
The
Glencannon
N e w s l e t t e r



Visit our web site: www.glencannonhomes.org

April 2018



Easter Egg Hunt Photos
(Page 10)

In this issue

Resource Page	Page 2
Next Board Meeting	Page 4
Community News	Page 4
Annual Yard Sale	Page 4
Lifeguards Wanted	Page 4
Advertising Rates	Page 5
Financials	Page 5
Minutes	Page 7
Report a Pothole	Page 9
ACC Form	Page 11
Calendar	Page 12

**GLENCANNON
BOARD OF DIRECTORS**

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Alissa Baker

Jim Byer



Glencannon

Resource Page

Babysitters

Sarah Ackerman	724-745-3989
Janine Dolanch	724-531-0095
Ruth Ann Heinen	724-554-3661
Leah Kansco	770-773-6897
Krystina Litton	724-746-6747
Breanna McDade	724-328-1731
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

Teen Yard Work

Johnny Ackerman	412-413-2677
Cody Kusluch	724-678-5640

Dog Walking

Natalie Ackerman	724-745-3989
Janine Dolanch	724-531-0095
Ethan Hopf	724-746-8655
Leah Kansco	770-773-6897

If you would like to add your name to any of the above lists, just call the association at **724-745-4911**

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
St. Patrick Catholic School	724-745-7977
Canon McMillan M.S.	724-745-9030

North Strabane Twp. Municipal

Animal Control	724-503-4417
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	800-660-2215
Comcast Cable	724-745-4734
Gas Leaks	800-400-4271
PA-1 Call	800-242-1776
Allied Waste Services	412-429-2600

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.

If you are unsure about your current balance, please give us a call at 724-745-4911 and we will be happy to let you know.

Please include your lot number with your payment!

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

Next Monthly Meeting of the Directors,

Tuesday, April 10, 2018 at **7:00 pm**

(at the Frank Sarris Public Library located at
35 North Jefferson Avenue, 2nd floor, Meeting room 4)

All residents are welcome to attend!

*The Projected dates for the
Annual Yard Sale will be
Saturday June 23rd and
Sunday, June 24th, 2018*

Officers 2018

The Glencannon Homes Association Board of Directors will elect officers before the next monthly meeting.

**The results will be posted in the
May newsletter**

Lifeguards Wanted

Call the office at:
(724) 745-4911

Or send a letter of inquiry to:
**P.O. Box 831
McMurray, PA 15317**

Please have your application submitted ASAP, these spots fill up quickly.

Resident questions of the month

Can I pay my monthly dues for the entire year in advance?

Yes, you can pay your assessment in advance for as many months as you like.

We use quickbooks to keep track of monthly payments and you will have a credit listed on your account.

Be sure to keep track of when your next payment is due, GHA sends a yearly statement (usually February) so residents know where they stand but we do not send a statement every month.

Can I cut some bushes down that are near my porch?

Homeowners in glencannon (with the exception of those within a condo association) are welcome to landscape as they see fit. It is not necessary to seek approval for landscaping options.

Glencannon HOA reserves the right to address properties that have an un-kept and dilapidated appearance.

What is the best way to contact Glencannon Homes Association?

Since our Secretary can't answer calls at every hour of the day, try emailing your question to:

glencannon15317@yahoo.com

**Glencannon Homes Association
Financial Report
As of February 28, 2018**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$44,591	\$-	\$-	\$44,591
Other	\$1,826	\$(1,584)	\$5,805	\$6,047
Total	\$46,417	\$(1,584)	\$5,805	\$50,638
Expenditures:				
Recreation Services	\$225	\$-	\$-	\$225
Commons Maintenance	\$394	\$-	\$-	\$394
Landscaping	\$6,092	\$-	\$-	\$6,092
Garbage Removal	\$8,150	\$-	\$-	\$8,150
Legal Services	\$(46)	\$-	\$-	\$(46)
Pond Renovation	\$-	\$-	\$23,258	\$23,258
Administrative	\$10,393	\$1,522	\$-	\$11,915
Total	\$25,209	\$1,522	\$23,258	\$49,989
Excess (Deficit):	\$21,209	\$(3,106)	\$(17,453)	\$649
Beginning Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Revenue +	\$46,417	\$(1,584)	\$5,805	\$50,638
Expenditures -	\$(25,209)	\$(1,522)	\$(23,258)	\$(49,989)
Change in Working Capital	\$12,662	\$-	\$-	\$12,662
Transfers +/-	\$(1,000)	\$1,000	\$-	\$-
Ending Balance	\$199,262	\$624,154	\$1,065,527	\$1,888,943
Bank and Investment Accounts:				
Bank - Checking	\$80,167	\$20,718	\$55,217	\$156,102
Money Market	\$119,095	\$-	\$38,665	\$157,760
CD's	\$-	\$44,146	\$971,645	\$1,015,791
PNC Advisor Investments	\$-	\$559,290	\$-	\$559,290
Total	\$199,262	\$624,154	\$1,065,527	\$1,888,943

Recycling Events

The Washington County Planning Commission will host electronics recycling for selected months in 2018 on the first or second Tuesday from 2:30 pm to 5:00 pm at the Washington County Fair Grounds, 2151 N. Main St., Washington, PA 15301 (Exhibit Hall 1).

Here are the dates: April 3rd, June 12th, July 10th, September 4th and November 6th.

Most of the electronics are free of charge to dispose, however some restrictions apply.

Be sure to check in advance before going, they have cancelled a couple of dates in the past years.

For more detailed information visit:

www.glencannonhomes.org

Advertise in the Glencannon Newsletter!

Ad Size	Ad Fee	Typing Fee
Full page	\$60	\$6
Half page	\$45	\$5
Quarter page	\$30	\$4
Business Card	\$17	\$ —
Line ads		\$.40 / word

Discounts apply when
consecutive ads are placed

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price add when you purchase 3

Deadline for all ads (except full-page ads)
is the 15th of each month. Full-page ads
are due by the 20th of each month.

Web site ads are available at an introductory
rate, \$75.00 (for 1 year, on the home page.)
\$95.00 (for 1 year, on all pages.)

Lamppost Alert

There are several lampposts that have been burned-out for a long period of time, these properties will be sent a letter informing them to have the post repaired.

These lampposts provide most of the lighting on our streets which is essential for safety and helps to curb vandalism.

Thank you in advance for your cooperation.

If you have an issue with your garbage collection, please call Allied Waste Services at :
412-429-2600 to schedule a return pick-up.



Specializing in Office Staffing

4150 Washington Road, Suite 108
McMurray, PA 15317
Phone: 724.942.5860
Fax: 724.942.5866
www.personnelstaffers.com

Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

hermaine@personnelstaffers.com
marcia@personnelstaffers.com
kris@personnelstaffers.com

Electronics Disposal

Due to the PA electronics recycling law, Electronics cannot be disposed with municipal waste. This includes computers, TV's and any components of these devices.

For more information on Electronic Disposal and Recycling sites, visit the Washington County Planning Commission Website at:
www.depweb.state.pa.us.

Most Goodwill stores will accept Computers and electronics **however, they discontinued accepting TELEVISIONS.**

Reminder:

Only ONE bulk item (couches, refrigerators, furniture, etc.) can be included with your usual weekly refuse.

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.

Glencannon Homes Association

March 13, 2018

Executive Meeting

Board members present: Terry Creighan – President, Shawn Beard – Vice President, John Ackerman, Jim Byer and Alissa Baker.

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

FINANCIALS

The financial reports were reviewed that were distributed last week. Mr. Byer made a motion to approve and Mr. Ackerman seconded the motion. Vote: Mr. Beard – yes, Mr. Creighan – yes and Mrs. Baker – yes.

REC

The board discussed the chemicals that are needed for the upcoming season. In addition, some of the lights were fixed in the pool area over the last few months. An appointment will be scheduled to start opening the pool.

COMMONS

Cramer Landscaping started on March 1st. There will be clean up and some other duties done by them prior to the grass cutting. The board also discussed meeting with them periodically to make sure that all of the common areas are being cut properly. The board also discussed planning for the asphalt work that needs done and working with Cramer Landscaping to obtain the bids.

ACC

The board identified various letters to be sent to residents informing them of cleanup needed on their properties.

NEW BUSINESS

The board discussed the community yard sale. They agreed on June 23 and 24th.

OLD BUSINESS

The board discussed the ongoing work on the Rental Policy. Additional information will be included in the resale certificate informing new buyers about notifying GHA and the township of the names of their renters.

The project on Meadowview was also discussed

regarding the asphalt work that needs done on personal property. A second letter is being sent to the resident who has not agreed to the work.

Meeting adjourned at 7:00 pm.

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association

March 13, 2018

Monthly Meeting of the Directors

Board members present: Terry Creighan – President, Shawn Beard – Vice President, John Ackerman, Jim Byer and Alissa Baker.

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

OPEN DISCUSSION

None

FINANCIALS

The board discussed the AR list and updates on liens and possible foreclosures.

REC

The lifeguard application was discussed and the guards that are interested in coming back for the upcoming season.

COMMONS/POND MANAGEMENT

The board discussed the permit applications being done by the Harshman CE Group. Additional permit and environmental assessment documents were reviewed for signature to return to the Harshman CE Group.

OLD BUSINESS

The board continued the discussion of improvements that need made to certain properties. Additional discussion occurred about residents who park in their yards and also on common grass. These residents will be notified about the appearance of their property and the need to reseed the area.

Meeting adjourned at 7:30 pm.

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association

March 20, 2018

Annual Meeting

Board members present: Terry Creighan – President, Shawn Beard – Vice President, John Ackerman and Jim Byer. Alissa Baker was not present and excused.

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

OPEN DISCUSSION

None

FINANCIALS

The financial chair reported the progress with the AR report over the last year. The total for the year has reduced by about \$15,000. The settlement funds were put in place at PNC Investments in preparation for the pond project.

ACC

There were multiple requests over the last year; they were all approved.

REC

The rec chair reported that the pool motor had to be repaired 6 days before opening the pool. There was also a new chlorinator and automatic controller which resulted in cleaner water. There were no volunteers for community day, if this occurs again in 2018, there will be additional pizza or ice cream days. The pool maintenance costs were over budget due to the unexpected pool motor issue and the estimated water bill, however, the total expenditures were under budget by \$1,383. There is now a large credit on the water bill for the upcoming pool season. The overall revenues fell short of expectations by \$385. In addition, 2 new wireless security cameras need to be purchased and two tables. The planning to improve the basketball and tennis courts is underway.

COMMONS/POND MANAGEMENT

The commons chair reported that in 2017, bids were obtained for the landscaping contract. Cramer Landscaping obtained the contract and started on 3/1/2018.

The Harshman CE Group is 90% done with the permitting and planning for the pond project.

The HOPE Committee planted bulbs in the community. They also provided all of the decorating in the community for the holidays. They are planning in 2018 to continue with improving the beds in the neighborhood.

BOARD POSITIONS

Mr. Beard and John Ackerman are up for re-election. There were 5 ballots at the meeting that were opened and counted 5 votes for each. There were no other residents present and no expressed interest yet for one of the open board positions.

Meeting adjourned at 7:30 pm.

Respectfully submitted by Kimberly Spicer

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 leash your dog and clean up after them.
Thank you for your cooperation.***

Open Board Positions

The following seats can be filled by the GHA board of directors at the April 10, 2018 monthly meeting:

Townhouse category position that expires in March 2018

Open category position that expires in March 2019

Open category position that expires in March 2020

Single Family Home category position that expires in March 2020

Prospective GHA board members must reside in Glencannon and must be current in monthly dues.

Potholes on your street?

Call the North Strabane Public Works Department to report a needed repair.

724-745-1404

Potholes on state roads can be reported at:

1-800-FIX-ROAD

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).

Thank you for your cooperation

Glencannon Pond Repairs – Project Status Update

1) Permit Applications:

a) NPDES (National Pollutant Discharge Elimination System) Permit – complete. Permit Application package will be submitted to the Washington County Conservation District in late March.

b) Chapter 105 Joint Permit Application – waiting to receive Environmental Assessment/Mitigation Plan being prepared by Randy Bower of Civil & Environmental Technologies. All other application elements are prepared and ready to be submitted to PA DEP.

c) Chapter 105 Dam Amendment/Authorization Letter – waiting to receive Environmental Assessment/Mitigation Plan being prepared by Civil & Environmental Technologies. All other application elements are prepared and ready to be submitted to PA DEP.

d) Township Grading Permit – to be prepared.

2) Plan Drawings: (All Final Drafts are complete) - Existing Conditions Plan – complete, PCSM Plan – complete, E&S Plan – complete, Riparian Buffer Restoration Plan – complete, Planting Plan – complete.

3) Reports:

a) PCSM Report – complete

b) E&S Report – complete.

c) H&H (Hydraulics & Hydrology) Report – complete.

d) Environmental Assessment/Mitigation Plan – currently being prepared by Civil & Environmental Technologies. They are hoping to be finished with it by mid-March; should receive the Environmental Assessment/Mitigation Plan by the end of March.

Our Insurance Carrier has requested the following reminder:

No Fishing
No Swimming
No Boating
On the Glencannon Pond
Thank You

**WASHINGTON COUNTY
USED TIRE COLLECTION**
HELP MAKE A DIFFERENCE!!

Saturday, May 5, 2018

10:00 am - 1:00 pm Washington County
Fairgrounds Parking Lot (Field across from Trolley
Museum) 2151 North Main Street Washington, PA
15301

For more information call the Washington County
Planning Commission at: 724-228-6811

Holiday Trash Pick-Up

The following days push back collection
by one day (to Fridays).

New Year's Day
Memorial Day
July 4th
Labor Day
Thanksgiving Day
Christmas Day

Community Day 2018

We are looking for someone to
chair this years event.

**Please call the office if
you are interested.**

(724)745-4911

A smaller "fun day" can be planned if
enough volunteers are not available.

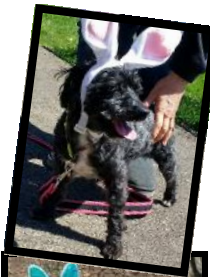
New ideas welcome!

Easter Egg Hunt 2018



Special thanks to:
Venus and Marissa Barto
for a great event!

**Be sure to sign up
next year!**



glencannon15317@yahoo.com



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: _____

APRIL 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Easter Sunday	2	3	4	5 Garbage	6	7
8	9	10 Board Meeting 7:00 pm At the Frank Sarris Public Library	11	12 Garbage & Recycling	13	14
15	16	17	18	19 Garbage	20	21
22	23	24	25	26 Garbage & Recycling	27	28
29	30					