

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

February 2023



News this month:



Update on Pond Work



Annual Meeting

Details

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Dave Wheeler

Gretchen Gregorchik

Patrick Hogan

Rebecca Lopez



Happy Valentine's Day!

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

* All providers must contact the office periodically to express continued interest in being listed.

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
County Hauling	724-929-7694 Ext. 2

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
February 14, 2023 at Kings Restaurant (back meeting room)
at 7:00 PM**

All residents are welcome to attend!

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

Annual Meeting

Three board seats will expire in March, 2023, one single family home position, one townhouse position and one open position.

If you are interested in running for a board seat, please submit a letter of interest via mail or email by February 13, 2023 and specify which expiring category you would like to run (all candidates must be confirmed by a second, so it would be a good idea to have an Association member send a letter confirming as such). You can also come to the February 14th meeting for nomination.

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

Townhouse and Single Family Home board members must be Association Members.

The Annual Meeting will be held at the pool on March 21st at 7:30 pm.

All residents are welcome to attend!

The regular monthly meeting of the directors will also be held on March 21st at 7:00 pm.

The streets in Glencannon are maintained by North Strabane Township.

Please contact the township with issues regarding road maintenance and snow removal.

There are multiple cars that have received notices in the common parking spaces. No vehicles without valid inspection can be parked in common parking spots

GHA is required to send one statement per year. These were mailed in January of 2023. Please review the late fee policy on our website and talk to your bank about online bill pay!



Residents are reminded that trespassing on the frozen pond is

STRICTLY PROHIBITED

Please be safe this winter

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.

Holiday Trash Pick-Up

The following days (next year) push back collection by one day.

**Memorial Day
Labor Day**

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

Pick-up is Tuesday after Memorial Day, and Labor Day

Christmas Day pick-up (this year) is the normal Monday, December 26th

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.

**PERSONNEL
STAFFERS
INC.**
Est. 1994

Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
kris@personnelstaffers.com

4150 Washington Road, Suite 108 • McMurray, PA 15317
Phone: 724.942.5860 • Fax: 724.942.5866

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**BERKSHIRE
HATHAWAY**
HomeServices

Deborah A Panza
REALTOR®



The Preferred Realty
4215 Washington Rd
McMurray, PA 15317
Office: (724) 941-3340 x1617
Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com



A member of the franchise system of BHH Affiliates, LLC

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 must be removed the next day.

glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Homes Association

Financial Report

As of December 31, 2022

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 267,698	\$ -	\$ -	\$ 267,698
Other	\$ 12,885	\$ (146,406)	\$ 1,030	\$ (132,491)
Total	\$ 280,584	\$ (146,406)	\$ 1,030	\$ 135,207
Expenditures:				
Recreation Services	\$ 54,589	\$ -	\$ -	\$ 54,589
Commons Maintenance	\$ 14,919	\$ -	\$ -	\$ 14,919
Landscaping	\$ 36,788	\$ -	\$ -	\$ 36,788
Garbage Removal	\$ 65,561	\$ -	\$ -	\$ 65,561
Legal Services	\$ 3,113	\$ -	\$ -	\$ 3,113
Pond Renovation	\$ -	\$ -	\$ 14,722	\$ 14,722
Administrative	\$ 64,848	\$ 9,015	\$ -	\$ 73,863
Total	\$ 239,816	\$ 9,015	\$ 14,722	\$ 263,554
Excess (Deficit):	\$ 40,767	\$ (155,421)	\$ (13,693)	\$ (128,346)
Beginning Balance	\$ 150,021	\$ 1,003,230	\$ 1,052,071	\$ 2,205,322
Revenue +	\$ 280,584	\$ (146,406)	\$ 1,030	\$ 135,207
Expenditures -	\$ (239,816)	\$ (9,015)	\$ (14,722)	\$ (263,554)
Change in Working Capital	\$ 10,044	\$ -	\$ -	\$ 10,044
Transfers +/-	\$ (21,971)	\$ (44,146)	\$ 1,358	\$ (64,759)
Ending Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Bank and Investment Accounts:				
Bank - Checking	\$ 165,263	\$ 20,741	\$ 776	\$ 186,780
Money Market	\$ -	\$ -	\$ 639,997	\$ 639,997
CD's	\$ 13,598	\$ -	\$ 398,963	\$ 412,561
PNC Advisor Investments	\$ -	\$ 782,922	\$ -	\$ 782,922
Total	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260

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



**Glencannon Homes Association
Executive Meeting - Minutes
January 10, 2023**

Mr. Krantz called the meeting to order at 6:30pm
Roll Call
Doug Krantz - President, Shawn Beard – Vice President,
Terry Creighan, Pat Hogan, Rebecca Lopez, John
Ackerman and Dave Wheeler. Gretchen Gregorchik not
present and excused. .

Financials
The financial reports were reviewed and discussed. The
final draft of the budget for 2023 was reviewed based on
the information discussed at the last meeting. Mr. Beard
made a motion to approve the budget, Mr. Hogan seconded
the motion. Vote: Mr. Creighan – yes, Ms. Lopez – yes,
Mr. Ackerman – yes and Mr. Wheeler - yes. The board
thanked Jim Byer for his participation in the budget
development and past years comparison.

Commons
The landscaping contract for the new year was discussed.
A copy of the contract with proposed changes was
distributed last week. The details of the bid proposal
including the change in snow removal was discussed and
the contractors that were contacted so far. The maps that
are needed by the landscapers and board were discussed
and the potential of making them digital though a local
printing store.

ACC – 2 approved

Rec
The contract for American Pools was received and is being
reviewed. The final review and the bid price will be
discussed once it is confirmed. The board also clarified
that the prices for the new pool pump were discussed in the
fall with American pools but there are no plans to purchase
a new one in 2023 because it is not necessary.

Old Business
The pool house renovation project was discussed and a
contractor was scheduled for next week to come and look
at the area and provide a recommendation and proposal.
Two other contractors will be consulted as well. The bids
with prices and the scope of work will be gathered for
board review.

Mr. Beard made a motion to adjourn, Mr. Ackerman
seconded the motion. Vote: Mr. Krantz – yes, Mr.
Wheeler- yes, Mr. Hogan -yes and Mr. Creighan – yes
and Ms. Lopez – yes.

**Glencannon Homes Association
Monthly Meeting of the Directors
January 10, 2023**

Mr. Krantz called the meeting to order at 7:00pm.
Roll Call
Doug Krantz – president, Shawn Beard – Vice President,
Terry Creighan, Pat Hogan, Rebecca Lopez, John
Ackerman and Dave Wheeler. Gretchen Gregorchik not
present and excused.

Financials
The board discussed the financial reports that were
distributed prior to the meeting. Mr. Hogan made a motion
to approve the reports. Mr. Wheeler seconded the motion.
Vote: Mr. Krantz– yes, Mr. Beard – yes, Ms. Lopez – yes,
Mr. Creighan – yes and Mr. Ackerman - yes.

Commons
The pond project was discussed, and the planning meeting
occurred with the contractor. The work is still planning to
start in the coming weeks.

The lights on Upper Hunting Creek require a new
contractor. All electrical contractors are being contacted to
bid.

The tree list was discussed in order to start the bidding for
the Spring. The list will continue to be updated.
The board discussed obtaining bids to seal coat the pool
parking lot this year.
Snow removal in the common areas was discussed and
Cramer Landscaping will be contacted as needed for the
work.

Old Business
There continues to be one open board position available

Open Discussion
None – No residents present.

Mr. Beard made a motion to adjourn the meeting. Mr.
Wheeler seconded the motion. Vote: Mr. Krantz- yes, Mr.
Hogan – yes, Mr. Creighan – yes, Ms. Lopez – yes and Mr.
Ackerman - yes
Meeting Adjourned – 7:20pm



Pond Update!

The work is to commence most likely in the month of February and completed within the month of June as the contract allows for 120 days for completion from the start date.

The utilities have been marked, two permits (including for the footbridge and Chapter 102) is being addressed, and final construction notification has been sent to the Army Corps of Engineers and communication with North Strabane.

For the safety of residents, please do not approach the employees. Questions are to be directed to the Glencannon Secretary. The Secretary may choose to publish them in the Question of the Month section of the Newsletter in lieu of returning every phone call. Calls regarding noise and smells will not be returned as it is to be expected. Construction will only take place during the hours North Strabane permits. Three Board members have been identified to check-in with Mullen employees.

Please plan accordingly for reduced speed and periods when the pond section of Hunting Creek Road may be either closed or reduced to one lane. Road closures will not be announced in advance.

No Trespassing signs and game cameras will be posted in various areas around the pond, baseball field, and field below the dam. 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 is anyone permitted to walk in the bed of the pond regardless of whether it looks dry.

The Board and Contractors appreciate your patience and understanding during this long-awaited project.



If you have any questions about the pond work please contact the office via email at glencannon15317@yahoo.com
Continued updates and progress will be provided in the newsletter every month.

Glencannon Homes Association – 2023 Budget

Income

4010	Assessment Income	\$268,000
4012	Late Fee charges	\$5,000
4015	Resale & Lien LTR Income	\$2,000
4020	Interest Income	\$5
4025	Interest – Delinquent Accounts	\$4,000
4030	Newsletter Income	\$535
4031	Interest – Capital Reserves	\$10
4042	RC Concession Income	\$250
4043	RC Guest Fee Income	\$1,250
4044	RC Pool Rental	\$500
4045	RC Heights Passes	\$250
4054	ACC Fine	\$200
Total Income		\$282,000

Expenses

Recreation

5105	RC Management	\$49,000
5131	RC Electricity	\$3,600
5132	RC Gas	\$1,500
5133	RC Water	\$2,500
5140	RC Maintenance & Supplies	\$5,000
5141	Pool Chemicals	\$500
5145	Tennis Court Maintenance	\$500
5100	Expenses – Other	<u>\$100</u>
		\$62,700

Commons

5430	Commons Utilities	\$2,700
5440	Commons Maintenance & Supplies	\$15,000
5455	Playground Maintenance	\$7,000
5501	Landscaping	<u>\$45,000</u>
		\$69,700

Administration

5710	Adm. Gross Wages	\$21,500
5715	Adm. Payroll Taxes	\$3,000
5730	Rubbish	\$67,400
5734	Bank Service Charges	\$2,500
5735	Legal fees	\$6,500
5740	Audit and Tax Prep	\$10,000
5745	Professional Svcs/Poolhouse Research	\$11,200
5750	D & O Insurance	\$2,500
5751	Liability Insurance	\$5,000
5752	Workman's Comp. Insurance	\$1,000
5765	Office Equip. Maintenance	\$3,000
5770	Office Communication	\$2,000
5780	Office Supplies	\$2,400
5791	Newsletter Printing	\$3,750
5792	Newsletter Delivery	\$600
5795	Printing	\$100
5805	Bad Debts	\$5,000
5820	Pool Parties	\$500
5860	Community Day	\$1,500
5999	Admin. Misc.	\$100
6560	Payroll Expenses	<u>\$50</u>

\$149,600

Total Expenses

\$282,000

TJM Tree Service



Tom
Owner
412-799-3090

Full removals and trimming Lumber milling & live edge slabs
Stump grinding Custom Hardwood Furniture
Firewood FULLY INSURED & FREE ESTIMATES

**Glencannon residents
get 10% off**

Property Condition:

The GHA board and residents continue to report properties that are in need of repair or improvement. Letters are sent to these residents regularly identifying what needs done, and completed within 30 days. **Failure to do these improvements can result in a \$50 fine.**

Street Parking in Glencannon is prohibited by North Strabane Township.

If there is a planned event and you would like to use street parking for a short amount of time, only the Township can approve that. For all township questions call: 724-745-8880.

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

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.

Potholes on your street?

Call the North Strabane Public Works Department to report a needed repair.

724-745-1404

Potholes on state roads can be reported at:

1-800-FIX-ROAD

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: _____

FEBRUARY 2023

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