

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

September 2023



News this month:

- One open board seat
- Pond work coming to a close

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan
Dave Wheeler
Gretchen Gregorchik
Patrick Hogan
Rebecca Lopez
Jay Ware

**Please visit the website for
community questions!**

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
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

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
September 12, 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

**Final work is being done at the
pond In conjunction with the
contractor and the engineer.**

The yearly tree work is nearing
completion for 2023.
All additional tree work will be
addressed during the next project.



**There is one open
board position
available. Please
notify the office with
Interest.**

**The 2023 pool season has
ended.**

**The board would like to
thank the lifeguards and
additional
volunteers for a
great summer!**

Glencannon Homes Association

Financial Report

As of July 31, 2023

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 157,219	\$ -	\$ -	\$ 157,219
Other	\$ 8,273	\$ 83,924	\$ 6,134	\$ 98,332
Total	\$ 165,492	\$ 83,924	\$ 6,134	\$ 255,551
Expenditures:				
Recreation Services	\$ 57,967	\$ -	\$ -	\$ 57,967
Commons Maintenance	\$ 3,221	\$ -	\$ -	\$ 3,221
Landscaping	\$ 21,567	\$ -	\$ -	\$ 21,567
Garbage Removal	\$ 39,323	\$ -	\$ -	\$ 39,323
Legal Services	\$ 731	\$ -	\$ -	\$ 731
Pond Renovation	\$ -	\$ -	\$ 833,359	\$ 833,359
Administrative	\$ 28,284	\$ 6,356	\$ -	\$ 34,640
Total	\$ 151,093	\$ 6,356	\$ 833,359	\$ 990,807
Excess (Deficit):	\$ 14,400	\$ 77,569	\$ (827,225)	\$ (735,257)
Beginning Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Revenue +	\$ 165,492	\$ 83,924	\$ 6,134	\$ 255,551
Expenditures -	\$ (151,093)	\$ (6,356)	\$ (833,359)	\$ (990,807)
Change in Working Capital	\$ (2,375)	\$ -	\$ -	\$ (2,375)
Transfers +/-	\$ (60,000)	\$ -	\$ 60,000	\$ -
Ending Balance	\$ 130,886	\$ 881,232	\$ 272,510	\$ 1,284,629
Bank and Investment Accounts:				
Bank - Checking	\$ 77,267	\$ 20,747	\$ 72,946	\$ 170,960
Money Market	\$ -	\$ -	\$ 0	\$ 0
CD's	\$ 53,619	\$ -	\$ 199,564	\$ 253,183
PNC Advisor Investments	\$ -	\$ 860,485	\$ -	\$ 860,485
Total	\$ 130,886	\$ 881,232	\$ 272,510	\$ 1,284,629

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

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.

Plastic bags are **NOT** to be included in your recycling container.

In addition, **glass** is no longer acceptable because it can break and contaminate other recyclable items.

Please see our web site for more information regarding recycling requirements.

Parking on common area grass is prohibited.

Please be mindful of tire placement and avoid being an obstacle for the landscapers.

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.



QUESTIONS OF THE MONTH

What do I do if I am behind on dues?

To avoid fees and a potential lien or foreclosure on your property, please contact the office email at glencannon15317@yahoo.com. Payment arrangements are available.

What is being done about properties in need of repair or Maintenance?

The board reviews all reports and monitors the community as well with regular walk throughs.

Notices are sent to residents and the ACC fine policy is being reviewed. Residents are given 10 to 30 days to address certain things before a second notice is sent.

Resident Letter

I'm writing this in hopes that it proves of benefit to you.

We had a problem with our clothes dryer so, we had our handy guy take a look at it. He found that we had a copper plug going into an aluminum outlet which, you may know, is dangerous because that can cause increased heat between them and in the wiring. As it turned out, the prongs on the plug were scorched and part of the outlet was melted. He gave us a new cord/plug and a new outlet that handles both copper and aluminum.

When he went to turn off the breaker, he saw that someone had put in a 50 amp breaker. Since dryers pull 30 amps, it would never have shut off unless, possibly, the dryer was on fire so, he replaced the breaker, too.

We've lived in Glencannon for over 30 years so, we don't know if the old breaker and outlet were from the original build or if some former owner had them put in.

I hope none of this applies to you.

Sincerely,
Sigmund F., Glen Springs Circle

Glencannon Homes Association Executive Meeting - Minutes August 8, 2023

Mr. Krantz called the meeting to order at 7pm

Roll Call

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

Financials

The financial reports were distributed and reviewed by the
board. Information was discussed from the AR list as well as
upcoming bills for utilities.

Commons

The board discussed the tree work and that the company that
has been doing it had a change of staffing and they will
complete the job on Saturday. The board also talked about
the landscaping and the need for increased attention to the
trash removal in the community. The aerator was discussed
and will be put in once a part is installed. Residents parking on
common grass on Old Meadow was discussed and will be
addressed going forward.

ACC – There was one request submitted and approved.

Rec

The pool was discussed and the ongoing communication with
American Pools. The board discussed the walk through that
occurred and they were notified of improvements needed
with the water level and increased attention to the
bathrooms. The grill was discussed, and cleanliness needs to
continue for the future.

New Business

The board discussed pricing to replace the fencing by the stairs
on Pheasant Cove.

Old Business

The board also discussed the ongoing research for the
renovation of the pool house. The cost was discussed, which
at this time is excessive so additional opportunities need to be
found. The research will continue with designers to get an idea
of what the deficiencies are and what options are available.

Mr. Hogan made a motion to hire an architectural firm to
establish plans for the pool house renovation for the amount
that was budgeted. Mr. Creighan seconded the motion. Vote:
Mr. Beard – abstain, Ms. Lopez – yes, Mrs. Gregorchik – yes,
Mr. Ware- yes and Mr. Wheeler – yes and Mr. Krantz – yes.

The renovation of the ACC fine policy was discussed. The board
will create the plan and vote to approve. It will ultimately need
approval by the Association attorney. The lights on Upper
Hunting Creek were discussed and the breaker needs checked to
determine why they are not coming on.

Mr Krantz adjourned the meeting at 8pm

Glencannon Homes Association Monthly Meeting of the Directors August 8, 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, Gretchen Gregorchik, Jay
Ware and Dave Wheeler. John Ackerman not present.

Financials

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

Commons

The pond project was discussed the punch card is being reviewed
for the completion of the job. There will be clearing done on the
path by the bridge. There are two areas that have water but no
water testing is necessary since there are no sewer lines there.
There will be lines put under the path to improve that area.

Rec

The guards are doing a good job and some minor issues were
shared with American Pools. The board reported that money will
be spent on researching plans to renovate the pool house.

Open Discussion

A resident was present and stated that she is selling her
property, and something came up from the title company that
she needed clarification on. The board discussed with her the
details of the information needed.

Meeting adjourned at 7:30am.





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.



Dave was great to work with. Helped us look at a bunch of homes until we found the one for us. He was always responsive and willing to work around our crazy schedule. We had a prolonged closing, no fault of Dave's, and he did a lot of legwork to help us cross the finish line.

Thanks, Dave! ~ Chris Michaelson

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
License#:RS344715

PETERS TWP-SHADYSIDE-WEXFORD-GREENSBURG-ROSTRAVER

glencannon15317@yahoo.com



www.glencannonhomes.org

The community resource list lost several names due to people going to college or moving. Please notify the office if you would like to be added to the list for yardwork, snow removal etc. There is often a need from residents who are unable to do the work themselves.

Please submit all payments for dues and resales by US Mail
There are no in person payments

TJM Tree Service



Glencannon Residents get 10% off!

Tom
Owner
412-799-3090

Full removals and trimming
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Firewood

Lumber milling & live edge slabs
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Deborah A Panza
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McMurray, PA 15317
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Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com



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

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STAFFERS
INC.
Est. 1994

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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: _____

SEPTEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Labor Day Last Pool Day	5 Garbage & Recycling	6	7	8	9
	No School Canon-McMillan					
10	11 Garbage	12 Board Meeting 7:00 PM Pool pavilion	13	14	15	16
					2 Hour Early Dismissal Canon-McMillan	
17	18 Garbage & Recycling	19	20	21	22	23
24	25 Garbage	26	27	28	29	30