

The

# Glencannon

Newsletter



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

## November 2023

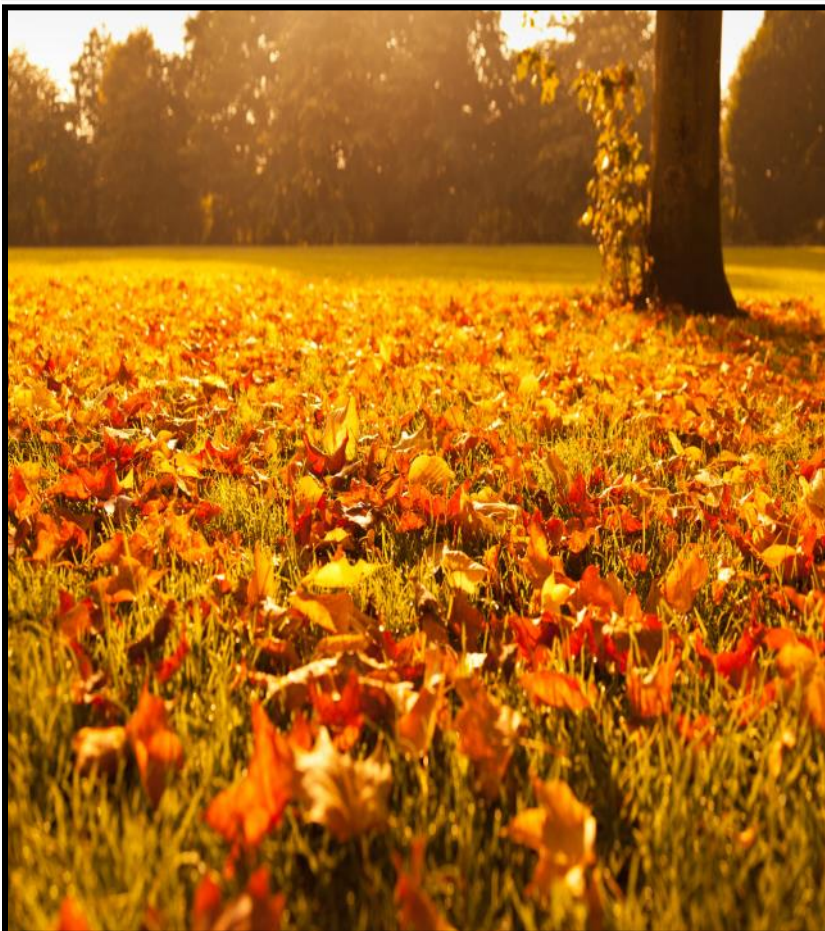
News this month:

- New ACC Policy
- Volunteers Needed

### 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



***Leaf collection  
Continues until 11/29***

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto: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  
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](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 November 14th, 2023 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](http://Glencannonhomes.org)

Leaf Collection in North Strabane continues on Wednesdays through the end of November. The collection day is affected by weather and may vary from week to week.

### The ACC Fine Policy

Please see the website [www.glencannonhomes.org](http://www.glencannonhomes.org) for details of the updated and approved policy in effect for the assessment of fines.

Welcome to John Peel who joined the board in November!

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

**Return to Standard Time**  
**Sunday, November 5th, 2:00 am**  
**Turn clocks back 1 hour**





**Glencannon Homes Association  
Financial Report  
As of September 30, 2023**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 201,564	\$ -	\$ -	\$ 201,564
Other	\$ 10,835	\$ 38,846	\$ 6,512	\$ 56,193
<b>Total</b>	<b>\$ 212,399</b>	<b>\$ 38,846</b>	<b>\$ 6,512</b>	<b>\$ 257,757</b>
<b>Expenditures:</b>				
Recreation Services	\$ 61,330	\$ -	\$ -	\$ 61,330
Commons Maintenance	\$ 4,232	\$ -	\$ -	\$ 4,232
Landscaping	\$ 31,125	\$ -	\$ -	\$ 31,125
Garbage Removal	\$ 50,605	\$ -	\$ -	\$ 50,605
Legal Services	\$ 731	\$ -	\$ -	\$ 731
Pond Renovation	\$ -	\$ -	\$ 845,055	\$ 845,055
Administrative	\$ 33,342	\$ 6,356	\$ -	\$ 39,697
<b>Total</b>	<b>\$ 181,365</b>	<b>\$ 6,356</b>	<b>\$ 845,055</b>	<b>\$ 1,032,775</b>
<b>Excess (Deficit):</b>	<b>\$ 31,034</b>	<b>\$ 32,490</b>	<b>\$ (838,543)</b>	<b>\$ (775,019)</b>
<b>Beginning Balance</b>	<b>\$ 178,862</b>	<b>\$ 803,663</b>	<b>\$ 1,039,736</b>	<b>\$ 2,022,260</b>
<b>Revenue +</b>	<b>\$ 212,399</b>	<b>\$ 38,846</b>	<b>\$ 6,512</b>	<b>\$ 257,757</b>
<b>Expenditures -</b>	<b>\$ (181,365)</b>	<b>\$ (6,356)</b>	<b>\$ (845,055)</b>	<b>\$ (1,032,775)</b>
<b>Change in Working Capital</b>	<b>\$ (13,059)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (13,059)</b>
<b>Transfers +/-</b>	<b>\$ (66,080)</b>	<b>\$ -</b>	<b>\$ 60,000</b>	<b>\$ (6,080)</b>
<b>Ending Balance</b>	<b>\$ 130,756</b>	<b>\$ 836,153</b>	<b>\$ 261,192</b>	<b>\$ 1,228,102</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 77,133	\$ 20,749	\$ 61,250	\$ 159,131
Money Market	\$ 53,624	\$ -	\$ 0	\$ 53,624
CD's	\$ -	\$ -	\$ 199,942	\$ 199,942
PNC Advisor Investments	\$ -	\$ 815,404	\$ -	\$ 815,404
<b>Total</b>	<b>\$ 130,756</b>	<b>\$ 836,153</b>	<b>\$ 261,192</b>	<b>\$ 1,228,102</b>


**Holiday Trash Pick-Up**  
The following days push back collection by one 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 Christmas Day, and New Years Day (2024).

**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.

## 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

<b>Ad Size</b>	<b>Ad Fee</b>
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

# QUESTIONS OF THE MONTH

## **Are leaves supposed to be piled up on the street for weekly collection?**

North Strabane Township is specific to point out, leaves ARE NOT to be piled up on the street. Please have the leaves piled on your property next to the curb.

## **Why did I get a “no parking” note on my car?**

Parking is prohibited on common area green space. There are common parking spaces for guests on certain streets. Residents who receive multiple notifications could face a fine and be towed.

## **Where do I find the bylaws and covenants for Glencannon?**

Please see the website [www.glencannonhomes.org](http://www.glencannonhomes.org) for this and other information.

## **What are the rules around garbage collection?**

County Hauling will take one bulk item per week per home. All other trash must be in cans and put out after 6pm on Sunday nights. Trash cans cannot be stored in the front of your property after collection on Monday mornings.



**Glencannon Homes Association  
Executive Meeting - Minutes  
October 10, 2023**

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

**Roll Call**

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

**Financials**

The board discussed the financial reports that were distributed. Final vote will occur at the next meeting

**Commons**

The board discussed the landscaping contractor and the success over the last year. The new contract was discussed and the potential of separating the contract for the beds and the grass cutting. Additional planning will occur and review of the current contract.

The ACC fine policy was discussed and is currently being reviewed by the attorney. Once the feedback is obtained by the attorney, the board will vote to approve.

The board discussed the parking issue in the community on grass and common areas. The residents currently parking in those areas will receive notification to remove their car within 24 hours to avoid a fine or potential tow.

The garage door at the shed needs repaired and will be done within the next few months.

**Rec**

The end of the year rec report was distributed to the board over the last few weeks. A meeting occurred with American Pools for equipment that is needed for the new year. This information will be discussed for the upcoming 2024 budget.

Another design for the pool house was reviewed and discussed. The board determined specific needs for size, cost and location. Additional designs will be obtained for further discussion and planning that allows for the most space that can be obtained with the existing building.

**Old Business**

The lights on Village Drive were discussed and what needs done for the replacement and style of lights. The three pole design will be determined and voted on. Bids will be obtained for the installation.

Meeting adjourned at 7pm.

**Glencannon Homes Association  
Monthly Meeting of the Directors - Minutes  
October 10, 2023**

Mr. Creighan called the meeting to order at 7pm

**Roll Call**

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

**Financials**

Mr. Hogan made a motion to approve the financial reports. Ms. Lopez seconded the motion. Vote: Mr. Creighan – yes, Mrs. Gregorchik - yes and Mr. Wheeler – yes.

**Commons**

The board discussed the zoning meeting that occurred with the area that occupies Kings. The request for the variance was not approved by the Township at this time.

**Rec**

The pool is closed and the winterizing is completed. The board will continue the planning for the community/meeting room development within the area of the pool house.

Old Business – There is one open board position, two residents were present, and both expressed interest.

**Open Discussion**

Two residents were present who expressed interest in being on the board and discussed what they feel needs improved in the community. An open discussion occurred with both residents and the board about improvements to some of the common areas, volunteering for community day and addressing the properties that are in need of repair or improvement. Both residents were nominated for the open position by a board member. The majority board vote resulted in John Peel obtaining the single family home open position. Mr. Peel accepted the nomination.

Meeting adjourned at 7:25pm







# Hello *Neighbor*

My name is David Neidermeyer and I am a local REALTOR®. My family and I moved to Glencannon last year and we have loved every minute of it. We know we will create many wonderful memories with our family and neighbors for many years to come.

From neighbor to neighbor, I wanted to provide you a complimentary Real Estate market update for our community. My goal is to keep our community updated and informed on how our homes are doing in the current market.

**David Neidermeyer, Realtor**

**Connect with Me  
over a FREE COFFEE:**  
Let's schedule a time to meet at Chicco Baccello  
in the heart of Canonsburg for a FREE coffee and  
a market analysis of your home.



*"House hunting can be stressful but Dave made the whole process so much easier! Any questions we had, he answered. Any concerns, he addressed immediately. We wanted an agent with integrity who was responsive and supportive, and we found our perfect match in Dave. If we ever have to search for another home, we will ask Dave to take us on as clients again, and we will be recommending him to all our friends! Thank you Dave for helping us find our dream home!!" -Andrea Morris*

**REALTYONEGROUP**  
GOLD STANDARD

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!

**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](mailto:dave@goldstandardpittsburgh.com)  
License#:RS344715

PETERS TWP-SHADYSIDE-WEXFORD-GREENSBURG-ROSTRAVER

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



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

## Volunteers Needed:

Please contact the office if you are interested in volunteering for Community Day at the pool in 2024. Responsibilities would be planning the events for the day, set up and clean up committees.



**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



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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](http://www.personnelstaffers.com)

## 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.

# TJM Tree Service



**Glencannon**

**Residents  
get 10% off!**

Tom  
Owner  
412-799-3090

Full removals and trimming  
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**Glencannon Residents**  
Use Promo Code: **GC50** for \$50 off your first Home Inspection!

*Proudly offering discounts for all Military Personnel, First Responders & Public Servants*



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

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[www.glencannonhomes.org](http://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 <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: \_\_\_\_\_

# NOVEMBER 2023

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