

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

April 2023

News this month:

- **Pond update**
- **Volunteers needed for food trucks and for commons beautification**

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Dave Wheeler

Gretchen Gregorchik

Patrick Hogan

Rebecca Lopez



Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Janine Dolanch	724-531-0095
Ruth Ann Heinen	724-554-3661
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

Yard Work, Snow and Leaf Removal

Kyle Blystone 724-263-9943

Dog Walking

Leah Kansco 770-7736897

Janine Dolanch 724-531-0095

Canon McMillan School District

Administrative Building	724-746-2940
Borland Manor Elementary	724-745-2700
N. Strabane Intermediate	724-873-5252
Canon McMillan H.S.	724-745-1400
Transportation Department	724-745-1502
Canon McMillan M.S.	724-745-9030

North Strabane Twp. Municipal

Animal Control	724-503-4417
PA Game Commission	724-238-5639
Police/Fire/Ambulance	911
Township Office	724-745-8880
Police Administration	724-746-8474
Maintenance	724-745-1404

Utilities

West Penn Power	800-686-0021
<i>To report outages</i>	800-544-4877
PA American Water	800-474-7292
Peoples Gas	800-764-0111
Verizon (repairs)	888-409-8035
Comcast	800-266-2278
Gas Leaks	800-400-4271
PA-1 Call	800-242-1776
County Hauling	724-929-7694 Ext. 2

If you have an issue with your garbage collection, please call County Hauling at :

(724) 929-7694 Ext. 2

to schedule a return pick-up.

Be sure to mention you are part of Glencannon Homes Association in Canonsburg, PA before you state your address.

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 \$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.

Condo owners who are selling, are reminded to provide their realtors and buyers the contact information for both their condo and home owners association.

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

**The next Monthly Meeting of the Directors will be held on
April 11, 2023 at the pool pavilion at 7:00 PM**

All residents are welcome to attend!

Any meeting changes will be posted on the website: Glencannonhomes.org

For the sake of keeping Glencannon beautiful and esthetically pleasing to the eye, please refrain from parking on grassy areas. This includes common areas and individual property.

Open Board Position

The following seat can be filled by the GHA board of directors at the next monthly meeting:

Open category position that expires in
March 2025

Prospective GHA board members must reside in Glencannon and must be current in monthly dues.

**Pool Pavilion rentals will be taken via email starting
April 1, 2023**

The rental hours are a 3 hour block and the cost is \$25 plus \$3 for every swimming non-resident guest.
glencannon15317@yahoo.com

FOOD TRUCKS

Please contact the office with any contacts of interested vendors or to volunteer to schedule them

See the Glencannon web site for an updated color coded, 2023 garbage and recycling calendar

The Glencannon Adoption Program

The Glencannon Board invites you to show your community spirit by Adopting a Landscaping Bed, Playground, Garbage Can, Utility Box, Sidewalk, Stairway, or Path.

Adopt a Landscaping Bed:

While the new Landscapers will be primarily responsible for maintaining the beds, the beds can benefit from a little personal touch. This could include weeding, watering or planting your favorite plant (no trees). There is no formal communication necessary other than to submit in writing the bed you would like to adopt and a brief synopsis of your vision. You may solicit team members to help.

Adopt a Playground

The Landscaper will be primarily responsible for the Playgrounds, but again, the Playgrounds can benefit from that special touch. Whether it is weeding or light maintenance. Please submit in writing the Playground you are interested in adopting and how you feel you can contribute.

Adopt a Garbage Can

Landscapers will be emptying the garbage cans from April 1 through November 31. Volunteer can make sure the bag is securely in place and that they do not overflow. This will be especially helpful December 1 through March 31, but also useful year-round as the landscapers are only expected to address the cans once each week as they have other priorities. Please submit in writing the Garbage Can you would like to adopt.

Adopt a Utility Box

The Board has tried to contact the various utility companies to close, straighten, and perhaps freshen up or replace rusting utility boxes. This is an esthetic as well as a safety issue. We were met with resistance unless we had specific address. If you have a utility box in mind that you would like to volunteer to help, simply let us know the location of the box and we will provide the contact information for the utility so that you may reach out. Multiple calls from the community will get better results than one call from the Board or Secretary.

Adopt a Sidewalk/Stairway/Path:

Volunteer to regularly walk a Sidewalk, Stairway, or Path to identify and correct safety issues. This may be cleaning up the occasional fallen branch, snow, and ice; or reporting cracks or encroaching growth from trees and bushes. Please provide written request which location you are interested in volunteering to adopt.

The deadline to Apply is Friday, April 28th.
We look forward to working with you to improve
Glencannon!
Email the office at
glencannon15317@yahoo.com



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PERSONNEL STAFFERS INC.
Est. 1994

Marcia M. Sacco
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Kris Piscatelli
kris@personnelstaffers.com

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 Phone: 724.942.5860 • Fax: 724.942.5866

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Glencannon Homes Association

Financial Report

As of February 28, 2023

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 44,516	\$ -	\$ -	\$ 44,516
Other	\$ 1,310	\$ 20,580	\$ 77	\$ 21,966
Total	\$ 45,826	\$ 20,580	\$ 77	\$ 66,482
Expenditures:				
Recreation Services	\$ 87	\$ -	\$ -	\$ 87
Commons Maintenance	\$ 399	\$ -	\$ -	\$ 399
Landscaping	\$ -	\$ -	\$ -	\$ -
Garbage Removal	\$ 11,118	\$ -	\$ -	\$ 11,118
Legal Services	\$ -	\$ -	\$ -	\$ -
Pond Renovation	\$ -	\$ -	\$ 88,182	\$ 88,182
Administrative	\$ 6,137	\$ 2,031	\$ -	\$ 8,167
Total	\$ 17,741	\$ 2,031	\$ 88,182	\$ 107,954
Excess (Deficit):	\$ 28,085	\$ 18,549	\$ (88,106)	\$ (41,471)
Beginning Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Revenue +	\$ 45,826	\$ 20,580	\$ 77	\$ 66,482
Expenditures -	\$ (17,741)	\$ (2,031)	\$ (88,182)	\$ (107,954)
Change in Working Capital	\$ 21,848	\$ -	\$ -	\$ 21,848
Transfers +/-	\$ (730)	\$ -	\$ -	\$ (730)
Ending Balance	\$ 228,065	\$ 822,213	\$ 951,630	\$ 2,001,908
Bank and Investment Accounts:				
Bank - Checking	\$ 114,466	\$ 20,743	\$ 142,593	\$ 277,802
Money Market	\$ -	\$ -	\$ 410,509	\$ 410,509
CD's	\$ 113,600	\$ -	\$ 398,527	\$ 512,127
PNC Advisor Investments	\$ -	\$ 801,470	\$ -	\$ 801,470
Total	\$ 228,065	\$ 822,213	\$ 951,630	\$ 2,001,908

Pihiou Painting

Owner - Nick Pihiou

724-503-0306

1npihiou@gmail.com

**Interior and Exterior
Painting.
Residential and Commercial**

***Free Estimates
*Fully Insured**



**Glencannon Homes Association
Monthly Meeting of the Directors - Minutes
March 21, 2023**

Meeting called to order at 7pm

Roll Call

Doug Krantz – president, Shawn Beard – Vice President, Terry Creighan, Pat Hogan, Rebecca Lopez (arrived at 7:10pm), John Ackerman and Gretchen Gregorchik. Dave Wheeler not present and excused.

Financials

The board discussed the financial reports that were distributed over the last week. Mr. Creighan made a motion to approve the reports. Mr. Hogan - seconded the motion. Vote: Mr. Krantz – yes, Mr. Beard – yes, Mrs. Gregorchik - yes and Mr. Ackerman - yes.

Commons

The pond project was discussed and Mullen Excavating is currently creating fore bays to collect the water and pollutants. Updates and progress will be in the monthly newsletter.

A&C Industries, LLC will begin the Landscaping contract on April 1, 2023. In addition, they will begin the perennial installation in the beds and provide a watering service for up to 30 days after. The mulching of the playgrounds will occur and Playground A will receive both dirt and mulch to raise the ground so it is easier to access the equipment. The fencing and lights on Village Drive will need to be replaced and additional discussion will occur with the homeowner about the work.

The board also discussed future plans to evaluate the irrigation system on lower Hunting Creek in the field area.

Rec

The contract with American Pools was received and is being reviewed. Revisions to the contract are being made prior to signing.

The board continues to work on getting recommendations for the future renovation of the proposed new pool house. Additional contacts were made to obtain proposals and prices.

Open Discussion

One resident was present and discussed issues with people parking in the grass on Meadowview Drive. The board discussed with him the contact made with the people responsible for parking there and the ownership of the area in question. Mr. Beard made a motion to adjourn the meeting. Mrs. Gregorchik - seconded the motion. Vote: Mr. Krantz- yes, Mr. Hogan – yes, Mr. Creighan – yes, Ms. Lopez – yes and Mr. Ackerman - yes. Meeting Adjourned – 7:20pm

**Glencannon Homes Association
Annual Meeting
March 21, 2023**

Meeting called to order at 7:30pm

Roll Call

Doug Krantz – President, Shawn Beard – Vice President, Gretchen Gregorchik, Terry Creighan, Rebecca Lopez, Pat Hogan and John Ackerman. Dave Wheeler - not present and excused.

Financial Report

The PNC advisor investment account continues to grow with a total of \$801,469. In addition, the two other money market reserve accounts totaled \$34,339 at the end of 2022. The balance in general checking was \$166,332. The AR list has remained consistent over the last year with additional liens filed for seriously delinquent accounts. The pond expenses over the last year were \$9,010 with the pond reserve account totaling at the end of 2022 at \$1,038,925.

ACC report

All requests submitted in 2022 were reviewed and approved. Fifty one letters were sent to homeowners of properties that need addressed as a result of board and community member reports.

Rec Report

The rec expenses in 2022 came in at \$4000 under budget. The pool season went well due to an exceptional head guard from American pools. There were issues with low pool attendance due to weather and also gate control for residents on the delinquent lists. There were several issues with the pool management including not cleaning the chairs, algae growth, pool closures and staffing. There is continued planning for resurfacing the basketball and tennis court as well as plans to renovate the pool house.

Ballots

There were 7 ballots submitted which were opened and counted. The three board members on the ballot were Gretchen Gregorchik, Patrick Hogan and Doug Krantz. All three unopposed. 7 votes were counted for each from the ballots.

Mr. Beard make a motion to adjourn the meeting at 7:50pm, Mrs. Gregorchik seconded the motion. Vote: Mr. Krantz – yes, Mr. Ackerman – yes, Mr. Creighan – yes, Mr. Hogan – yes and Ms. Lopez – yes.

Holiday Trash Pick-Up

The following days push back collection by one day.

Memorial Day

Labor Day

Christmas Day

New Year's Day (2024)

Although Independence Day, and Thanksgiving are listed holidays, they take place after our normal collection day.

Pick-up is Tuesday after Memorial Day, Labor Day, Christmas Day, and New Years Day (2024).

POND PROGRESS

The pond work continues and is going well.

The vast majority of fish and turtles were removed prior to the dredging. Once dredging commenced and water levels were lowered, there were multiple attempts by hand to remove more. Unfortunately, we have experienced the loss of some fish which was to be expected. The appropriate Agencies are inspecting the process and have issued no objections.

The equipment is in place, the water level is down, and monitoring is taking place. The third invoice has come due and funds are in place. There continue to be no obstacles, logistically or permit-wise, to speak of. The Department of Environmental Protection submitted an Inspections Report for March 6th and 14th, 2023.



Thank you to those who have been maintaining a safe distance from the pond, employees, and equipment. As usual, we ask that for the safety of residents and employees, please continue to do so. The police were called on March 18th to ask a fisherman and his two children to leave the pond ar-



Please continue to direct questions and concerns to the Glencannon Secretary. Please be patient as not all calls can be returned. We are aware that certain things may need attention throughout the community. Rather than "police" the neighborhood, we rely on proactive input from residents to inform us of things that may need attention. As the grass cutting season begins with a new landscaper, A & C Industries, LLC, you will notice regularly missed areas around the pond until approximately two weeks after construction has ended. The ball field and baseball backstop has been removed. We thought the field would remain since we decided not to place dredging materials there, but have found that several trees have been planted throughout the field. We are in contact with the Engineer to ensure this is a requirement.

We have not had a landscaping maintenance contract since December 15th. Therefore, you will notice some branches collecting, a garbage can full, etc. Note that the branches will be removed in the first week of April as well as the garbage can emptied. Please do not place garbage in cans that are full. These cans are strategically placed for your convenience as a courtesy. The one at the intersection of Hunting Creek and Glencannon Drive will most likely be removed due to cars regularly pulling up and emptying their contents. Please continue planning accordingly for this section of Hunting Creek Road to either be closed or reduced to one lane without advance notice.

"No Trespassing" signs and game cameras are posted in various areas around the pond, baseball field, the field below the dam, as well as along Route 19. Regardless of whether signs are present, it is expected that no one walk around the pond or the two fields when construction workers are present. When workers are not present, residents may walk the path and the fields provided they can remain 50 feet away from any equipment, tools, and vehicles. Under no circumstances are any stakes to be removed and no one is permitted to walk in the bed of the pond regardless of whether it looks dry.

Attention Landlords!

You are responsible for informing your tenants the following information

- The monthly payment of \$43 is due the first of the month. Owners have ultimate responsibility, if tenants are asked to pay the dues on their own; fees will be added to the owners account for non-payment.
- Garbage pick-up is on Mondays and refuse should be on the curb the night before (with the exception listed holidays, collection is pushed back a day).
- The property should be maintained, grass cut, bushes trimmed and toys should not be left for days on end.
- Clean-up after your pets.
- Vehicles are not to be parked on common grounds grassy areas.
- Noise levels should be kept to a minimum.

The dumpster at the pool is for
POOL USE ONLY.

The following items are strictly prohibited.

- **Construction waste**
- **Televisions**
- **Tires**
- **Car batteries**
- **Oil, gas or hazardous liquids**

This area is under 24 hour surveillance



RECYCLABLE MATERIALS

- Aluminum Cans
- Corrugated Cardboard - broken down and placed in cart
- Newsprint and Inserts
- Office Paper
- Type 1 & 2 Plastics
- Steel Cans
- Phone Books
- Paperback Books
- Junk Mail and Envelopes
- Pizza box lids – If not tainted by food
- Boxboard: such as tissue, dryfood boxes, cereal, noodles and cake boxes.



NON-RECYCLABLE

- Glass of any kind
- Types 3-7 Plastic
- Garbage, food waste, diapers, paper plates, hangers, old plastic toys
- Meat or dairy plastic or paper packaging
- Wax or plastic wrap or bags
- Freezer food packaging
- Plastic deli, product or take-out packaging or utensils
- Plastic bags or wrapping film
- Formed or pellet Styrofoam packaging



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**Glencannon residents
get 10% off**

Dirt Bikes and Quads are NOT permitted to be driven on Glencannon common grounds (the pond, the ballfield, the pool complex or near the playgrounds).

Several warnings have been issued by the police, GHA has authorized citations for future violations.

Thank you for your cooperation



NOW HIRING

Lifeguards

AT

Glencannon Pool

190 Driftwood Dr.
McMurry, PA 15317

- ✓ Flexible Schedules
- ✓ Work Near Home
- ✓ Fun Summer Job
- ✓ Lifeguard certification required- Training Available

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glencannon15317@yahoo.com

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www.glencannonhomes.org

REQUEST FOR REVIEW FORM

ARCHITECTURAL CONTROL COMMITTEE (ACC)
GLENCANNON HOMES ASSOCIATION

INSTRUCTIONS: Along with this form, 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 indicating where on the property the improvement is to be located.

The ACC will respond to your request within 30 days.

Check the Box or boxes' that applies to your request

<input type="checkbox"/>	Exterior ANTENNA provided they are attached to the unit.
<input type="checkbox"/>	Exterior location of CENTRAL AIR CODITIONING unit if <u>not</u> within three [3] feet of current.
<input type="checkbox"/>	A sketch showing the size, location and elevation of any DECK, BALCONY, PORCH or PATIO . *Note: Decks require township approval after GHA approval.
<input type="checkbox"/>	Changes in grade or location of an existing DRIVEWAY .
<input type="checkbox"/>	Height, style, material and distance from property lines of FENCE/PRIVACY SCREEN .
<input type="checkbox"/>	A sketch showing the location of a LAMP POST from the property lines and building.
<input type="checkbox"/>	A sketch showing location of OUTDOOR LIGHTING fixture(s) from the property line/building.
<input type="checkbox"/>	ROOF COVERING not similar to the one provided by the developer.
<input type="checkbox"/>	UTILITY SHEDS must be constructed in the same manner, style, and material of the unit. *Note: Sheds require township approval after GHA approval.
<input type="checkbox"/>	SIDING, DOOR, SHUTTERS and WINDOW replacement.
<input type="checkbox"/>	Painting of DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM and WINDOW TRIM approved colors can be obtained by contacting the Secretary or going on-line to www.glencannonhomes.org to view the Architectural Policy.

The **purpose** of the ACC is to provide **standards and guidelines** for the Residents and the ACC to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

NAME: _____ DATE: _____

STREET ADDRESS: _____ LOT NUMBER: _____

TELEPHONE: _____ EMAIL ADDRESS: _____

OWNER SIGNATURE: _____

ACC RECOMMENDATIONS/COMMENTS:

ACC COMMITTEE SIGNATURE: _____ DATE: _____

April 2023

Sun Mon Tue Wed Thu Fri Sat

						1
2	3 Garbage & Recycling	4	5	6 Passover Begins No School Canon-McMillan	7 Good Friday No School Canon-McMillan	8
9 Easter	10 Garbage No School Canon-McMillan	11 Board Meeting 7:00 PM Pool pavilion No School Canon-McMillan	12	13	14	15
16	17 Garbage & Recycling	18	19	20	21	22
23	24 Garbage	25	26	27	28	29
30						