

The

Glencannon

Newsletter



Visit our web site: www.glencannonhomes.org

January 2024



News this month:

- Township Planning Meeting
- Annual Statements
- Snow removal

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



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
January 9, 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

The next planning commission meeting
with North Strabane Township is on
January 8th and 5:30pm

The zoning discussion will continue with
Get Go about building in the area near
Kings. For more information, please see the
township website at:
<https://www.northstrabanetwp.com>

The streets in Glencannon are
maintained by North Strabane
Township.

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

Annual Statements for 2023 will be
mailed to all residents throughout the
month of January 2024.

The total balance on your statement
will be as of December 31, 2023. 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

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 November 30, 2023**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 247,044	\$ -	\$ -	\$ 247,044
Other	\$ 12,956	\$ 72,888	\$ 14,786	\$ 100,630
Total	\$ 259,999	\$ 72,888	\$ 14,786	\$ 347,674
Expenditures:				
Recreation Services	\$ 67,942	\$ -	\$ -	\$ 67,942
Commons Maintenance	\$ 5,917	\$ -	\$ -	\$ 5,917
Landscaping	\$ 37,262	\$ -	\$ -	\$ 37,262
Garbage Removal	\$ 61,887	\$ -	\$ -	\$ 61,887
Legal Services	\$ 2,402	\$ -	\$ -	\$ 2,402
Pond Renovation	\$ -	\$ -	\$ 888,546	\$ 888,546
Administrative	\$ 50,529	\$ 8,581	\$ -	\$ 59,110
Total	\$ 225,939	\$ 8,581	\$ 888,546	\$ 1,123,065
Excess (Deficit):	\$ 34,061	\$ 64,307	\$ (873,760)	\$ (775,392)
Beginning Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Revenue +	\$ 259,999	\$ 72,888	\$ 14,786	\$ 347,674
Expenditures -	\$ (225,939)	\$ (8,581)	\$ (888,546)	\$ (1,123,065)
Change in Working Capital	\$ (15,769)	\$ -	\$ -	\$ (15,769)
Transfers +/-	\$ (66,080)	\$ -	\$ 60,000	\$ (6,080)
Ending Balance	\$ 131,073	\$ 867,971	\$ 225,976	\$ 1,225,019
Bank and Investment Accounts:				
Bank - Checking	\$ 77,445	\$ 20,751	\$ 17,759	\$ 115,955
Money Market	\$ 53,628	\$ -	\$ 0	\$ 53,629
CD's	\$ -	\$ -	\$ 208,216	\$ 208,216
PNC Advisor Investments	\$ -	\$ 847,220	\$ -	\$ 847,220
Total	\$ 131,073	\$ 867,971	\$ 225,976	\$ 1,225,019

Holiday Trash Pick-Up
The following days push back collection by one day.
New Year's Day (2024)
Memorial Day
Labor Day
Although Independence Day, Thanksgiving, and Christmas 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:

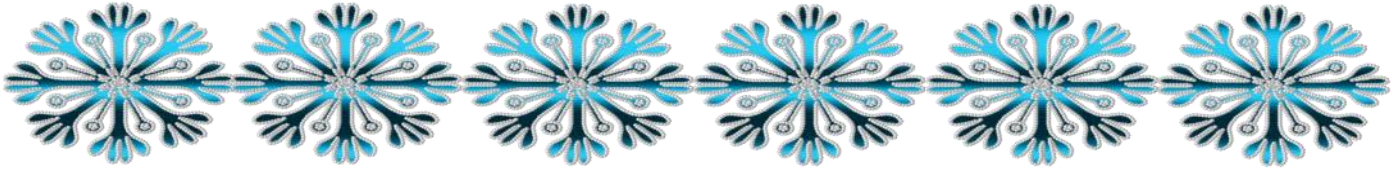
\$20 for a 1 month (home page)

\$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



What are some options for parking?

There are common parking spaces on some streets. The parking spots at the park on Old Meadow are only for people visiting the park. Residents are encouraged to use their driveways and garages if they have them. Please refrain from parking in yards. Repeated use of yard for parking causes unsightly ruts and deadens the grass, thus effecting the esthetics of Glencannon. This can impact the resale value of homes in general. It also creates a hazard for pedestrians and vehicles passing by.

Can I throw trash in and around the dumpster in the pool parking lot?

No. The dumpster in the pool lot is only emptied by County Hauling during the summer since it is used for the pool.

When do I accrue fees on my account?

Anytime the balance on the account is more than \$43, a \$7 administrative fee is assessed on the property. Once the amount is over \$250, the admin fee as well as a 2% annual finance charge is assessed and the lien process begins. Statements are sent out annually.

Will Glencannon remove the snow from my driveway or sidewalk at my home?

No. Glencannon is only responsible for snow removal on common sidewalks in the community. Please see the resource page for help needed. In the event of snow, North Strabane Street Department recommends clearing part of the curb to the left of your driveway (facing the street). This will allow for street plows to block less of your driveway with snow. There is no way for the plow operator to lower and raise blade for each driveway.

**Glencannon Homes Association
Executive Meeting - Minutes
December 12, 2023**

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, John Peel and Dave Wheeler. Jay Ware and Pat Hogan – not present and excused.

Financials

The distributed financials were discussed. Vote to occur at next meeting.

Commons

The pond work was discussed and the Notice of Termination has been completed and signed by all parties. Sweat Law was consulted for the update to the covenants. The board discussed the time frame for the future need of dredging as well as the maintenance of the trees that were planted at the pond. Landscaping bids are needed for the new contract which will start in late February 2024. The details of the contract were discussed including the length of time and the responsibilities. The bid for as needed snow removal in common areas was discussed and the board agreed to the cost. Trash removal will be done through the winter months. The common lights were discussed and the bulbs were recently delivered for the lights that need replaced. An electrician came and diagnosed the problems with the lights that are not working. The cost of needed replacement was discussed as well. ACC – 2 requests provided and approved.

Rec

The pool house renovations were discussed and the most recent bid for a total renovation. The board talked about the cost being excessive to manage at this point. Continued work will be done to determine what is needed to either renovate or repair the current structure.

New Business

The 2024 budget was discussed and the finalized report will be emailed for discussion and vote to all board members. The board discussed the meeting times for 2024 for the second Tuesday of each month. Mr. Creighan made a motion to continue to have the executive meeting at 6:30pm and monthly meeting of the directors at 7pm. For the month of March, all meetings including the Annual meeting will occur on the third Tuesday. Mr. Beard seconded the motion. Vote: Mr. Krantz – yes, Ms. Lopez – yes, Mr. Peel – yes, Mrs. Gregorchik – yes and Mr. Wheeler – yes.

Meeting adjourned at 7:00pm

**Glencannon Homes Association
Monthly Meeting of the Directors
December 12, 2023**

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

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

Financial:

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

Open Discussion:

A resident was present and talked about the issues with mailboxes on Meadowview Drive. He stated that the mailboxes have no consistency with appearance or color and have affected the aesthetic of the street. He asked the board how this occurred and if a request was submitted. The board stated that there was no approval given or requested for the discontinuation of the cluster boxes and the installation of individual mailboxes. Several board members stated that they will look at the area and additional options were discussed.

Meeting adjourned at 7:15pm.



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.

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



A member of the franchise system of BHH Affiliates, LLC.

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**

**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

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 2024

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