

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

October 2022

News this month:

- Neighborhood Ladies Night
 - Pond update
 - Resource List needs
- Sign ups

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Dave Wheeler

Gretchen Gregorchik

Patrick Hogan

Rebecca Lopez



*Leaf collection and
Trick-or-Treat information*

(Details page 4 & 8)

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 October 11, 2022 at the pool at 7:00 PM
All residents are welcome to attend!**

Any meeting changes will be posted on the website: Glencannonhomes.org

Neighborhood Ladies Night

Let's get-together, meet
neighborhood friends and
have a beverage!

We are interested in a
meetup, as a chance to get
to know the other ladies in
the neighborhood.

Text Erin if you're interested-
412-378-3894

Leaf Collection in North
Strabane starts the week of
October 24th and continues
on Wednesdays through
December 2nd. The
collection day is affected
by weather and may vary
from week to week.

Attention Teens and Adults!

Please notify the office to
Sign up for the community resource
Page. There are many people that could
use some help this fall.

Glencannon Website:

Please visit
www.glencannonhomes.org
For updates or changes with
meetings
The Architectural Guidelines
ACC request form
Bylaws
Covenants

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 August 31, 2022**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 178,301	\$ -	\$ -	\$ 178,301
Other	\$ 8,666	\$ (131,607)	\$ 752	\$ (122,189)
Total	\$ 186,967	\$ (131,607)	\$ 752	\$ 56,113
Expenditures:				
Recreation Services	\$ 46,270	\$ -	\$ -	\$ 46,270
Commons Maintenance	\$ 13,955	\$ -	\$ -	\$ 13,955
Landscaping	\$ 24,925	\$ -	\$ -	\$ 24,925
Garbage Removal	\$ 43,654	\$ -	\$ -	\$ 43,654
Legal Services	\$ 2,807	\$ -	\$ -	\$ 2,807
Pond Renovation	\$ -	\$ -	\$ 10,569	\$ 10,569
Administrative	\$ 43,898	\$ 6,875	\$ -	\$ 50,773
Total	\$ 175,509	\$ 6,875	\$ 10,569	\$ 192,952
Excess (Deficit):	\$ 11,458	\$ (138,481)	\$ (9,817)	\$ (136,840)
Beginning Balance				
Beginning Balance	\$ 150,021	\$ 1,003,230	\$ 1,052,071	\$ 2,205,322
Revenue +	\$ 186,967	\$ (131,607)	\$ 752	\$ 56,113
Expenditures -	\$ (175,509)	\$ (6,875)	\$ (10,569)	\$ (192,952)
Change in Working Capital	\$ 29,887	\$ -	\$ -	\$ 29,887
Transfers +/-	\$ (21,971)	\$ (44,146)	\$ 1,358	\$ (64,759)
Ending Balance	\$ 169,396	\$ 820,603	\$ 1,043,612	\$ 2,033,610
Bank and Investment Accounts:				
Bank - Checking	\$ 155,800	\$ 20,738	\$ 4,929	\$ 181,467
Money Market	\$ -	\$ -	\$ 788,995	\$ 788,995
CD's	\$ 13,596	\$ -	\$ 249,688	\$ 263,283
PNC Advisor Investments	\$ -	\$ 799,865	\$ -	\$ 799,865
Total	\$ 169,396	\$ 820,603	\$ 1,043,612	\$ 2,033,610

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 September 13, 2022

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

Roll Call

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

Financials

The board discussed the details of the financial reports that were distributed last week.

Commons

The board discussed the fencing project. Seward Fencing is doing the work and will provide a date when they can start within their schedule. This will begin possibly this fall or in the Spring.

The bench on Old Meadow was discussed and the fact that it is damaged. The company was contacted, and a replacement piece will be ordered to repair it.

The lights at the Hunting Creek Island were discussed and there is one bid obtained to repair them. Another board member stated he will try to get additional bids.

The pond project was discussed, and the contractor was chosen – Mullen Excavating. The Engineers at Harshman CE Group are working with them to obtain all the necessary paperwork and create the contract.

The height of the equipment at Playground A was discussed as well as the bench that has been on back order. Jeffrey's was contacted about both, no update yet.

Rec

The pool is closed, and general maintenance and winterizing is underway. The final invoice with American Pools was discussed as well as changes necessary to the contract next year regarding pool cleaning and chemicals
ACC - 1 request submitted and was approved.

New Business

The board discussed the upcoming renewal for the liability policy and additional bids are being obtained by the broker. The meeting location was discussed and continues to be an issue during the winter months. The library is no longer an option due to their closing time at 7pm. Additional places were discussed and will be contacted. The October meeting will be at the pool pavilion.

The cars in common spaces on Hickory Circle and Old Meadow that are out of inspection were discussed. These cars have also been reported as abandoned since they haven't moved in many months. Further information will be obtained about the owners and notifying them.

The 2021 Audit is completed and will be discussed with Stelmack, Dobransky and Eannace at the Executive meeting in October.

Old Business

A property in the community was discussed and the foreclosure process that occurred due to unpaid dues. The property owner is paying off the balance in the coming days.

Meeting adjourned – 7:00pm

Glencannon Homes Association Monthly Meeting of the Directors September 13, 2022

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

Roll Call

Doug Krantz – president, Dave Wheeler, Terry Creighan, Pat Hogan and Rebecca Lopez. Gretchen Gregorchik, Shawn Beard and 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. Mr. Wheeler seconded the motion. Vote: Mr. Krantz– yes and Mr. Creighan – yes, Ms. Lopez– yes.

Commons

The pond project was discussed, the board voted and accepted the bid from Mullen Excavating. The Engineers are working with Mullen Excavating to gather the needed paperwork and create the contract.

Rec

The board discussed general maintenance for the pool. In addition, toward the end of the summer the cleaning and vacuuming of the pool was not done consistently. Several members of the board will discuss this with American Pools and how this impacts the use of chemicals.

Open Discussion

No residents were present.

Meeting Adjourned – 7:20pm



Trick-or-Treat In North Strabane



Monday, October 31st
from
6:00 pm to 8:00 pm



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

What do I do if I am behind on my dues?

Please contact the office to discuss a payment arrangement. Several arrangements can avoid finance charges. Details of the payment arrangement policy can be found on the website at www.glencannonhomes.org

What is happening with cars in the community with expired registration and inspection?

If you have a car in a commons parking spot on Hickory Circle, Old Meadow, Cricketwood or Pheasant Cove that hasn't moved and has expired tags, move it immediately. These cars will receive notification in the near future and will be towed.

What is the update on the Pond Project?

The contractor chosen is working with the engineers to develop the contract and submit all necessary paperwork. The work will begin once this is completed.



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: _____

OCTOBER 2022

Sun Mon Tue Wed Thu Fri Sat

1

2 3 4 5 6 7 8

**Garbage
&
Recycling**

9 10 11 12 13 14 15

Garbage

Board Meeting

7:00 PM

Pool Pavilion

16 17 18 19 20 21 22

**Garbage
&
Recycling**

23 24 25 26 27 28 29

Garbage

**Leaf Collection
Starts**

30 31

**Halloween
Trick-or-Treat
6-8 PM**

**Garbage
&
Recycling**