

The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

April 2019



Now Hiring Lifeguards
(Details Page 4)

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GLENCANNON BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Tony Sacco

Douglas Krantz

Rebecca Ware

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
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

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
Republic 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 9, 2019 at **7:00 pm**, Meeting Room 4, 2nd floor
(at the Frank Sarris Public Library, 35 North Jefferson Avenue, Canonsburg, PA 15317)
All residents are welcome to attend!

The Glencannon Easter Egg Hunt Saturday, April 13, 2019 1:00 pm At Playground A

(Just off of Old Meadow Road)

Please RSVP with children's first and last names by **April 11th** without email can call the office at (724)745-4911.

RSVP is required so we have enough eggs for all children.

Easter music will be playing, plus, there will be 5 golden eggs with special prizes.

The Easter eggs will be turned in with each child receiving a treat bag with candy and bunny ears.

Republic Services has changed our garbage pick-up day to:
Fridays

Resident question of the month

What can be done about improving the overall look of Glencannon?

The GHA board has approved the planting beds to be re-done with some new plants/shrubs added; the yearly mulching will also be done. In addition, we are addressing some drainage and stormwater issues.

A resident suggested homeowners with visible mold on their roofs and siding should have those areas pressure washed.

NOW HIRING SUMMER LIFEGUARDS!

Get ready to spend your summer earning cash, gaining experience, and enjoying the outdoors!

Whether you're a student or adult looking for a summer job, you've come to the right place! We have Lifeguard and Head Lifeguard positions available. Apply today and refer your friends for extra bonuses! Previous Lifeguarding experience is required to apply for a Head Lifeguard position.

JOB DESCRIPTION

As a Certified Lifeguard, your primary responsibility is to maintain a safe swimming environment by enforcing all rules and regulations of the pool and surrounding area.

In addition to rule enforcement, a Certified Lifeguard is responsible for chemical maintenance and record-keeping. A Lifeguard is also responsible for inspecting the facility on a daily basis and reporting any unsafe conditions of faulty equipment to the office.

TO BE A LIFEGUARD, YOU MUST:

- Be a minimum of 15 years old
- Have or obtain Lifeguarding CPR/AED and First Aid certifications
- Not certified? We provide discounted training through American Red Cross

APPLY TODAY AT GUARDFORLIFE.COM/QUICK-APPLY

EMAIL: pittrecruit@americanpool.com



AMERICAN POOL LIFEGUARDS
GUARD FOR LIFE

WWW.GUARDFORLIFE.COM

**Glencannon Homes Association
Financial Report
As of February 28, 2019**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$44,534	\$-	\$-	\$44,534
Other	\$2,271	\$38,806	\$7,366	\$48,443
Total	\$46,805	\$38,806	\$7,366	\$92,977
Expenditures:				
Recreation Services	\$517	\$-	\$-	\$517
Commons Maintenance	\$174	\$-	\$-	\$174
Landscaping	\$6,000	\$-	\$-	\$6,000
Garbage Removal	\$8,097	\$-	\$-	\$8,097
Legal Services	\$-	\$-	\$-	\$-
Pond Renovation	\$-	\$-	\$5,744	\$5,744
Administrative	\$5,577	\$1,686	\$-	\$7,263
Total	\$20,365	\$1,686	\$5,744	\$27,795
Excess (Deficit):	\$26,440	\$37,120	\$1,622	\$65,182
Beginning Balance	\$127,441	\$705,009	\$1,042,985	\$1,875,435
Revenue +	\$46,805	\$38,806	\$7,366	\$92,977
Expenditures -	\$(20,365)	\$(1,686)	\$(5,744)	\$(27,795)
Change in Working Capital	\$8,654	\$-	\$-	\$8,654
Transfers +/-	\$(1,000)	\$1,000	\$-	\$-
Ending Balance	\$161,535	\$743,130	\$1,044,607	\$1,949,271
Bank and Investment Accounts:				
Bank - Checking	\$19,112	\$20,722	\$19,225	\$59,060
Money Market	\$142,422	\$-	\$1,321	\$143,743
CD's	\$-	\$44,146	\$1,024,061	\$1,068,207
PNC Advisor Investments	\$-	\$678,261	\$-	\$678,261
Total	\$161,535	\$743,130	\$1,044,607	\$1,949,271

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 on recycling requirements.

E-Recycling Events

We will announce in this newsletter if and when they are available in 2019

For more detailed information visit:
www.glencannonhomes.org

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**

Holiday Trash Pick-Up

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

New Year's Day

Memorial Day

July 4th

Labor Day

Thanksgiving Day

Christmas Day

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.**

If you have an issue with your garbage collection, please call Republic Services at :

412-429-2600 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.

There is **NO PARKING** in grassy areas on common grounds. Property owners (and their tenants) will be responsible for repairing damage. An initial letter will be sent followed by the costs added to the account if the damage is not fixed.

**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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Community Day 2019

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!

A long time resident of Glencannon is continuing a social group for senior citizens in the neighborhood! The group will meet at Kings on the 3rd Wednesday of each month. The next meeting is April 17th, 2019 at 1:00 pm.

Our Insurance Carrier has requested the following reminder:

No Fishing

No Swimming

No Boating

On the Glencannon Pond

Thank You

**PERSONNEL
STAFFERS
INC.**
Est. 1994

Specializing in Office Staffing

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Glencannon Homes Association

March 12, 2019

Executive Meeting

Board members present: Terry Creighan – President, , Shawn Beard – Vice President, Jim Byer, John Ackerman and Doug Krantz.
Tony Sacco not present excused.

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

The financial reports were distributed and discussed. The AR report was discussed and specific properties with delinquent balances. Several properties were chosen to start the process for foreclosure. The board will vote on financials next week at the regular meeting.

REC

The board discussed the start of service with American Pools. The keys will be provided to them and the insurance information was obtained. Alpine Pools will be changing the sand in the pool filters in the coming week. Mr. Miele will assist with opening the pool building and will diagnose and repair the lights around the pool house.

ACC

There were 2 ACC requests submitted and approved. Mr. Byer nominated Mr. Krantz as ACC chair. Mr. Krantz accepted the nomination.

COMMONS

The board discussed swings and tree houses that may be built on common property in common trees. The location was discussed and who needs notified to remove them. The board also discussed bids that were obtained to repair the drainage issue on common area around the pool parking lot as well as the stairs and railings leading to the pond. Mr. Ackerman made the motion to approve the bid, Mr. Krantz seconded the motion. Vote: Mr. Creighan – yes, Mr. Beard – yes and Mr. Byer – yes. Motion passed.

The board also discussed the 3 bids obtained for the beds in the community. The details were discussed and additional information was requested for 2 of the bids. The final vote will occur next week once the information is obtained.

OLD BUSINESS

The board discussed the landscaping contract for

2019-2020. The contract will be signed over the next week.

The board discussed developing a list of policies that were created by the board over the last 8 years. The list was distributed after review of past meeting minutes. The list will be finalized and provided to current and future board members.

Board member confidentiality was discussed as well.

Meeting adjourned at 7:59 pm.

Glencannon Homes Association

March 19, 2019

Monthly Meeting of the Directors

Board members present: Terry Creighan – President, Jim Byer, Tony Sacco, John Ackerman and Doug Krantz. Shawn Beard – not present and excused.

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

FINANCIALS

Mr. Byer made a motion to approve the financials that were discussed in the executive meeting the week before - Mr. Krantz seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – yes and Mr. Ackerman – yes.

COMMONS

The 3 bids that required additional information to address the beds in the community and provide the ongoing maintenance were discussed. Mr. Byer made a motion to vote via ballot, Mr. Krantz seconded the motion. Final Vote: 3 votes – Cramer Landscaping , 1 vote Scenic Landscaping and 1 abstain. Cramer Landscaping will be notified that they were awarded the bid.

ACC

There were 2 requests which were approved. The ACC chair reported that he is updating the ACC guidelines with current paint colors since the ones in there cannot be purchased and are out dated.

REC

The REC chair continues to be in contact with American Pools for the start of service. The lights around the pool house have been repaired.

OLD BUSINESS

The residents present were asked if they are interested in the 2 open townhouse positions that are available. No nominations occurred.

OPEN DISCUSSION

A resident was present and discussed many homes in the neighborhood that need to have their siding cleaned. She asked that the board can put something in the newsletter about this. She also said that the company that is cleaning her siding may put in an advertisement.

Meeting adjourned at 7:25pm.

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association March 19, 2019 Annual Meeting of the Members

Board members present: Terry Creighan – President, Jim Byer, Tony Sacco, John Ackerman and Doug Krantz. Shawn Beard – not present and excused.

Mr. Creighan called the meeting to order at 7:30 pm.

Three residents were identified to open the ballots that were submitted. There were 3 votes submitted for all 3 individuals running unopposed for their board seat. Rebecca Ware was welcomed as a new board member.

FINANCIAL REPORT

The financial chair provided the 2018 report. Last year and over the last several years, we have been collecting more revenue than expenses. This has allowed more money to be put in reserves for all future upgrades. He provided a graph showing the increase. In addition, he stated that this indicates that more things can be done in the community to make these improvements.

ACC REPORT

There were 27 ACC requests submitted in 2018. Five requests were sent back to the resident for further clarification. All requests were approved.

COMMONS REPORT

In 2018, Cramer Facility and Grounds Solutions started as the new landscaping company. They continued to improve over the last year and are now more familiar with the community. There were 25 dead or dying trees removed. All 3 playgrounds were power washed and the benches at the pond. The high light poles at the pool parking lot were repaired as well as several swing sets. There was also investigative ground work done for the drainage issue by the pool and improving the look of several planting areas. In addition to drainage and beds, the plan for the near future is to re-pave the basketball court and tennis court and additional painting.

The board also continued to work with The Harshman Engineering Group to accomplish the pond renovation. The work done so far has been planning and permit applications with the DEP. The hope is to start the work late summer this year or late summer next year. Preliminary estimates are being gathered by Harshman Group with contractors.

REC REPORT

The 2018 season started with the Easter Egg Hunt which was a successful event and continues to gain popularity each year. The pool season showed revenues down from previous years. The expenditures were \$11,460 under budget. There were no major repairs needed this year and due to the new chlorinator, the water could be treated without being drained. Mr. Miele continued to do work for the pool including painting, power washing, maintaining the pool heater and opening and winterizing the main building. A special thanks to the guards this summer who stayed until the final weekend. For summer 2019, American Pools was hired to take care of the pool.

PUBLIC DISCUSSION

A resident was present and discussed the Senior Lunch that she organizes each month at Kings. She said that attendance has been low and she would like to have it advertised again in the newsletter. She also talked to the board about lighting and trees in the area of Glen Springs that need attention. The board discussed with her that these

are not on Glencannon Common area and this would have to be addressed by the homeowners. She also discussed her feelings about the maintenance of the pond.

Another resident was present and discussed the issues she has with children on her street who are causing a lot of issues. She reports that there is ongoing property damage and noise that is disruptive to her and others. The board discussed with her that she should call the police to file a report for the damage and noise.

A resident was present and asked for an update on the pond. The board informed her that the permit process is still underway with the DEP. The time frame is dependent on the DEP and how quickly they provide the permits.

A resident read a letter to the board about her request to organize a committee to bring ideas to the board. She stated that she requested information in February about what a Quorum is. She received the information in March which was too late for her to invite residents to vote at this meeting to allow a quorum to be present. She requested the Annual meeting be adjourned and rescheduled until April 30th. Her topics requested are videotaping meetings, monthly expenses and pond project details in the newsletter. The board stated that the annual meeting cannot be rescheduled for these reasons.

Meeting adjourned at 7:59 pm.

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

Open Board Positions

The following seats can be filled by the GHA board of directors at the next monthly meeting:

Townhouse category position that expires in March 2021

Townhouse category position that expires in March 2020

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

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

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 Pond Repairs – Project Status Update

Permit Applications:

- a.) Joint Permit Application – DEP’s review comments dated December 12, 2018 have been addressed. Pending DEP review.
- b.) NPDES (National Pollutant Discharge Elimination System) Permit – The DEP and WCCD review of the NPDES permit is essentially finished, however, they will issue it along with the joint permit once it’s finished being reviewed and once receiving a copy of a storm water consistency letter from the township indicating Harshman CE Group to begin the submission of the township grading permit.
- c.) Chapter 105 Dam Amendment/Authorization Letter – DEP’s review comments dated December 17, 2018 have been addressed. Pending DEP review.
- d.) General Permit 7 (GP-7) – Approved by WCCD.
- e.) Township Grading Permit – With DEP’s review nearly complete, Harshman CE Group will now prepare the submission package for the township’s grading permit.

Miscellaneous:

- a.) The Harshman CE Group suggested delaying construction for 2 to 3 years until after the two proposed developments uphill from the pond have completed earthwork. The GHA board has decided to do the work at the earliest time, possibly this fall.

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

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 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5 Garbage	6
7	8	9 Board Meeting 7:00 pm Frank Sarris Public Library	10	11	12 Garbage & Recycling	13 Easter Egg Hunt Playground A 1:00 pm
14	15 Tax Day	16	17 Seniors Lunch Kings 1:00 pm	18	19 Garbage	20
				2 Hour Early Dismissal Canon-McMillan	No School Canon-McMillan	
21 Easter Sunday	22	23	24	25	26 Garbage & Recycling	27
28	29	30				