

The

# Glencannon

Newsletter



Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

## March 2024

News this month:

**New Garbage Collection  
Company**

**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



**The Annual Meeting 2024!**

**(Details Page 4 and 7)**

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

### Babysitters

(All adults)

Janine Dolanch	724-531-0095
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

### 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>	800-544-4877
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
Triple-H Disposal, LLC	724-250-0011

If you have an issue with your garbage collection, please call Triple-H Disposal LLC :

**(724) 250-0011**

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.**

### Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

[glencannon15317@yahoo.com](mailto: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

<b>Mondays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Wednesdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto: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 19, 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](http://Glencannonhomes.org)**

**The Annual Meeting  
will be held at  
Kings Restaurant on  
March 19th at 7:30 pm.**

**All residents are welcome to attend!**

**(see page 7 for more details and the official ballot)**

## New Trash Collection Company!

Triple H Disposal will begin our trash removal starting on March 4, 2024. There are no changes with pick up days for trash or recycling. Please call Triple H if there are any issues with missed pickup during the transition.

724-250-0011



**Sunday, March 10th  
Spring Ahead 1 Hour**

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

**Glencannon Homes Association**


**Financial Report**

**As of January 31, 2024**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 22,147	\$ -	\$ -	\$ 22,147
Other	\$ 525	\$ 1,359	\$ 9	\$ 1,893
<b>Total</b>	<b>\$ 22,672</b>	<b>\$ 1,359</b>	<b>\$ 9</b>	<b>\$ 24,040</b>
<b>Expenditures:</b>				
Recreation Services	\$ 498	\$ -	\$ -	\$ 498
Commons Maintenance	\$ 2,259	\$ -	\$ -	\$ 2,259
Landscaping	\$ 430	\$ -	\$ -	\$ 430
Garbage Removal	\$ 5,641	\$ -	\$ -	\$ 5,641
Legal Services	\$ -	\$ -	\$ -	\$ -
Pond Renovation	\$ -	\$ -	\$ 1,988	\$ 1,988
Administrative	\$ 3,236	\$ 2,183	\$ -	\$ 5,419
<b>Total</b>	<b>\$ 12,064</b>	<b>\$ 2,183</b>	<b>\$ 1,988</b>	<b>\$ 16,235</b>
<b>Excess (Deficit):</b>	<b>\$ 10,609</b>	<b>\$ (824)</b>	<b>\$ (1,979)</b>	<b>\$ 7,806</b>
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 22,672	\$ 1,359	\$ 9	\$ 24,040
Expenditures -	\$ (12,064)	\$ (2,183)	\$ (1,988)	\$ (16,235)
Change in Working Capital	\$ 3,370	\$ -	\$ -	\$ 3,370
Transfers +/-	\$ -	\$ -	\$ -	\$ -
<b>Ending Balance</b>	<b>\$ 130,538</b>	<b>\$ 903,324</b>	<b>\$ 224,005</b>	<b>\$ 1,257,867</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 76,905	\$ 20,752	\$ 15,771	\$ 113,429
Money Market	\$ 53,633	\$ -	\$ 208,234	\$ 261,867
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 882,571	\$ -	\$ 882,571
<b>Total</b>	<b>\$ 130,538</b>	<b>\$ 903,324</b>	<b>\$ 224,005</b>	<b>\$ 1,257,867</b>

**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

## Annual Meeting

Three board seats will expire in March, 2024, a Single Family Home position, a Townhouse position, and an Open position.

**This year, we have two 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](mailto: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 19, 2024 at Kings Restaurant at 7:30 PM**

***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 19, 2024**

#### SINGLE FAMILY HOME POSITION

John Peel

#### TOWNHOUSE POSITION

Dave Wheeler

#### OPEN POSITION

No Candidate

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

**(available upon request)**



# Glencannon Homes Association Executive Meeting - Minutes February 13, 2024

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

## Roll Call

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

## Financials

The financial reports were discussed, with no issues noted. Vote to occur at the next meeting.

## Commons

The request for proposal for landscapers was distributed to the board and reviewed. A few changes were noted. The request will be sent to potential contractors to obtain bids for the season starting in April of 2024.

The mailboxes on Meadowview were discussed including reaching out to several residents who are impacted by the placement of the mailboxes. The board discussed the plans for replacing and also about potential repair for one of the boxes. Discussion occurred about the cost of repairing at least one of the boxes would be more cost effective if the residents did it themselves.

The lights were discussed and the one on Pheasant Cove and at the shed on Hickory Circle were repaired. The light on Hunting Creek is still not operating after the repair and the recommendation was a possible fixture replacement.

The board discussed the changes with the garbage contract. Starting in March of 2024, the monthly rate with the current company increased 145%. Seven garbage companies were contacted and six companies responded with bids. The bids were distributed and discussed with additional information needed for two of the companies.

ACC – 1 request approved.

## Rec

The pool contract was discussed and the cost for the year is under negotiation. Replacing the equipment in the pump room was discussed as well as the three bids that were obtained. The bid details will be forwarded to all board members.

Meeting adjourned at 7:15pm

# Glencannon Homes Association Monthly Meeting of the Directors February 13, 2024

Mr. Beard called the meeting to order at 7:15pm

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

## Open discussion:

The owner of Kutters Edge Body Peircing was present and stated that she is in the process of purchasing the area for sale on 19 that was Bode Landscaping. She discussed some of the changes she is planning with tree removal and building a retaining wall along the property line. She stated this would be at her expense. She also discussed the details of her business.

## Financial:

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

## New Business

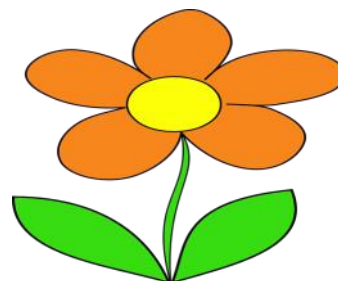
The three expiring board seats were discussed and the following board members have expiring seats in March of 2024. Mr. Peel and Mr. Wheeler stated that they would like to continue their term in their current position and Mr. Hogan seconded. Mr. Beard stated that he would not like to continue for another term.

## Old Business

The meeting was discussed that occurred with Scenic Valley. They are requesting to plant trees in various areas and there was no agreement at this time.

The annual meeting was discussed and that along with the regular meeting will occur on 3/19/2024 which is the 3<sup>rd</sup> Tuesday. The regular meeting will be at 7pm and the annual meeting at 7:30pm. The need for an executive meeting will be discussed in the coming weeks.

Meeting adjourned at 7:45pm.





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## Meadowview Mailboxes

The process to continue to repair the cluster boxes is underway. All residents affected by this change will be notified via mail once the details are determined.

Please contact the office email with any questions.

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

## Community Clean Up

Please notify the office with interest in a community clean up for April. This would be done in the common areas including the basketball and volleyball court, the playgrounds and pond area.

Trash bags and gloves will be Provided. Documentation can be provided for Teens who need service hours.



[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://www.glencannonhomes.org)

**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



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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 <b>ANTENNA</b> provided they are attached to the unit.
<input type="checkbox"/>	Exterior location of <b>CENTRAL AIR CODITIONING</b> unit if <u>not</u> within three [3] feet of current.
<input type="checkbox"/>	A sketch showing the size, location and elevation of any <b>DECK, BALCONY, PORCH</b> or <b>PATIO</b> . *Note: <b>Decks</b> require township approval after GHA approval.
<input type="checkbox"/>	Changes in grade or location of an existing <b>DRIVEWAY</b> .
<input type="checkbox"/>	Height, style, material and distance from property lines of <b>FENCE/PRIVACY SCREEN</b> .
<input type="checkbox"/>	A sketch showing the location of a <b>LAMP POST</b> from the property lines and building.
<input type="checkbox"/>	A sketch showing location of <b>OUTDOOR LIGHTING</b> fixture(s) from the property line/building.
<input type="checkbox"/>	<b>ROOF COVERING</b> not similar to the one provided by the developer.
<input type="checkbox"/>	<b>UTILITY SHEDS</b> must be constructed in the same manner, style, and material of the unit. *Note: <b>Sheds</b> require township approval after GHA approval.
<input type="checkbox"/>	<b>SIDING, DOOR, SHUTTERS</b> and <b>WINDOW</b> replacement.
<input type="checkbox"/>	Painting of <b>DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM</b> and <b>WINDOW TRIM</b> approved colors can be obtained by contacting the Secretary or going on-line to <a href="http://www.glencannonhomes.org">www.glencannonhomes.org</a> 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 2024

Sun      Mon      Tue      Wed      Thu      Fri      Sat

1      2

No School  
Canon-McMillan

3      4      5      6      7      8      9

Garbage  
&  
Recycling

10      11      12      13      14      15      16

Daylight Saving  
Time Begins  
2:00 AM  
Turn Clocks  
Ahead 1 hour

Garbage

17      18      19      20      21      22      23

St. Patrick's  
Day

Garbage  
&  
Recycling

Board Meeting  
7:00 PM  
Annual Meeting  
7:30 PM  
Kings Restaurant

24      25      26      27      28      29      30

Garbage

Good Friday

No School  
Canon-McMillan

No School  
Canon-McMillan

31      1      2

Easter  
Sunday

No School  
Canon-McMillan

No School  
Canon-McMillan