

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

March 2023



News this month:

**Update on Pond Work
Annual Meeting
Summer Planning**

GLENCANNON BOARD OF DIRECTORS

**Douglas Krantz, President
Shawn Beard, Vice President**

Terry Creighan

John Ackerman

Dave Wheeler

Gretchen Gregorchik

Patrick Hogan

Rebecca Lopez

***There is one open board position!
Contact the office for more
information***

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
March 21, 2023 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

Annual Meeting

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

All residents are welcome to attend!

(see page 9 for more details and the official ballot)

*the meeting will not occur if the weather is below 50 degrees that day

Pool Pavilion rentals will be taken via email starting April 1, 2023

The rental hours are a 3 hour block and the cost is \$25 plus \$3 for every swimming non-resident guest.
glencannon15317@yahoo.com

FOOD TRUCKS

Please contact the office with any contacts of interested vendors or to volunteer to schedule them



Sunday, March 12th
Spring Ahead 1 Hour

See the Glencannon web site for an updated color coded, 2023 garbage and recycling calendar

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 push back collection by one day.

Memorial Day

Labor Day

Christmas Day

New Year's Day (2024)

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

Pick-up is Tuesday after Memorial Day, Labor Day, Christmas Day, and New Years Day (2024).

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

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Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com



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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 January 31, 2023

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 22,156	\$ -	\$ -	\$ 22,156
Other	\$ 294	\$ 42,128	\$ (35)	\$ 42,386
Total	\$ 22,450	\$ 42,128	\$ (35)	\$ 64,542
Expenditures:				
Recreation Services	\$ 40	\$ -	\$ -	\$ 40
Commons Maintenance	\$ 179	\$ -	\$ -	\$ 179
Landscaping	\$ -	\$ -	\$ -	\$ -
Garbage Removal	\$ 5,477	\$ -	\$ -	\$ 5,477
Legal Services	\$ -	\$ -	\$ -	\$ -
Pond Renovation	\$ -	\$ -	\$ -	\$ -
Administrative	\$ 3,305	\$ 2,031	\$ -	\$ 5,336
Total	\$ 9,000	\$ 2,031	\$ -	\$ 11,031
Excess (Deficit):	\$ 13,449	\$ 40,097	\$ (35)	\$ 53,511
Beginning Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Revenue +	\$ 22,450	\$ 42,128	\$ (35)	\$ 64,542
Expenditures -	\$ (9,000)	\$ (2,031)	\$ -	\$ (11,031)
Change in Working Capital	\$ 13,881	\$ -	\$ -	\$ 13,881
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 206,192	\$ 843,760	\$ 1,039,701	\$ 2,089,653
Bank and Investment Accounts:				
Bank - Checking	\$ 192,593	\$ 20,742	\$ 776	\$ 214,111
Money Market	\$ -	\$ -	\$ 640,203	\$ 640,203
CD's	\$ 13,599	\$ -	\$ 398,722	\$ 412,321
PNC Advisor Investments	\$ -	\$ 823,018	\$ -	\$ 823,018
Total	\$ 206,192	\$ 843,760	\$ 1,039,701	\$ 2,089,653

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
February 14, 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 Gretchen Gregorchik. Dave Wheeler – not present.

Financials

Annual statements were distributed to all residents last month. The financial reports were reviewed and discussed. Details were discussed about late fees and payment plans for approval. The AR list was reviewed and the lien/foreclosure list was

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 through 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
February 14, 2023**

Mr. Krantz called the meeting to order at 7:10pm.

Roll Call

Doug Krantz – president, Shawn Beard – Vice President, Terry Creighan, Pat Hogan, Rebecca Lopez, John Ackerman and Gretchen Gregorchik. 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. Mr. Beard - seconded the motion. Vote: Mr. Krantz – yes, Ms. Lopez – yes, Mr. Creighan – yes, Mrs. Gregorchik - yes and Mr. Ackerman - yes.

Commons

The pond project was discussed, and the planning meeting occurred with the contractor. The work is starting and all of the needed paperwork and documentation was submitted including the most recent grading permit. Continued notices of progress and updates will be in the monthly newsletter.

New Business

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 PROGRESS



The Pond Work has begun!

The work is not expected to, but may continue through April or May as the contract allows for 120 days for completion from the start date. The equipment is in place, the water level is down, and monitoring is taking place.

The first invoice has come due and funds are in place. There have been no obstacles, logistically or permit-wise, to speak of.

Thank you for maintaining a safe distance from the pond, employees, and equipment. As usual, we ask that for the safety of residents and employees, please continue to do so. Questions are to be directed to the Glencannon Secretary. Calls regarding noise and smells will not be returned as it is to be expected.

Please continue planning accordingly for this section of Hunting Creek Road to either be closed or reduced to one lane without advance notice.

No Trespassing signs and game cameras are 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.



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.

Annual Meeting

Three board seats will expire in March, 2023, a Single Family Home position, a Townhouse position, and an Open position.

This year, we have three candidates running unopposed.

As required in the by-laws, we are fulfilling the nomination and ballot process. We have printed the official ballot in the newsletter instead of mailing them to every resident, *(This will result in a cost savings of over \$300 in postage and printing expenses).*

If you would like to cast a vote for the unopposed candidates, you may still do so. Simply contact the Association at: 724-745-4911 or glencannon15317@yahoo.com to request an official ballot envelope. Ballots must be returned in an official ballot envelope to be considered valid. You may also pick up an official ballot envelope at the annual meeting (the same night).

The Annual Meeting will be Tuesday, March 21, 2023 at 7:30 pm at the Pool. In the event of rain, snow on the ground, or temperatures below 50 degrees, the meeting will be canceled.

All residents are invited to attend!

GLENCANNON HOMES ASSOCIATION OFFICIAL BALLOT

Each household in good standing is eligible to vote for one candidate from each category for the Annual Meeting of the Members on March 21, 2023

SINGLE FAMILY HOME POSITION

Gretchen Gregorchik

TOWNHOUSE POSITION

Patrick Hogan, Sr.

OPEN POSITION

Doug Krantz

THIS BALLOT **MUST** ACCOMPANY THE OFFICIAL ENVELOPE TO BE COUNTED

(available upon request)

Canon-McMillan School District 2023-2024 ONLINE Kindergarten Registration

Online registration will be open **March 1, 2023**

You can access the online registration portal at that time by going to the Canon-McMillan website at:

www.cmsd.k12.pa.us or call (724)746-2940

If you do not have a computer, please contact your child's school for assistance with registration. Registration Location: Canon-McMillan School District Central Office, 1 N Jefferson Avenue, Canonsburg, PA 15317.

**Child must be 5 years old on (or before) September 1, 2023

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Full removals and trimming
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FULLY INSURED & FREE ESTIMATES

**Glencannon residents
get 10% off**

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



NOW HIRING

Lifeguards

AT

Glencannon Pool

190 Driftwood Dr.
McMurry, PA 15317

- ✓ Flexible Schedules
- ✓ Work Near Home
- ✓ Fun Summer Job
- ✓ Lifeguard certification required- Training Available

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glencannon15317@yahoo.com

◆ 10 ◆

www.glencannonhomes.org

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: _____

March 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3 No School Canon-McMillan	4
5	6 Garbage & Recycling	7	8	9	10	11
12 Daylight Saving Time Begins 2:00 AM Turn Clocks Ahead 1 hour	13 Garbage	14	15	16	17 St. Patrick's Day	18
19	20 Garbage & Recycling	21 Board Meeting 7:00 PM Pool pavilion Annual Meeting 7:30 PM Pool pavilion	22	23	24	25
26	27 Garbage	28	29	30	31	