

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

February 2024

News this month:

- **Meadowview Mailboxes**
- **Upcoming Garbage Collection**
- **Volunteer needed for Food Trucks**

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan
Dave Wheeler
Gretchen Gregorchik
Patrick Hogan
Rebecca Lopez
Jay Ware
John Peel

**Annual Statements have
been sent to all residents!**

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
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 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.

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

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
February 13th, 2024 at Kings Restaurant at 7:00 PM**

All residents are welcome to attend!

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

Glencannon Homes Association was informed that GetGo is formally withdrawing their application for the proposed redevelopment of 580 McClelland Road (King's).

Thank you to all who have reached out to North Strabane and Giant Eagle GetGo.

The streets in Glencannon are maintained by North Strabane Township.

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

Due to ongoing changes in the industry, County Hauling has requested a last minute price increase for the new contract. The bid process has begun to find a competitive price. Changes and updates will be in next month's newsletter. Please check the website before the March Newsletter as all changes will be posted there.

Looking for payment reminders? Please consider online bill pay or payment reminder slips can be printed from the website.



Residents are reminded that trespassing on the frozen pond is

STRICTLY PROHIBITED

Please be safe this winter

Glencannon Homes Association

Financial Report

As of December 31, 2023

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 281,507	\$ -	\$ -	\$ 281,507
Other	\$ 13,765	\$ 109,065	\$ 14,795	\$ 137,625
Total	\$ 295,272	\$ 109,065	\$ 14,795	\$ 419,132
Expenditures:				
Recreation Services	\$ 68,724	\$ -	\$ -	\$ 68,724
Commons Maintenance	\$ 18,207	\$ -	\$ -	\$ 18,207
Landscaping	\$ 37,262	\$ -	\$ -	\$ 37,262
Garbage Removal	\$ 67,528	\$ -	\$ -	\$ 67,528
Legal Services	\$ 4,850	\$ -	\$ -	\$ 4,850
Pond Renovation	\$ -	\$ -	\$ 888,546	\$ 888,546
Administrative	\$ 84,212	\$ 8,581	\$ -	\$ 92,793
Total	\$ 280,783	\$ 8,581	\$ 888,546	\$ 1,177,910
Excess (Deficit):	\$ 14,489	\$ 100,484	\$ (873,751)	\$ (758,778)
Beginning Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Revenue +	\$ 295,272	\$ 109,065	\$ 14,795	\$ 419,132
Expenditures -	\$ (280,783)	\$ (8,581)	\$ (888,546)	\$ (1,177,910)
Change in Working Capital	\$ (10,710)	\$ -	\$ -	\$ (10,710)
Transfers +/-	\$ (66,080)	\$ -	\$ 60,000	\$ (6,080)
Ending Balance	\$ 116,560	\$ 904,147	\$ 225,985	\$ 1,246,692
Bank and Investment Accounts:				
Bank - Checking	\$ 62,929	\$ 20,752	\$ 17,759	\$ 101,440
Money Market	\$ 53,631	\$ -	\$ 0	\$ 53,631
CD's	\$ -	\$ -	\$ 208,225	\$ 208,225
PNC Advisor Investments	\$ -	\$ 883,396	\$ -	\$ 883,396
Total	\$ 116,560	\$ 904,147	\$ 225,985	\$ 1,246,692

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

Mailboxes on Meadowview

The board discussed the issues on Meadowview regarding the missing and broken cluster mail boxes and the individual mailboxes. The decision was made to replace the missing cluster box and consider possible repairs to an existing cluster box. The cost will be assessed to the residents who are to use the effected cluster boxes to receive their mail.

This process is in line with what is in the covenants Article V Section 2:

Section 2. Individual Lots. Except as otherwise expressly provided herein, the Owner of each Lot shall be responsible for the care, maintenance and repair of his Lot, the premises and all improvements situate thereon.

In the event that any Owner shall fail to maintain any Lot or the premises and the improvements situate thereon in a manner satisfactory to the Board, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain and/or restore the Lot, the premises and any improvements erected thereon. Such right of entry and repair shall be exercisable only upon thirty (30) days written notice given to the owner thereof, unless, in the discretion of the Board, a genuine emergency necessitates a shorter period of time. The costs of any such repairs, maintenance and/or restoration shall be added to and become part of the assessment to which such Lot and Lot Owner is subject:

The post office will be notified of the new boxes. Once the cluster boxes are completed, any existing individual mailboxes will have to be removed by the homeowner.

The addresses effected by the change will be notified by mail in the coming weeks.

Glencannon Homes Association

Executive Meeting - Minutes

January 9, 2024

Mr. Krantz called the meeting to order at 6:30pm
Roll Call

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

Financials

The financial reports were reviewed and discussed.
Vote to occur at the next meeting.

Commons

The landscaping contract was distributed for review. Changes and updates to the contract will be gathered and a proposal completed to request bids for the new contract year.

The request for proposal for the walkway around the pond was distributed to each board member to obtain bids for the work.

The mailboxes on Meadowview were discussed and the board decided to purchase cluster mail boxes for the area. The board discussed this process being in line with what is in the covenants as well. The post office will be notified of the new boxes. The cost of the boxes and installation will be equally assessed to each resident included in this area. Once the cluster boxes are completed, any existing mailboxes will have to be removed by the homeowner.

Starting the light work was discussed including the repair of the lights at the shed, Pheasant Cove and Hunting Creek. Mr. Creighan made a motion to accept the bid from The Electrical Company LLC. Mrs. Gregorchik seconded the motion. Vote: Mr. Krantz – yes, Mr. Beard – yes, Mr. Wheeler – yes, Mrs. Lopez – yes, Mr. Hogan – yes.

The Scenic Valley Mitigation is in the final stages of approval. The developer contacted the board asking for space on our property to add trees along the stream. The board discussed this and also that additional information is needed before a decision could be made. A meeting will be set up for this month.
ACC – 1 request approved.

New Business

The 2024 budget was distributed and discussed. Mr. Hogan made a motion to approve, Mr. Creighan seconded the motion. Vote: Mr. Krantz – yes, Mr. Beard – yes, Mr. Wheeler – yes, Mrs. Lopez – yes, Mr. Hogan – yes.
Meeting adjourned at 7:00pm

Glencannon Homes Association

Monthly Meeting of the Directors

January 9, 2024

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, Gretchen Gregorchik and Dave Wheeler. Jay Ware and John Peel – not present and excused.

Financial:

The board discussed the financial reports that were provided last week. Mr. Hogan made a motion to accept, Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Krantz – yes, Ms. Lopez – yes, Mrs Gregorchik – yes and Mr. Wheeler – yes.

Old Business:

The board discussed the continued efforts of Get Go to obtain the area where Kings currently is to build a store. The board discussed making a statement to the Township about the concerns around a store in that location and how it impacts the Glencannon Community .

Open Discussion:

2 residents were present. The first resident discussed his issues with the mailboxes put up on Meadowview Drive. The board let him know that there will be new cluster boxes installed and the details that were determined in the executive meeting. The second resident expressed his issues with people riding motorized vehicles in the wooded area around his home. He and others continue to call the police about this. The board will check on the owner of this area.





Hello *Neighbor*

My name is David Neidermeyer, and as a dedicated REALTOR® in our community, I'm thrilled to extend my warmest holiday wishes for 2024. Since my family and I became part of the Glencannon community last year, we've been wholeheartedly embracing the joy and camaraderie here. We're excited about the prospect of creating lasting memories with our wonderful neighbors and friends in the years ahead.

In the spirit of neighborly connection and as we welcome the new year, I'm pleased to offer you a complimentary Real Estate market update tailored for our Glencannon community. My commitment is to ensure that we all stay informed and knowledgeable about the current market trends affecting our homes. Here's to a prosperous and fulfilling 2024 for each of us in our beloved community!

Dave Neidermeyer, Realtor

GLENCANNON RESIDENTS: **FREE COMPARABLE MARKET REVIEW OF YOUR HOME in 2024**
This flyer entitles you to a FREE Comparable Market Analysis of your property. Just contact ME today for more information.

As always, feel free to reach out to me anytime with questions you may have with regards to **buying or selling a home**. I am always honored to serve a fellow neighbor. Hope to see and hear from you soon!



REALTYONEGROUP
GOLD STANDARD

Dave Neidermeyer, Realtor

Realty ONE Group Gold Standard
375 Valley Brook Road, McMurray, PA 15317
Office: (724) 941-1427 Mobile: (724) 469-1582
Email: dave@goldstandardpittsburgh.com
License#:RS344715

PETERS TWP-SHADYSIDE-WEXFORD-GREENSBURG-ROSTRAVER

glencannon15317@yahoo.com



www.glencannonhomes.org

Three board seats will expire in March, 2024, 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, 2024 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 13th meeting for nomination.

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

The Annual Meeting will be held Tuesday, March 19th at 7:30 PM (location TBD).

Volunteers needed for Food Truck leads and also for planning community day. Please contact the office with interest.

REMINDER:

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.

**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



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**PERSONNEL
STAFFERS
INC.**
Est. 1994

Marcia M. Sacco
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4150 Washington Road, Suite 108 • McMurray, PA 15317
Phone: 724.942.5860 • Fax: 724.942.5866

www.personnelstaffers.com

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: _____

FEBRUARY 2024

Sun Mon Tue Wed Thu Fri Sat

1 2 3
 Groundhog Day

4 5 6 7 8 9 10
 Garbage & Recycling

11 12 13 14 15 16 17
 Garbage Board Meeting 7:00 PM Kings Restaurant Valentine's Day
 2 hr. Early Dismissal Canon-McMillan

18 19 20 21 22 23 24
 Garbage & Recycling
 No School Canon-McMillan

25 26 27 28 29
 Garbage