# Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

# April 2020



# Garbage Day changes to Mondays on April 13th

(Details pages 4, 10 and 12)

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# GLENCANNON BOARD OF DIRECTORS

Terry Creighan, President Shawn Beard, Vice President

John Ackerman
Jim Byer
Douglas Krantz
Rebecca Ware
Dave Wheeler

Phone: (724) 745-4911 e-mail: glencannon15317@yahoo.com



# Glencannon

# Resource Page

Ruth Ann Heinen	724-554-3661
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Giavonni LoBello	724-743-2890
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

# Teen Yard Work

Johnny Ackerman 724-413-2677

# Dog Walking

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
<b>Borland Manor Elementary</b>	724-745-2700
N. Strabane Intermediate	724-873-5252
Canon McMillan H.S.	724-745-1400
<b>Transportation Department</b>	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
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
To report outag	ges 800-544-4877
PA American Wat	er 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
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

# 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, Cancelled! Due to Covid-19

# **Help Wanted**

We are looking for a new maintenance person to help with tasks around Glencannon.

The first job would be to un-winterize the pool building in April and help with getting the pool ready before the pool management company starts (maintenance, pressure washing, etc).

This is a paid independent contractor position with flexible hours, wages are negotiable.

Those with electrical and plumbing experience are preferred.

Please send your letter of interest and resume to:

Glencannon Homes Association
P.O. Box 831

McMurrray PA, 15317

### **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 2023

Single Family Home category position that expires in March 2023

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

Only GHA homeowners can fill a Townhouse or Single Family Home board position.

# Resident questions of the month Will the pool be open on-time this year?

We do not know (at this time) if the pool will be open for a full season or reduced operating days.

We will follow the federal and State recommendations for the duration required for everyone's safety.

# Why is our garbage pick-up day changing again?

County Hauling has requested a change of service day to Mondays due to their scheduling needs.

We realize there have been multiple changes over the past two years and we apologize for any inconvenience.

# 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

**⋄4**⋄

#### Glencannon Homes Association Financial Report As of February 29, 2020

	GENERAL	REPLACEMENT	SETTLEMENT	YTD
Income Statement:	FUND	FUND	FUND	TOTAL
Revenues:				
Association Fees	\$44,677	\$-	. \$-	\$44,677
Other	\$1,829	\$(18,603)	\$1,496	\$(15,278)
Total	\$46,505	\$(18,603)	\$1,496	\$29,398
Expenditures:				
Recreation Services	\$288	\$-	\$-	\$288
<b>Commons Maintenance</b>	\$3,150	\$-	\$-	\$3,150
Landscaping	\$7,000	\$-	\$-	\$7,000
Garbage Removal	\$4,849	\$-	\$- \$-	\$4,849
Legal Services	\$554	\$-	\$-	\$554
Pond Renovation	\$-	\$-	\$4,867	\$4,867
Administrative	\$3,852	\$1,962	\$-	\$5,815
Total	\$19,693	\$1,962	\$4,867	\$26,523
Excess (Deficit):	\$26,812	\$(20,566)	\$(3,371)	\$2,875
Beginning Balance	\$140,690	\$820,973	\$1,050,403	\$2,012,066
Revenue +	\$46,505	\$(18,603)	\$1,496	\$29,398
Expenditures -	\$(19,693)	\$(1,962)	\$(4,867)	\$(26,523)
Change in Working Capital	\$13,366	\$-	\$-	\$13,366
Transfers +/-	\$(1,000)	\$1,500		\$500.00
Ending Balance	\$179,868	\$801,907	\$1,047,033	\$2,028,808
Bank and Investment Accounts:				
Bank - Checking	\$19,116	\$20,727	\$1,545	\$41,388
Money Market	\$160,752	\$-	\$1,325	\$162,077
CD's	\$-	\$44,146	\$1,044,163	\$1,088,309
PNC Advisor Investments	\$-	\$737,034	\$1,044,105	\$737,034
Total	\$179,868	\$801,907	\$1,047,033	\$2,028,808
Iotai	\$175,000	2001,307	\$1,047,033	\$2,020,000

# 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







www.guardforlife.com

### **DUNN GARAGE DOORS, INC.**

PA Home Improvement Contractor Registration #PA020557

658 Fruitwood Drive Bethel Park, PA 15102

- Garage Doors, Entry Doors,
- Electric Openers
- Over 40 Years
- All Family
- · Glencannon Resident
- Replacements a Specialty

Vincent P. Dunn, Sales / Installation dunngaragedoors.com

724-825-7630 412-279-0551



#### **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 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.





# 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.

Our Insurance Carrier has requested the following reminder:

No Fishing No Swimming No Boating

On the Glencannon Pond Thank You



Glencannon Homes Association March 10, 2020 Executive Meeting

Cancelled.

Glencannon Homes Association March 10, 2020 Monthly Meeting of the Directors

Cancelled.

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 Pond Repairs – Project Status Update**

#### **Permit Applications:**

- a) Township Grading Permit a copy of the Stormwater Consistency Letter from the Township Engineer. Harshman will need to follow up with the Township with copies of the approved permits from DEP, WCCD, etc. once they have been obtained. There will be a permit fee to pick up the permit from the Township.
- b) Joint Permit Application (DEP) DEP has indicated that they will need to see certification that dredged sediment is clean for disposal. ACA Engineering was approved to prepare the due diligence reporting to determine the status of the fill as clean. They stated that the historical information is in and that they are hoping to complete the report soon.
- c) Joint Permit Application (DOA) The Department of the Army is waiting to receive info regarding the disposal location and clean fill determination. They have temporarily withdrawn the application to unflag it in their systems due to the amount of time it is taking to determine the disposal location. To reopen the project, the results of the clean fill determination and a letter requesting the project be reopen is all that is required to be submitted. Copies of other DEP permits will need to be provided to the DOA once obtained as well.
- d) NPDES (National Pollutant Discharge Elimination System) Permit The Stormwater Consistency Letter provided by the Township Engineer has been provided to the WCCD and DEP for review. We are awaiting a response from them.
- e) Chapter 105 Dam Amendment/Authorization Letter & Dam Permit DEP Comments received for the dam permit have mostly been addressed. The only remaining comment that needs addressed is the finalized revision of the Emergency Action Plan (EAP). The EAP has been submitted to the County & Township for review and signatures. The Township has signed off on the EAP we are waiting to receive a signed copy from the County. Once the County signs off on the EAP, it will be submitted to PEMA and DEP for review and signatures. Once the EAP has received all signatures and has been finalized, a comment response will be provided to DEP addressing their comments.
- f) General Permit 7 (GP-7) Approved by WCCD.

#### Miscellaneous:

- a) Once all permits have been obtained, we can start preparing the bid package and bidding the project.
- b) Currently the goal is to aim for construction in the Summer of 2020 assuming all permits have been obtained by then. The dam permit may be a source of delay as it is waiting on a finalized version of the EAP which is still be reviewed by various agencies.
- c) Harshman Group is making calls to determine a disposal location for the dredge material. The field behind 101

  Hunting Creek Road has been evaluated as a disposal location, and while it can be used to dispose of some of the material after proper preparation, it will not sustain all of it. I will also need to determine the nearest disposal location to create a cost comparison which will largely be affected by trucking costs.

#### Coronavirus Disease 2019 (COVID-19)

#### **Know How it Spreads**

- There is currently no vaccine to prevent coronavirus disease 2019 (COVID-19).
- The best way to prevent illness is to avoid being exposed to this virus.
- The virus is thought to spread mainly from person-to-person. Between people who are in close contact with one another (within about 6 feet).
- Through respiratory droplets produced when an infected person coughs or sneezes.
- These droplets can land in the mouths or noses of people who are nearby or possibly be inhaled into the lungs.

#### Take steps to protect yourself

- Wash your hands often with soap and water for at least 20 seconds especially after you have been in a public place, or after blowing your nose, coughing, or sneezing.
- If soap and water are not readily available, use a hand sanitizer that contains at least 60% alcohol. Cover all surfaces
  of your hands and rub them together until they feel dry.
- Avoid touching your eyes, nose, and mouth with unwashed hands.
- Avoid close contact with people who are sick
- Put distance between yourself and other people if COVID-19 is spreading in your community. This is especially important for people who are at higher risk of getting very sick.

#### Take steps to protect others

- Stay home if you are sick, except to get medical care. Learn what to do if you are sick.
- Cover your mouth and nose with a tissue when you cough or sneeze or use the inside of your elbow.
- Throw used tissues in the trash.
- Immediately wash your hands with soap and water for at least 20 seconds. If soap and water are not readily available, clean your hands with a hand sanitizer that contains at least 60% alcohol.
- If you are sick: You should wear a facemask when you are around other people.
- If you are NOT sick: You do not need to wear a facemask unless you are caring for someone who is sick (and they are not able to wear a facemask). Facemasks may be in short supply and they should be saved for caregivers.

#### Clean and disinfect

- Clean AND disinfect frequently touched surfaces daily. This includes tables, doorknobs, light switches, countertops, handles, desks, phones, keyboards, toilets, faucets, and sinks.
- If surfaces are dirty, clean them: Use detergent or soap and water prior to disinfection.

#### For more information go to: https://www.coronavirus.gov/

# Holiday Trash Pick-Up

The following days push back collection by one day.

### Memorial Day Labor Day

Although New Year's Day, The 4th of July,
Thanksgiving and Christmas are listed holidays,
they take place after our normal collection day so
pick-up is Tuesday after Memorial Day and
Labor Day.

Plastic bags are <u>NOT</u> 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.

KDT Driver Training Serving the Pittsburgh Area Since 1971

In-Car Driving Lessons for Teen and Adult
In-Car Lessons - Teen and Adult
Brush-up and refresher lessons for adults

"30&6" Teen Program May Qualify Teen for Driver Ed Discount and Senior License at 17 ½ (Check with your Insurance Company for their requirements)

412 851-9540 or 724 743-4311
Visit our Website: KDTDRIVERTRAINING.Com
Or
KDTDRIVERTRAINING1.Com



# **Glencannon Homes Association - 2020 Budget**

	Income	_	
4010	Assessment Income		\$268,000
4012	Late Fee charges		\$5,000
4015	Resale & Lien LTR Income		\$2,000
4020	Interest Income		\$10
4025	Interest – Delinquent Accounts		\$4,500
4030	Newsletter Income		\$750
4031	Interest – Capital Reserves		\$5
4042	RC Concession Income		\$250
4043	RC Guest Fee Income		\$1,500
4044	RC Pool Rental		\$700
4045	RC Heights Passes		\$800
4054	ACC Fine	Total Income	\$50
		lotal income	\$283,565
Recreation	Expenses	_	
5105	RC Management		\$42,000
5131			\$3,600
5132	RC Electricity RC Gas		\$1,000
5133	RC Water		\$2,500
5140	RC Maintenance & Supplies		\$7,750
5145	Tennis Court Maintenance		\$500
5100	Expenses – Other		\$100
3100	Expenses – Other		\$57,450
Commons			
5430	Commons Utilities		\$2,000
5440	Commons Maintenance & Supplies		\$21,265
5455	Playground Maintenance		\$2,500
5501	Landscaping		\$52,000
Administration			\$77,765
5710	Adm. Gross Wages		\$20,000
5715	Adm. Payroll Taxes		\$2,500
5730	Rubbish		\$65,000
5734	Bank Service Charges		\$2,500
5735	Legal fees		\$5,000
5740	Audit and Tax Prep		\$6,000
5745	Professional Services		\$1,200
5750	D & O Insurance		\$2,500
5751	Liability Insurance		\$8,300
5752	Workman's Comp. Insurance		\$1,250
5765	Office Equip. Maintenance		\$2,100
5770	Office Communication		\$2,000
5780 5791	Office Supplies		\$2,400 \$3,750
5792	Newsletter Printing Newsletter Delivery		\$3,750 \$600
5795			\$100
5805	Printing Bad Debts		\$15,000
5820	Pool Parties		\$500
5860	Community Day		\$1,500
5999	Admin. Misc.		\$100
6560	Payroll Expenses		\$50
5500	. 5, 2.,		\$142,350
	Transfers to Reserve Investment Account		\$6,000
		Total Expenses	
		Total Expelises	\$283,565



# Advertise in the Glencannon Newsletter

Ad Size	Ad Fee	
Full Page	\$45	MMy
Half Page	\$30	NEW LOWER 3
Quarter Page	\$20	RATES!
<b>Business Card</b>	\$15	my -
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



#### Pick-up day changes to Monday on April 13th



#### 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.

#### TRASH

Put all Non- Recyclable material in the trash



Please take a moment to review the new recycling guidelines.

Coronavirus can live on different surfaces for several days, please be sure to place trash in the proper receptacles to help the possible spread

#### 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



### 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 th	e Box or boxes' that applies to your request
	Exterior ANTENNA provided they are attached to the unit.
	Exterior location of <b>CENTRAL AIR CODITIONING</b> unit if <u>not</u> within three [3] feet of current.
	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.
	Changes in grade or location of an existing DRIVEWAY.
	Height, style, material and distance from property lines of FENCE/PRIVACY SCREEN.
	A sketch showing the location of a LAMP POST from the property lines and building.
	A sketch showing location of <b>OUTDOOR LIGHTING</b> fixture(s) from the property line/building.
	ROOF COVERING not similar to the one provided by the developer.
	<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.
	SIDING, DOOR, SHUTTERS and WINDOW replacement.
	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 <a href="https://www.glencannonhomes.org">www.glencannonhomes.org</a> to view the Architectural Policy.
	The <b>purpose</b> of the ACC is to provide <b>standards and guidelines</b> for the Residents and the ACC to preserve e <b>architectural and esthetic integrity</b> of the community while <b>preserving home and property values</b> .
NAME:_	DATE:
STREET A	ADDRESS:LOT NUMBER:
TELEPHO	NE:EMAIL ADDRESS:
OWNER	SIGNATURE:
ACC REC	OMMENDATIONS/COMMENTS:

ACC COMMITTEE SIGNATURE:

# APRIL 2020

on Tue	Wed  1 Garbag  8 Garbag Recycli	9 ge	Fri 3	Sat 4 11
7	8 Garbaş	9 ge		
7	Garbaş &	ge		11
,	Garbaş &	ge		11
		ng	Good Fr	iday
	Last Wedr pick-u			
14 Sarbage Board N CANCI	15 Meeting ELLED!	16	17	18
21 arbage & ecycling	22	23	24	25
28 Sarbage	29	30		
	21 arbage & ecycling	21 22  arbage &  ecycling	21 22 23  arbage & scycling  28 29 30	21 22 23 24  arbage & scycling  28 29 30