
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

January 2023



News this month:

Pond work to begin!
Glencannon Ladies
Club update!

GLENCANNON
BOARD OF DIRECTORS

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan
John Ackerman
Dave Wheeler
Gretchen Gregorchik
Patrick Hogan
Rebecca Lopez

Happy New Year!

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
January 10, 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 Statements for 2022 will be mailed to all residents throughout the month of January 2023.

The total balance on your statement will be as of December 31, 2022. Any checks sent after that will not be included in the amount.

If you have a (-) negative balance on your statement, that indicates a credit.

Any questions about your statement can be emailed to glencannon15317@yahoo.com



**The Glencannon Ladies
Club**

**is meeting on
January 25th.**

**This club is open to ladies
of all ages who would like
to get to know their
neighbors a little better.**

**Join us! Text Erin at
412-378-3894 if interested!**

**Please see the website to review
ACC guidelines, bylaws, policies
and forms!**

www.glencannonhomes.org



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

www.personnelstaffers.com

**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 November 30, 2022

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 245,338	\$ -	\$ -	\$ 245,338
Other	\$ 11,867	\$ (123,917)	\$ 305	\$ (111,744)
Total	\$ 257,205	\$ (123,917)	\$ 305	\$ 133,594
Expenditures:				
Recreation Services	\$ 53,976	\$ -	\$ -	\$ 53,976
Commons Maintenance	\$ 14,718	\$ -	\$ -	\$ 14,718
Landscaping	\$ 35,725	\$ -	\$ -	\$ 35,725
Garbage Removal	\$ 60,084	\$ -	\$ -	\$ 60,084
Legal Services	\$ 3,113	\$ -	\$ -	\$ 3,113
Pond Renovation	\$ -	\$ -	\$ 12,482	\$ 12,482
Administrative	\$ 58,695	\$ 9,015	\$ -	\$ 67,710
Total	\$ 226,311	\$ 9,015	\$ 12,482	\$ 247,809
Excess (Deficit):	\$ 30,894	\$ (132,932)	\$ (12,177)	\$ (114,215)
Beginning Balance	\$ 150,021	\$ 1,003,230	\$ 1,052,071	\$ 2,205,322
Revenue +	\$ 257,205	\$ (123,917)	\$ 305	\$ 133,594
Expenditures -	\$ (226,311)	\$ (9,015)	\$ (12,482)	\$ (247,809)
Change in Working Capital	\$ 9,445	\$ -	\$ -	\$ 9,445
Transfers +/-	\$ (21,971)	\$ (44,146)	\$ 11,358	\$ (54,759)
Ending Balance	\$ 168,390	\$ 826,152	\$ 1,051,251	\$ 2,045,793
Bank and Investment Accounts:				
Bank - Checking	\$ 154,792	\$ 20,740	\$ 13,016	\$ 188,548
Money Market	\$ -	\$ -	\$ 639,880	\$ 639,880
CD's	\$ 13,598	\$ -	\$ 398,355	\$ 411,953
PNC Advisor Investments	\$ -	\$ 805,412	\$ -	\$ 805,412
Total	\$ 168,390	\$ 826,152	\$ 1,051,251	\$ 2,045,793

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
December 13, 2022**

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

Roll Call

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

Financials

The financial reports were reviewed and discussed. The details of the utilities were discussed at the pool. The board also discussed the details of the AR list.

Rec

The pool pump was discussed as part of the 2023 budget planning. The board discussed getting the prices in the coming months to make the purchase. Additional discussion occurred regarding the pool house renovation planning.

ACC – 2 approved

New Business

The board discussed the details of the 2023 budget and developing the draft for approval. Various areas were discussed for planning including, professional services, office equipment, rec and commons maintenance. The final budget will be provided to the board for a vote. Once the vote is finalized and approved, the budget will be on the website and in the newsletter.

Old Business

The board discussed the snow removal in common areas. This will be paid separately and on as needed basis with Cramer Landscaping or another contractor. The current contract has ended, and a new contract will be discussed in the next few months. The board will collectively gather bids.

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

**Glencannon Homes Association
Monthly Meeting of the Directors
December 13, 2022**

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 and Gretchen Gregorchik. John Ackerman not present and excused, Dave Wheeler not present.

Financials

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

Commons

The pond project was discussed, and a planning meeting is scheduled with the engineers in the next few weeks. Additional updates will be published in the January newsletter. The current landscaping contract has ended and a final walk through has occurred to make sure nothing else is needed. The board discussed obtaining the contract bids for 2023.

Old Business

There continues to be one open board position available

New Business

The board discussed the planning for the renovations to the pool house. A request for proposal will be made once the board obtains a professional consultation. This will establish the details of the work and the cost.

The lights on Upper Hunting Creek were discussed and the original contractor is not able to do the job due to lack of contact. Another company will be contacted. The lights on Village were discussed and will be evaluated at the time the pond lights are replaced. The bench on Old Meadow is being repaired but the contact with the company that it was purchased through is slow.

Open Discussion

None – No residents present.

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.

Meeting Adjourned – 7:20pm

TJM Tree Service



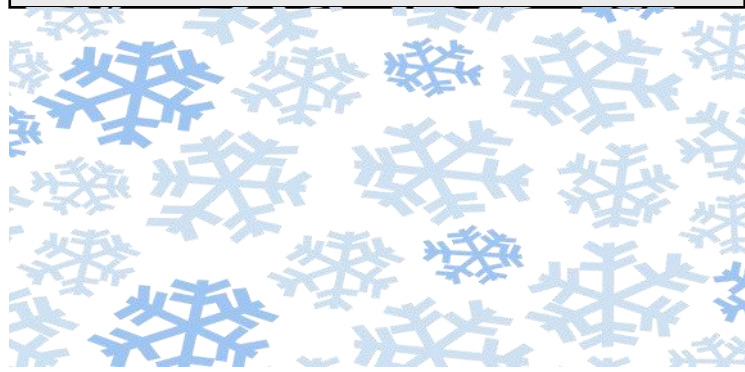
Tom
Owner
412-799-3090

Full removals and trimming
Stump grinding
Firewood

Lumber milling & live edge slabs
Custom Hardwood Furniture

FULLY INSURED & FREE ESTIMATES

Glencannon residents
get 10% off



The streets in
Glencannon are
maintained by North
Strabane
Township. Please
contact the township with
issues regarding road
maintenance and snow
removal.



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



Pond Update

The Pre-Construction Planning Meeting took place at the pond on Thursday, December 22nd. In attendance were representatives from Glencannon, Harshman CE Group LLC, Mullen Excavating, Gateway Engineers (on behalf of North Strabane), Washington County Conservation District, and PA Department of Environmental Protection).

Topics included planning, expectations, safety, as well as two bonds and a permit that are to be put in place. The bonds will allow heavy equipment utilize the roads within North Strabane.

The work is to commence most likely in the month of January. The contract allows for 120 days for completion from the start date. Mullen does not expect normal winter weather should effect the timeline. In fact, he prefers winter time for this type of work.

For the safety of residents, Mullen has asked that no one approach the employees. All questions are to be directed to the Glencannon Secretary. Depending on the number of inquiries, 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 and some smell from the sludge being removed is to be expected. One of the benefits of doing this project during the winter is that we will not have to worry about bugs and mosquitoes being displaced. Three Boardmembers have been identified to check-in with Mullen employees.

There will be periods when the section of Hunting Creek Road between Glencannon Drive and Cricketwood Court may be either closed or otherwise reduced to one lane with flagger(s) to direct traffic. Please plan accordingly.

No Trespassing signs will be posted in various areas around the pond, baseball field, and field below the dam as well as game cameras. Whether the signs are present or not, it is expected that no one will be walking 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 all in attendance at the Pre-Planning Meeting appreciate the inconvenience that this project may cause, but it will be well worth the effort.



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.

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

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.

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.

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.

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: _____

JANUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 New Year's Day	2 Garbage	3	4	5	6	7
	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan
8	9 Garbage & Recycling	10 Board Meeting 7:00 PM Kings Restaurant	11	12	13	14
15	16 Garbage	17	18	19	20	21
	No School Canon-McMillan					
	Martin Luther King Jr., Day					
22	23 Garbage & Recycling	24	25	26	27	28
29	30 Garbage	31				