

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

November 2022



Leaf collection

(Details page 4)

News this month:

New meeting venue for
the winter months!

Pond work to start soon!

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	770-773-6897
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 November 8, 2022 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

ACC requests:

Please email or mail the completed request. For clarification on architectural guidelines, please see the website for details www.glencannonhomes.org

Leaf removal and eventually snow removal continues to be a need for some residents.

Please notify the office if you would like to be on the community resource list.

When reporting ACC violations or properties in need of attention—the exact house number and street has to be reported. If this information is not provided, no follow up by the office will be provided.

Leaf Collection in North Strabane continues on Wednesdays through December 2nd. The collection day is affected by weather and may vary from week to week.

**Return to Standard Time
Sunday, November 6th, 2:00 am**



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

Christmas 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, Labor Day, and Christmas Day.



Est. 1994


Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
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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.

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.

Glencannon Homes Association

Financial Report

As of September 30, 2022

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 200,661	\$ -	\$ -	\$ 200,661
Other	\$ 9,694	\$ (187,305)	\$ 1,818	\$ (175,793)
Total	\$ 210,356	\$ (187,305)	\$ 1,818	\$ 24,869
Expenditures:				
Recreation Services	\$ 47,756	\$ -	\$ -	\$ 47,756
Commons Maintenance	\$ 14,336	\$ -	\$ -	\$ 14,336
Landscaping	\$ 29,175	\$ -	\$ -	\$ 29,175
Garbage Removal	\$ 49,131	\$ -	\$ -	\$ 49,131
Legal Services	\$ 2,957	\$ -	\$ -	\$ 2,957
Pond Renovation	\$ -	\$ -	\$ 12,122	\$ 12,122
Administrative	\$ 45,972	\$ 6,875	\$ -	\$ 52,847
Total	\$ 189,327	\$ 6,875	\$ 12,122	\$ 208,324
Excess (Deficit):	\$ 21,029	\$ (194,179)	\$ (10,305)	\$ (183,455)
Beginning Balance	\$ 150,021	\$ 1,003,230	\$ 1,052,071	\$ 2,205,322
Revenue +	\$ 210,356	\$ (187,305)	\$ 1,818	\$ 24,869
Expenditures -	\$ (189,327)	\$ (6,875)	\$ (12,122)	\$ (208,324)
Change in Working Capital	\$ 23,920	\$ -	\$ -	\$ 23,920
Transfers +/-	\$ (21,971)	\$ (44,146)	\$ 1,358	\$ (64,759)
Ending Balance	\$ 173,000	\$ 764,905	\$ 1,043,124	\$ 1,981,028
Bank and Investment Accounts:				
Bank - Checking	\$ 159,403	\$ 20,739	\$ 3,376	\$ 183,517
Money Market	\$ -	\$ -	\$ 1,039,748	\$ 1,039,748
CD's	\$ 13,597	\$ -	\$ -	\$ 13,597
PNC Advisor Investments	\$ -	\$ 744,166	\$ -	\$ 744,166
Total	\$ 173,000	\$ 764,905	\$ 1,043,124	\$ 1,981,028

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

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
October 11, 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, Rebecca Lopez and Dave Wheeler. John Ackerman– not present and excused.

Vince Eannace at Stelmack Debransky and Eannace was present. He distributed and explained the details of the 2021 Audit. Mr. Eannace stated that there were no issues or concerns from the audit and no further recommendations.

Financials

The board discussed the details of the financial reports that were distributed. Further discussion occurred relating to the AR list and overdue accounts.

Commons

The board discussed the landscaping contract that is due to renew soon. The board also discussed the issues with some of the problem areas in the Spring and Summer. Since then, there has been a lot of progress and consistency. There needs to be additional changes and clarification to the contract for renewal. Cramer Landscaping will provide a bid soon for review. Additional changes to snow removal were discussed including the potential of separating it out of the contract and paying as needed.

Rec

The pool is closed, and general maintenance and winterizing is underway with both the building and the slide. The final invoice with American Pools was discussed and was approved for payment. Additional changes to the upcoming contract including pool chemicals will be discussed with American Pools in the future.

ACC – 4 requests submitted, 2 were approved and 2 were denied pending additional information.

New Business

The board discussed the upcoming renewal for the liability insurance. The broker is looking for proposals for the November renewal policy and they will be distributed once obtained. The board discussed also looking independently for bids.

The monthly meeting location continues to be a struggle. The library is no longer an option and all venues that were contacted except for Kings have been unavailable. The board agreed to have the 22-23 meetings at Kings from November 2022 to March of 2023. Meeting adjourned at 7pm.

**Glencannon Homes Association
Monthly Meeting of the Directors
October 11, 2022**

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

Roll Call

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

Financials

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

Commons

The pond project was discussed, the contract for Mullen Excavating was reviewed and signed. The current update from the Harshman CE Group is that one of the permits expired and is getting renewed. Mullen must provide one more insurance detail as well. The work is to start in November of 2022.

Old Business

The open board positions were reviewed. There was one resident present, he did not wish to be on the board.

New Business

The board discussed a few trees that need addressed through either trimming or removal. The tree list needs to be revised and the board discussed going around and providing any additional trees that need addressed.

Open Discussion

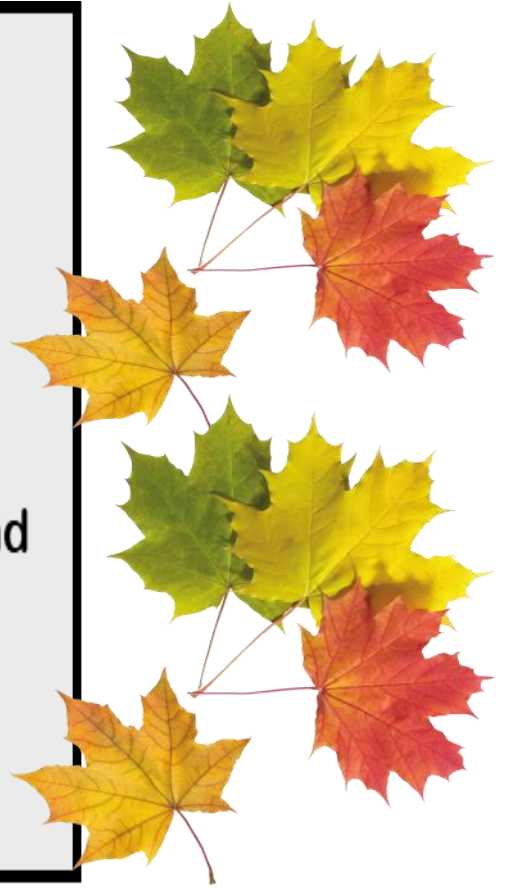
None

Meeting Adjourned – 7:25pm



Have Questions?
Don't forget about
the website!

www.glencannonhomes.org
The ACC form, ACC guidelines,
payment stubs and much more can be found
there! Community Announcements are
posted there as a means of
communication
between newsletters.



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



Questions of the Month

Can I put a mailbox up in my yard?

No. Mailboxes are not permitted according to the ACC Guidelines on most streets.

What happens if I don't pay my dues?

If the balance on the dues is high and requires a lien, Glencannon Homes Association has the right to Foreclose on the property.

Is the board able to address issues with tics, mosquitos or other insects in the community or on common properties?

No. This cannot be addressed. However, please contact the office if there are any bee hives on playground equipment or in the pool area. This can be addressed by the board or the landscapers.



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.

Notice:

Vehicles without current inspection stickers are **not** permitted to be parked in Glencannon commons parking pads. In addition, vehicles parked in commons parking for long periods of time will be researched for resident ownership.

These vehicles will be towed at the owners expense.

Our Insurance Carrier has requested the following reminder:

**No Swimming
No Boating**

At the Glencannon Pond
Thank You

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: _____

NOVEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
						
6 Daylight Saving Time Ends Turn Clocks Back 1 Hour	7 Garbage	8 Board Meeting 7:00 PM Kings Restaurant No School Canon-McMillan	9 	10	11 Veterans Day	12
13	14 Garbage & Recycling	15	16 	17	18	19
20	21 Garbage	22	23 	24 Thanksgiving	25	26
			2 Hour Early	No School Canon-McMillan	No School Canon-McMillan	
27	28 Garbage & Recycling No School Canon-McMillan	29	30 Leaf Collection ends this week			