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The  
**Glencannon**  
Newsletter



Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

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April 2021



*Photo by Victoria Falleroni*

Baby Pool Renovation  
(Details Page 4)

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**GLENCANNON  
BOARD OF DIRECTORS**

**Terry Creighan, President**  
**Shawn Beard, Vice President**

John Ackerman

Jim Byer

Gretchen Gregorchik

Douglas Krantz

Dave Wheeler



# 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
Giavonni LoBello	724-743-2890
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

### Teen Yard Work

Johnny Ackerman	724-413-2677
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### Dog Walking

Janine Dolanch	724-531-0095
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
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	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](mailto: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.

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

<b>Mondays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Wednesdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto: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 Tuesday, April 13th, at 7:00 pm at the pool**

All residents are invited to attend!

## 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

Open category position that expires in March 2022

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 question of the month

### Will there be an Annual Yard Sale this year?

At this time, the event will not be scheduled, we are monitoring the covid-19 numbers and they have not gone down enough to warrant having a yard sale.

### Will the pool be open on-time this year?

We are planning on opening Memorial Day weekend, however, we will need to be sure there are no restrictions.

Federal and State recommendations will be monitored.

## Baby Pool to be refurbished

The baby pool will get a new floor surface that will not require painting, a new ceramic tile water feature wall with water ledges, a new pump, and concrete repair and some block repair on the pool building near the baby pool.

We hope to have the work done by Memorial Day or shortly thereafter.

Our Insurance Carrier has requested the following reminder:

**No Fishing  
No Swimming  
No Boating**  
On the Glencannon Pond

*Thank You*

**Glencannon Homes Association  
Financial Report  
As of February 28, 2021**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$44,471	\$-	\$-	\$44,471
Other	\$1,922	\$191	\$31	\$2,144
<b>Total</b>	<b>\$46,393</b>	<b>\$191</b>	<b>\$31</b>	<b>\$46,615</b>
<b>Expenditures:</b>				
Recreation Services	\$567	\$-	\$-	\$567
Commons Maintenance	\$666	\$-	\$-	\$666
Landscaping	\$6,000	\$-	\$-	\$6,000
Garbage Removal	\$10,481	\$-	\$-	\$10,481
Legal Services	\$-	\$-	\$-	\$-
Pond Renovation	\$-	\$-	\$293	\$293
Administrative	\$7,853	\$2,242	\$-	\$10,096
<b>Total</b>	<b>\$25,568</b>	<b>\$2,242</b>	<b>\$293</b>	<b>\$28,102</b>
<b>Excess (Deficit):</b>	<b>\$20,826</b>	<b>\$(2,051)</b>	<b>\$(262)</b>	<b>\$18,513</b>
<b>Beginning Balance</b>	<b>\$120,240</b>	<b>\$951,685</b>	<b>\$1,058,497</b>	<b>\$2,130,422</b>
<b>Revenue +</b>	<b>\$46,393</b>	<b>\$191</b>	<b>\$31</b>	<b>\$46,615</b>
<b>Expenditures -</b>	<b>\$(25,568)</b>	<b>\$(2,242)</b>	<b>\$(293)</b>	<b>\$(28,102)</b>
<b>Change in Working Capital</b>	<b>\$10,015</b>	<b>\$-</b>	<b>\$-</b>	<b>\$10,015</b>
<b>Transfers +/-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$151,081</b>	<b>\$949,634</b>	<b>\$1,058,236</b>	<b>\$2,158,950</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$19,120	\$20,731	\$10,432	\$50,282
Money Market	\$131,961	\$-	\$397,754	\$529,715
CD's	\$-	\$44,146	\$650,050	\$694,196
PNC Advisor Investments	\$-	\$884,757	\$-	\$884,757
<b>Total</b>	<b>\$151,081</b>	<b>\$949,634</b>	<b>\$1,058,236</b>	<b>\$2,158,950</b>

## Lamppost Alert

GHA has noticed 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.

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**

### Let's Keep Glencannon Clean

If you are a walker of our lovely community, we would like to ask you **to Take Along a Bag** (a plastic grocery bag will do) with you on your walk and pick up any trash, papers, bottles, cans, or cups, and especially - **Dog-Poo** - for you dog owners, that you might encounter on your walk. *Pitching in can make a difference to keep our community clean.*



## 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](http://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.



Est. 1994


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**BERKSHIRE HATHAWAY**  
HomeServices



**Deborah A Panza**  
REALTOR®

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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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## 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  
March 16, 2021  
Monthly Meeting of the Directors**

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

**ROLL CALL**

Terry Creighan – President, Shawn Beard – Vice President, Jim Byer, Doug Krantz. Dave Wheeler, John Ackerman, and Gretchen Gregorchik not present and excused.

**FINANCIALS**

The board discussed the financial reports that were distributed for February 2021. Mr. Krantz made a motion to approve. Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Byer – yes.

**COMMONS**

The board discussed gathering bids for the fencing along the pool walkway. There were 7 companies contacted and 1 came to look at the area today and will submit a bid. The fencing along playground A was discussed and needs replaced. The work needed will be considered in the fencing bid for the walkway. [Note: The contractor called and stated they will not bid the project due to materials shortages.]

The beds were discussed and the work that was done last year by MJ Donas. They were contacted again to submit their bid for the 2021 season. Once their bid is obtained, it will be sent to each board member for review.

The snow removal in the winter was discussed and considering a separate contractor to do

snow removal as needed. This will be considered when the Landscaping Contract is renewed.

The fire bushes on Hunting Creek were discussed and some need replaced. Cramer Landscaping will be notified about this.

**ACC**

There was one ACC request over the last few months which was approved.

**REC**

A bid was distributed to refurbish the baby pool; the wall (with cherubs) needs to be replaced, a new one will be constructed and have smooth tile and a water ledge feature. The floor surface needs replaced to avoid maintenance and yearly painting. Some of the block wall needs re-set and coated and the concrete around the baby pool needs addressed. The board also discussed that the surface area under the pavilion will be considered in the bid as well.

**OLD BUSINESS**

The pond work was discussed and the last update from the Harshman CE Group. The final permits are being obtained and the bid work will begin. The aerator will be installed in the pond in April.

**OPEN DISCUSSION**

A resident was present and discussed with the board about the paving to be done with her and her neighbors and their shared driveway on Meadowview Drive. They are obtaining bids and receiving commitments from several of the neighbors. The resident present will work with the office to notify the neighbors that have not agreed or were not able to be contacted.

**Glencannon Homes Association  
March 16, 2021  
Annual Meeting**

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

**ROLL CALL**

Terry Creighan – President, Shawn Beard – Vice President, Jim Byer, Doug Krantz, and Dave Wheeler.

John Ackerman and Gretchen Gregorchik not present and excused.

The ballots that were submitted for the 3 board seats that are expiring in March 2021, were opened and counted by two residents present. The results indicated that all three individuals had at least one required vote to continue in their current seat for another 3-year term.

The board discussed that all updates for Commons, Rec, Financials and ACC were provided at the regular meeting with the same residents present.

Meeting adjourned at 7:40 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**

**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.

Pick-up is Tuesday after Memorial Day and Labor Day.



**Looking for a Real Estate Agent?**

Contact **Brianne Hall** (Lic: RS354673)

*Your Neighborhood*

**Realty One Group Gold Standard Agent**

375 Valley Brook Road  
Suite 102

McMurray, PA 15317

☎ 724.344.1254

☎ 724.941.1427

✉ [brianne@goldstandardpittsburgh.com](mailto:brianne@goldstandardpittsburgh.com)



See the  
Glencannon  
web site for an  
updated color  
coded, 2021  
garbage and  
recycling  
calendar



# 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

## The dumpster at the pool is for POOL USE ONLY.

The following items are strictly prohibited.

- **Construction waste**
- **Televisions**
- **Tires**
- **Car batteries**
- **Oil, gas or hazardous liquids**

This area is under 24 hour surveillance

We are getting reports of  
children running through  
private property and elevated  
noise levels.

**Parents, please be sure your kids  
are respectful of others.**

## Attention Landlords!

**You are responsible for informing your  
tenants the following information**

- The monthly payment of \$43 is due the first of the month. Owners have ultimate responsibility, if tenants are asked to pay the dues on their own; fees will be added to the owners account for non-payment.
- Garbage pick-up is on Mondays and refuse should be on the curb the night before (with the exception of Memorial Day and Labor Day, collection is pushed back a day).
- The property should be maintained, grass cut, bushes trimmed and toys should not be left for days on end.
- Clean-up after your pets.
- Vehicles are not to be parked on common grounds grassy areas.
- Noise levels should be kept to a minimum.

**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.

### Notice:

Vehicles without current registration 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.**

# NOW HIRING 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 Head Lifeguard positions.

#### 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

#### CONTACT US FOR MORE INFORMATION:

PHONE: 412-781-5950

EMAIL: pittrecruit@americanpool.com

**TEXT SWIM TO 25000 TO APPLY TODAY!**



GUARDFORLIFE.COM



## Pick-up day is Monday



### 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.**

**Please be sure to place trash in the proper receptacles to help the possible spread of Covid - 19**

### 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 the Box or boxes' that applies to your request

<input type="checkbox"/>	Exterior <b>ANTENNA</b> provided they are attached to the unit.
<input type="checkbox"/>	Exterior location of <b>CENTRAL AIR CODITIONING</b> unit if <u>not</u> within three [3] feet of current.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Changes in grade or location of an existing <b>DRIVEWAY</b> .
<input type="checkbox"/>	Height, style, material and distance from property lines of <b>FENCE/PRIVACY SCREEN</b> .
<input type="checkbox"/>	A sketch showing the location of a <b>LAMP POST</b> from the property lines and building.
<input type="checkbox"/>	A sketch showing location of <b>OUTDOOR LIGHTING</b> fixture(s) from the property line/building.
<input type="checkbox"/>	<b>ROOF COVERING</b> not similar to the one provided by the developer.
<input type="checkbox"/>	<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.
<input type="checkbox"/>	<b>SIDING, DOOR, SHUTTERS</b> and <b>WINDOW</b> replacement.
<input type="checkbox"/>	Painting of <b>DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM</b> and <b>WINDOW TRIM</b> approved colors can be obtained by contacting the Secretary or going on-line to <a href="http://www.glencannonhomes.org">www.glencannonhomes.org</a> 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 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 Good Friday	3
				No School Canon-McMillan		No School Canon-McMillan
4 Easter Sunday	5 Garbage & Recycling	6	7	8	9	10
	No School Canon-McMillan		No School Canon-McMillan			
11	12 Garbage	13 Board Meeting 7:00 pm At the Pool	14	15	16	17
18	19 Garbage & Recycling	20	21	22	23	24
25	26 Garbage	27	28	29	30	