi Agostinelli**

Realtor, Associate Broker  
CRS, GRI, ABR  
#1 CENTURY 21 Agent in Western PA



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McMurry, PA 15317  
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412-897-3889 CELL

RealtorJAA@aol.com

<http://JudiAgostinelli.Realtor.com>

## 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.)

The Claim Satisfaction Guarantee is an innovative breakthrough in personal auto protection and it's offered only from Allstate. If a standard auto customer is dissatisfied with their experience on a paid auto claim for any reason, Allstate will refund their premium.

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**Brian Fisher**

Allstate Insurance Company

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Canonsburg PA 15317  
724-746-4470

1130 Perry Highway  
Pittsburgh PA 15237  
412-366-9480



**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

# DECEMBER 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Garbage	6	7	8
9 Hanukkah	10	11 Board Meeting 7:00 p.m. N. Strabane Fire Station	12 Garbage & Recycling	13	14	15 Last Day For Holiday Lights Contest Entries
16	17	18	19 Garbage	20	21	22
23	24 Canon-Mac No School Winter Break Starts	25 Christmas	26	27 Garbage & Recycling	28	29
30	31 Canon-Mac No School	1 Canon-Mac No School				



## PENNSYLVANIA SAFE DRIVER SCHOOL

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marcia@personnelstaffers.com  
kris@personnelstaffers.com

Hermaine G. Muno  
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