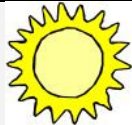
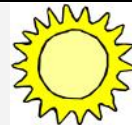
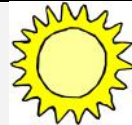


The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org



May 2023



**Pool Opens
May 27th - 11:00 am**

News this month:

- **Spring Projects**
- **Glencannon Yard sale**
- **Lifeguards needed**

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Dave Wheeler

Gretchen Gregorchik

Patrick Hogan

Rebecca Lopez

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 770-7736897

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

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 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
May 9, 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

Spring Projects



In the month of May, There will be various contractors in the community completing the following projects:

- **The fence will be replaced along the pool sidewalk**
 - **The pool parking lot will be asphalted**
 - **Many trees are being removed or trimmed**
- **New Landscaping company will be doing regular contract work**

Each contractor is aware of the specific tasks to complete. Under no circumstances are residents to approach the Contractors. This is a safety issue and may result in us paying for work that is not completed. If residents have questions or concerns while the work is being done, please contact the office phone or email.



Thank you to everyone who volunteered for the Glencannon Adoption Program. There are still more areas that need attention. Please contact the office with interest.

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).

Community Yard Sale



Will be held on
Saturday, June 24th, 8:00 AM to 1:00 PM
Rain Date
Sunday June 25th, 2023

Sponsorship still pending, if you are interested, call 724-745-4911

Glencannon Pool Parties

Reserve the pavilion during normal
pool hours for only \$25.00 (3 hours)
plus \$3.00 per non-resident guest.

After-hours parties available,
only \$90.00 from 8:00 pm to 11:00 pm.
(Book your party before June 7, 2019 and pay only \$75.00)
No additional fee for guests!

Call (724) 745-4911
to reserve your date!

Glencannon Homes Association Executive Meeting - Minutes April 11, 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

The financial reports were discussed, including the AR Report for the last month with overdue balances. The lien and foreclosure process was discussed and the cost to remove a lien by a homeowner after they pay off the balance.

Commons

The board discussed replacing fence panels for the fence along Village Drive. Mr. Ackerman made a motion to replace 10 panels; Mr. Beard seconded the motion. Vote: Mr. Krantz – yes, Mr. Creighan – abstain, Mr. Hogan – yes, Mrs. Gregorchik – yes, Mrs. Lopez – yes.

The board discussed the fence replacement by the pool along the sidewalk as well as Playground A. This will begin around the first of May with Seward Fencing.

The tree work will be done within the next month by Cherrytree. The board also discussed the bids for the pool parking lot asphalt work. The bids will be sent out this week via email for review and vote.

The ongoing spending for the pond project was discussed as well as the progress of the work.

ACC – 4 submitted, 3 approved, 1 was discussed further.

Rec

The contract with American Pools is being finalized and will be signed this week. The opening of the pool area is beginning and the supplies needed for the season was discussed.

New Business

Officer Elections:

Ms. Lopez nominated Mr. Krantz for President, Mr. Creighan seconded the motion. Mr. Krantz accepted the nomination. Mr. Creighan nominated Mr. Beard for Vice President. Mr. Hogan seconded the motion and Mr. Beard accepted.

Mr. Beard nominated Mr. Krantz for ACC Chair, Mr. Creighan seconded the nomination. Mr. Krantz accepted the nomination.

The board discussed sharing the commons responsibilities. Each board member will be assigned an area they are responsible to monitor.

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

Glencannon Homes Association Monthly Meeting of the Directors April 11, 2023

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

Financials

The board discussed the financial reports that were distributed over the last week. Mr. Hogan made a motion to approve the reports. Mr. Beard- seconded the motion. Vote: Mr. Krantz – yes, Mr. Creighan – yes, Mrs. Gregorchik - yes and Mr. Ackerman – yes, Ms. Lopez – yes.

Commons

The new landscaping company, A&C Industries, LLC, started on April 1. The board will continue to walk through the community to determine if all areas are addressed during the transition period.

Rec

The pool building and facility is in the process of opening for the season. The contract with American Pools is being signed.

Old Business – There is one open board position, two residents were present, and neither were interested.

Open Discussion

One resident was present and discussed the progress at the pond. She discussed her observations and how well it is going.

Another resident was present to discuss regular maintenance to a property in need of attention. In addition, tree work on his street was discussed with the board.

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 and Mr. Ackerman - yes. Meeting Adjourned – 7:10pm – yes and Ms. Lopez – yes.

Please clean up after your pets.

There is an increase in complaints throughout the neighborhood regarding this issue.

Please do not allow your pets to regularly utilize commons that may be out your front door. Regular urination causes discoloration to the common areas. Please utilize your rear yards.

Glencannon Homes Association

Financial Report

As of March 31, 2023

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 66,876	\$ -	\$ -	\$ 66,876
Other	\$ 2,483	\$ 41,180	\$ 195	\$ 43,857
Total	\$ 69,359	\$ 41,180	\$ 195	\$ 110,733
Expenditures:				
Recreation Services	\$ 208	\$ -	\$ -	\$ 208
Commons Maintenance	\$ 2,737	\$ -	\$ -	\$ 2,737
Landscaping	\$ -	\$ -	\$ -	\$ -
Garbage Removal	\$ 16,759	\$ -	\$ -	\$ 16,759
Legal Services	\$ (78)	\$ -	\$ -	\$ (78)
Pond Renovation	\$ -	\$ -	\$ 479,844	\$ 479,844
Administrative	\$ 9,392	\$ 2,031	\$ -	\$ 11,422
Total	\$ 29,018	\$ 2,031	\$ 479,844	\$ 510,893
Excess (Deficit):	\$ 40,341	\$ 39,149	\$ (479,650)	\$ (400,160)
Beginning Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Revenue +	\$ 69,359	\$ 41,180	\$ 195	\$ 110,733
Expenditures -	\$ (29,018)	\$ (2,031)	\$ (479,844)	\$ (510,893)
Change in Working Capital	\$ 19,259	\$ -	\$ -	\$ 19,259
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 238,462	\$ 842,812	\$ 560,086	\$ 1,641,360
Bank and Investment Accounts:				
Bank - Checking	\$ 124,857	\$ 20,744	\$ 161,441	\$ 307,042
Money Market	\$ -	\$ -	\$ 67	\$ 67
CD's	\$ 113,604	\$ -	\$ 398,578	\$ 512,182
PNC Advisor Investments	\$ -	\$ 822,069	\$ -	\$ 822,069
Total	\$ 238,462	\$ 842,812	\$ 560,086	\$ 1,641,360

Pihiou Painting

Owner - Nick Pihiou

724-503-0306

1npihiou@gmail.com

**Interior and Exterior
Painting.
Residential and Commercial**

***Free Estimates
*Fully Insured**



POND PROGRESS

The pond work is nearing conclusion. In the coming weeks two new lights will be installed along Hunting Creek Road at the pond and hopefully at Village Drive entrance.

The water levels in the forebay as well as the pond proper are filling in the coming week.

Invoices continue to be paid in a timely manner. Mullen is asking for additional funds as the method of calculation for dredging material was erroneous. We are working with Harshman Engineering to confirm protocol and Mullen's methods of calculation. The Board had planned for nominal overage and taking into consideration all the facts before making the additional payment.

Thank you to those who have been 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.

The Board was of the understanding that the ball field would remain since it was decided that the dredged material would be hauled off-site. However, the back stop was removed and trees were planted. Upon looking into the reason, Harshman responded: The tree requirement has to do with offsetting additional earth disturbances within the riparian buffer of a high quality watershed. Mostly this was due to the addition of the sediment forebay upstream of the pond to prevent the sediment from entering the pond proper allowing future maintenance to be a lot less intensive. It was not really related to the dredging of the pond proper itself.

So, it appears that the added space utilized for the forebay at the base of the stream leading to the pond is the reason the trees continued to be required.



Advertise in the Glencannon Newsletter

Ad Size	Ad Fee
Full Page	\$45
Half Page	\$30
Quarter Page	\$20
Business Card	\$15
Line Ads	\$.25 / word

Discounts apply when consecutive ads are placed

- **2 free ads when you purchase 10**
- **1 free ad when you purchase 5**

“Camera Ready” content supplied by advertiser,
general text ads available for an additional fee

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**

Early Pool Schedule

End of School pool hours apply until June 1, 2023

May 27th	11:00 am to 8:00 pm
May 28th	11:00 am to 7:00 pm
Memorial Day	11:00 am to 7:00 pm
May 30th	4:00 pm to 8:00 pm
May 31st	4:00 pm to 8:00 pm
June 1st	4:00 pm to 8:00 pm
June 2nd	Noon to 7:00 pm

**Regular Pool Hours Start on June 2nd
The first Wednesday night swim will be
Wednesday, June 7, 2023.**

Pool News


American Pool management is back this year.

Residents in good standing will sign in and the gate attendant will check to ensure they are current with association dues. Please know your lot number and have a photo ID available upon request.

We will continue the guest pass classifications. In short, one unique individual attending frequently with a guest can purchase a season pass for \$35.00 (name will be on the pass). Residents can buy a transferrable pass to be used for multiple individuals for \$50.00. A resident in good standing MUST be with these guests (at all times) for either to be used.

Children under the age of 13 must be accompanied by an adult or approved guardian. Underage children at the pool will be sent home.

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



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

PARKING REMINDER:

Please do not drive in the grass to park in common spaces. Great effort has been taken to add parking spaces that have adequate space to pull in and out.

There is no need to tear up grass adjacent to common spaces or move curbs (Upper Hunting Creek Playground C Common Spaces). This results in added cost to the community and lowered esthetics.

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 dumpster at the pool is for
POOL USE ONLY.

The following items are strictly prohibited.

- **Construction waste**
- **Televisions**
- **Tires**
- **Car batteries**
- **Oil, gas or hazardous liquids**

This area is under 24 hour surveillance



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

**TEXT SWIM TO
464646 TO APPLY!**

412-781-5950 | guardforlife.com/pitt | pittrecruit@americanpool.com

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: _____

May 2023

Sun Mon Tue Wed Thu Fri Sat

	1 Garbage & Recycling	2	3	4	5 Cinco De Mayo	6
7	8 Garbage	9 Board Meeting 7:00 PM Pool pavilion	10	11	12	13
14 Mother's Day	15 Garbage & Recycling	16 Primary Elections No School Canon-McMillan	17	18	19	20
21	22 Garbage	23	24	25	26	27 Pool opens 11:00 am
28	29 Memorial Day No School Canon-McMillan	30 Garbage & Recycling	31			