
The
Glencannon
N e w s l e t t e r



Visit our web site: www.glencannonhomes.org

April 2024



News this month:

**New Landscaping Contract
Community Clean up**

**GLENCANNON
BOARD OF DIRECTORS**

Douglas Krantz, President

Terry Creighan

Dave Wheeler

Gretchen Gregorchik

Patrick Hogan

Rebecca Lopez

Jay Ware

John Peel

**Open Board Position
Volunteers Needed**

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

(All adults)

Janine Dolanch	724-531-0095
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Suzanne Boyan	724-916-4313
Fran Toma	724-413-5738

Yard Work, Snow and Leaf Removal

Kyle Blystone	724-263-9943
Tyler Kempay	724-705-5396

Dog Walking

Leah Kansco	770-773-6897
Janine Dolanch	724-531-0095

If you have an issue with your garbage collection, please call Triple-H Disposal LLC :

(724) 250-0011

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.

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>	<i>800-544-4877</i>
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
Triple-H Disposal, LLC	724-250-0011

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.

Condo owners who are selling, are reminded to provide their realtors and buyers the contact information for both their condo and homeowners 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 9, 2024 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

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 2027

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

The common landscaping will begin on April 1, 2024 with a new company this year. Please contact the office with any questions.

Special thanks to Shawn Beard, who recently retired from board service.

Shawn has completed his second run on the Glencannon board since August of 2012.

Not only has Shawn served as Vice President for most of his run, but his accomplishments are extensive, to list a few: he oversaw the pond renovation, he interacted with our landscaping contractors, he had paving and sealcoating projects completed, he had the new vinyl split rail fence installed near the pool, and MANY other projects.

Mr. Beard will be missed, thanks again!

**Pool Pavilion rentals will be taken via email starting
April 1, 2024**

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

glencannon15317@yahoo.com

Glencannon Homes Association


Financial Report

As of February 29, 2024

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 44,507	\$ -	\$ -	\$ 44,507
Other	\$ 1,569	\$ 15,922	\$ 16	\$ 17,506
Total	\$ 46,076	\$ 15,922	\$ 16	\$ 62,013
Expenditures:				
Recreation Services	\$ 565	\$ -	\$ -	\$ 565
Commons Maintenance	\$ 3,795	\$ -	\$ -	\$ 3,795
Landscaping	\$ 570	\$ -	\$ -	\$ 570
Garbage Removal	\$ 11,282	\$ -	\$ -	\$ 11,282
Legal Services	\$ 75	\$ -	\$ -	\$ 75
Pond Renovation	\$ -	\$ -	\$ 2,401	\$ 2,401
Administrative	\$ 5,890	\$ 2,183	\$ -	\$ 8,072
Total	\$ 22,177	\$ 2,183	\$ 2,401	\$ 26,760
Excess (Deficit):	\$ 23,899	\$ 13,739	\$ (2,385)	\$ 35,253
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 46,076	\$ 15,922	\$ 16	\$ 62,013
Expenditures -	\$ (22,177)	\$ (2,183)	\$ (2,401)	\$ (26,760)
Change in Working Capital	\$ 11,319	\$ -	\$ -	\$ 11,319
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 151,777	\$ 917,886	\$ 223,600	\$ 1,293,263
Bank and Investment Accounts:				
Bank - Checking	\$ 98,142	\$ 20,753	\$ 75,359	\$ 194,254
Money Market	\$ 53,635	\$ -	\$ 148,241	\$ 201,876
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 897,133	\$ -	\$ 897,133
Total	\$ 151,777	\$ 917,886	\$ 223,600	\$ 1,293,263

Holiday Trash Pick-Up
 The following days push back collection by one day.
Memorial Day
Labor Day
 Although Independence Day, Thanksgiving, Christmas, and New Years Day are listed holidays, they take place after our normal collection day.
 Pick-up is Tuesday after Monday Holidays.

Please make sure your Light post is working.
Failure to do so could result in an ACC fine.



Reminder

Submitting payment for dues and resale certificates can only be done via US mail. There is no option for in person payments. Glencannon does not take credit card payments.

If you are interested in helping residents in the community please contact the office to be added to the resource page for leaf/snow removal, babysitting or dog walking.

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 clean up after your pets.

Thank you for your cooperation.

Advertise in the Glencannon Newsletter

Ad Size

Full Page
Half Page
Quarter Page
Business Card
Line Ads

Ad Fee

\$45
\$30
\$20
\$15
\$.25 / word



Discounts apply when consecutive ads are placed

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5

Deadline for all ads is the 24th of each month

Web site ads are available:

\$20 for a 1 month (home page)

\$60.00 for 1 year (home page)

4:3 ratio format/color

“Camera Ready” content supplied by advertiser,
general text ads available for an additional fee

QUESTIONS OF THE MONTH



Will the walkway be built around the pond?

The bids were obtained and one was chosen. Further contact and planning will occur in the coming month.

What do I do if I get behind on dues?

Please call the office to discuss a payment arrangement.

Are garbage cans required in Glencannon?

Putting trash out after 6pm the night before trash pickup is a rule in Glencannon. Having trash in cans (not on the ground) is a North Strabane ordinance.

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glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Homes Association
Monthly Meeting of the Directors
March 19, 2024

Mr. Krantz called the meeting to order at 7:00pm

Roll Call

Doug Krantz- President, Shawn Beard – Vice President, Terry Creighan, Rebecca Lopez, Pat Hogan and Dave Wheeler. Gretchen Gregorchik arrived at 7:30pm. John Peel not present excused. Jay Ware not present.

Financials

The financial reports were discussed, with no issues noted. Mr. Hogan made a motion to approve, Mr. Beard seconded the motion. Vote: Mr. Krantz – yes, Mr. Creighan – yes, Ms. Lopez – yes, Mr. Wheeler – yes.

Commons

Presidential Landscaping removed the down trees near Route 19 following the storm last week. Additional branches and a tree trunk were removed at the pond spillway as well.

The board discussed the walkway around the pond and some of the bids that were obtained. Additional details are needed from the contractors that submitted the bids and a decision will be made next month.

The board discussed the 3 landscaping bids that were submitted. Mr. Beard made a motion to accept the bid for B&B Lawnscape for the general landscaping and Presidential Landscaping to do the beds and the playgrounds for the 2024 season. Mr. Wheeler seconded the motion. Vote: Mr. Krantz – yes, Mr. Creighan – no, Mr. Hogan – no, Ms. Lopez – abstain. Motion passed.

Rec

The contract for American Pools was signed and the negotiated rate was accepted to maintain the budget amount. The board discussed upgrading the pool equipment and the details of what is going to be replaced and why. The bids were discussed and Mr. Hogan made a motion to accept the bid from American Pools to replace the equipment, Ms. Lopez seconded the motion. Vote: Mr. Creighan – no, Mr. Krantz – yes, Mr. Beard – yes, Mr. Wheeler – yes. Motion passed.

The board also discussed sealing the cracks in the walls at the pool house, painting the restrooms and guard room and repairing the ceiling in the pump room. Mr. Hogan made a motion to accept the bid from Pihou Painting, Mr. Beard seconded the motion. Vote: Mr. Krantz – yes, Mr. Creighan – yes, Mr. Wheeler – yes and Ms. Lopez – yes. Motion passed.

ACC – 3 requests all approved.

New Business

The board discussed reviewing the financials to prepare for the 2025 budget due to rising costs and specifically the garbage contract. The board discussed the potential of raising the monthly dues if this is determined necessary to offset the additional costs. The board will consult with Stelmack, Dobransky and Eannace who do the yearly audit for necessary direction as needed.

Old Business

The board discussed the cluster box project on Meadowview. Another board contact will take over after today. Mr. Beard made a motion to continue to move forward with finding a cluster box for 12 units on Meadowview. The box has to be USPS compliant, the residents effected will be provided a 30 day notice with the price provided. A resident was present as well who will be assisting with the process and provided a map of the area with the original location of the cluster box. Each homeowner will be billed for the cost of the cluster box. Mr. Hogan seconded the motion. Vote: Mr. Creighan – yes, Mr. Wheeler – yes, Ms. Lopez – yes, Mrs. Gregorchik – yes and Mr. Krantz – yes.

The board discussed that they will not be doing any repairs of the cluster boxes on Meadowview. The residents that use those boxes will be responsible for getting the work done.

Open Discussion

A resident was present and discussed issues with another resident on his street who continue to put their trash out prior to 6pm on Sunday and also the trash is not in a can. He stated that the trash is blowing all over the street. He said he has to clean it up each week and he wants them notified. The board agreed on a letter sent to the resident giving them a 30 day notice of a fine if this issue is not resolved.

Meeting adjourned at 7:45pm

Glencannon Homes Association
ANNUAL MEETING
March 19, 2024

Mr. Krantz called the meeting to order at 7:45pm

Roll call: Doug Krantz- President, Shawn Beard – Vice President, Terry Creighan, Pat Hogan, Rebecca Lopez, Gretchen Gregorchik and Dave Wheeler. John Peel– not present and excused. Jay Ware – not present.

Financial:

The details of the financials were discussed and the monthly financial report continues to be in each monthly newsletter. The board discussed the details of the reserve accounts and that the purpose of having these accounts is for improvement and replacement throughout the community. The reserve study is also done annually to maintain the details of things that are replaced as well as depreciation.

Rec: Report given in last meeting no additional residents present.

ACC – No outstanding requests.

Commons - Report given in last meeting no additional residents present.

The ballots that were submitted were opened and the two board members on the ballot, John Peel and Dave Wheeler received at least one vote to continue for another term.

Meeting adjourned at 8:00pm.

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I am a native of Canonsburg and have been selling homes since 1992.

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Community Clean Up

Please notify the office with interest in a community clean up for April or May. This would be done in the common areas including the basketball and volleyball court, the playgrounds and pond area.

Trash bags and gloves will be Provided. Documentation can be provided for Teens who need service hours.

Meadowview Mailboxes

The process to continue to repair the cluster boxes is underway. All residents affected by this change will be notified via mail once the details are determined.

Please contact the office email with any questions.

glencannon15317@yahoo.com

PLEASE

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There are multiple complaints about the pet waste in the common areas in the neighborhood.

In order to maintain the health and safety of all residents,

**Please clean up
after your pets**

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 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Garbage & Recycling No School Canon-McMillan	2 No School Canon-McMillan	3	4	5	6
7	8 Garbage	9 Board Meeting 7:00 PM Pool Pavilion	10	11	12	13
14	15 Garbage & Recycling Tax Day	16	17	18	19 2 Hour Early Dismissal Canon-McMillan	20
21	22 Garbage	23 No School Canon-McMillan	24	25	26 Arbor Day	27
28	29 Garbage & Recycling	30				