

The Glencannon Newsletter



Visit our web site: www.glencannonhomes.org

April 2022



In this issue

Resource Page	Page 2
Meeting Update	Page 4
Community News	Page 4
Next Meetings	Page 4
Financials	Page 6
Advertising Rates	Page 7
Minutes	Page 8
ACC Form	Page 11
Calendar	Page 12

Community Yard Sale
Weekend of June 11th

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan

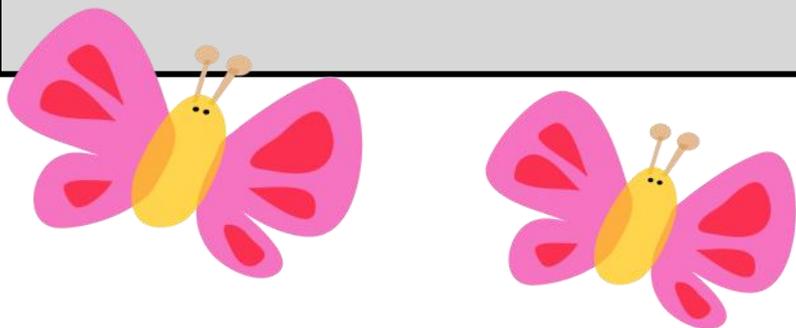
John Ackerman

Dave Wheeler

Gretchen Gregorchik

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com





Glencannon

Resource Page

Babysitters

Janine Dolanch	724-531-0095
Ruth Ann Heinen	724-554-3661
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

Yard Work, Snow and Leaf Removal

Johnny Ackerman	724-413-2677
Kyle Blystone	724-263-9943
Jordan Elm	412-432-6580

Dog Walking

Jen Marsh	412-216-3060
Jordan Elm	412-432-6580
Leah Kansco	770-773-6897
Janine Dolanch	724-531-0095

Canon McMillan School District

Administrative Building	724-746-2940
Borland Manor Elementary	724-745-2700
N. Strabane Intermediate	724-873-5252
Canon McMillan H.S.	724-745-1400
Transportation Department	724-745-1502
Canon McMillan M.S.	724-745-9030

North Strabane Twp. Municipal

Animal Control	724-503-4417
PA Game Commission	724-238-5639
Police/Fire/Ambulance	911
Township Office	724-745-8880
Police Administration	724-746-8474
Maintenance	724-745-1404

Utilities

West Penn Power	800-686-0021
<i>To report outages</i>	<i>800-544-4877</i>
PA American Water	800-474-7292
Peoples Gas	800-764-0111
Verizon (repairs)	888-409-8035
Comcast	800-266-2278
Gas Leaks	800-400-4271
PA-1 Call	800-242-1776
County Hauling	724-929-7694 Ext. 2

Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

glencannon15317@yahoo.com

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

**The next Monthly Meeting of the Directors
will be held on May 10, 2022 at the pool at 7:00 PM
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

Single family home position that expires in March 2025

Open category position that expires in March 2025

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.



Community Yard Sale

June 11th

Rain date for June 12th

8am to 12pm

Food Trucks

Starting in June!

Olympos Gyro

June 1 from 4pm to 7pm

Totopos

June 3 from 5pm to 7pm

Southside Barbecue

June 6 from



4pm to 7pm

Volunteers Needed:

Please contact the office via email if you are interested in helping out. Help needed with obtaining bids, food truck leads and becoming a board member!

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.

Holiday Trash Pick-Up

The following days (this year) push back collection by one day.

**Memorial Day
4th of July
Labor Day**

Although New Year's Day, Thanksgiving and Christmas are listed holidays, they take place after our normal collection day.

Pick-up is Tuesday after Memorial Day, 4th of July, and Labor Day.



Est. 1994

Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
kris@personnelstaffers.com

4150 Washington Road, Suite 108 • McMurray, PA 15317
Phone: 724.942.5860 • Fax: 724.942.5866

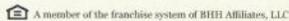
www.personnelstaffers.com

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

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

Financial Report

As of February 28, 2022

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 44,548	\$ -	\$ -	\$ 44,548
Other	\$ 917	\$ (51,715)	\$ (89)	\$ (50,886)
Total	\$ 45,465	\$ (51,715)	\$ (89)	\$ (6,338)
Expenditures:				
Recreation Services	\$ 738	\$ -	\$ -	\$ 738
Commons Maintenance	\$ 6,576	\$ -	\$ -	\$ 6,576
Landscaping	\$ 4,250	\$ -	\$ -	\$ 4,250
Garbage Removal	\$ 10,794	\$ -	\$ -	\$ 10,794
Legal Services	\$ 821	\$ -	\$ -	\$ 821
Pond Renovation	\$ -	\$ -	\$ 560	\$ 560
Administrative	\$ 6,725	\$ 2,375	\$ -	\$ 9,100
Total	\$ 29,904	\$ 2,375	\$ 560	\$ 32,839
Excess (Deficit):	\$ 15,561	\$ (54,090)	\$ (649)	\$ (39,177)
Beginning Balance	\$ 150,021	\$ 1,003,230	\$ 1,052,071	\$ 2,205,322
Revenue +	\$ 45,465	\$ (51,715)	\$ (89)	\$ (6,338)
Expenditures -	\$ (29,904)	\$ (2,375)	\$ (560)	\$ (32,839)
Change in Working Capital	\$ (1,437)	\$ -	\$ -	\$ (1,437)
Transfers +/-	\$ 44,146	\$ (44,146)	\$ -	\$ -
Ending Balance	\$ 208,291	\$ 904,994	\$ 1,051,422	\$ 2,164,708
Bank and Investment Accounts:				
Bank - Checking	\$ 189,168	\$ 20,735	\$ 3,580	\$ 213,483
Money Market	\$ -	\$ -	\$ 374	\$ 374
CD's	\$ 19,124	\$ -	\$ 1,047,467	\$ 1,066,591
PNC Advisor Investments	\$ -	\$ 884,260	\$ -	\$ 884,260
Total	\$ 208,291	\$ 904,994	\$ 1,051,422	\$ 2,164,708

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.

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



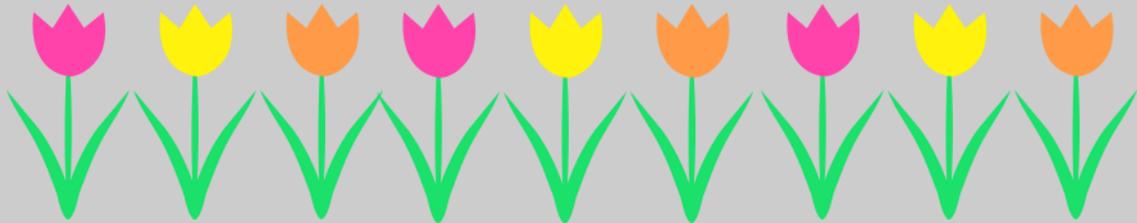
Questions of the Month:

Can I have the name and contact information for my neighbor or someone else in the community?

No, the GHA office will not give out any personal or contact information to anyone that requests it. Dues verification and balance details are provided to mortgage companies for refinancing, realtors and closing companies for the purpose of resale.

How do I find the correct colors and guidelines for my unit to make repairs?

Please see our website at www.glencannonhomes.org. The left side of the home page contains all of the helpful links including the Architectural Guidelines.



Advertise in the Glencannon Newsletter

Ad Size

Full Page

Half Page

Quarter Page

Business Card

Line Ads

Ad Fee

\$45

\$30

\$20

\$15

\$.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

Glencannon Homes Association March 15, 2022 Monthly Meeting of the Directors

Roll Call

Doug Krantz – President, Dave Wheeler, John Ackerman and Gretchen Gregorchik. Jim Byer and Terry Creighan was not present and excused. Shawn Beard – Vice President arrived at 7:10pm.

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

Financials

The financial reports that were distributed last week were discussed. ‘Mrs. Gregorchik made a motion to approve the financials, Mr. Wheeler seconded the motion. Vote: Mr. Ackerman – Yes and Mr. Krantz – Yes.

The board discussed that the commons, rec and financial reports will be presented at the annual meeting.

ACC

There were 3 requests over the last month which were approved.

Open Discussion

A resident was present to discuss the paving project on Meadowview. She stated that the original bid for the area must be revised since the work was moved to Spring. She provided an updated bid and discussed the slight increase. The board also discussed the 2 residents that are not willing to participate in the project for the shared driveway. The detailed bid with new cost and breakdown will be provided to these residents again.

A second resident was present and stated that he is having difficulty with his garbage pickup. He stated that his trash was not picked up for several weeks despite him calling them directly about the issue. He asked for the board’s assistance with this matter. The secretary will contact County Hauling as well about this issue.

Mr. Beard make a motion to adjourn the meeting at 7:20pm, Mrs. Gregorchik seconded the motion. Vote: Mr. Krantz – yes, Mr. Ackerman-yes and Mr. Wheeler – yes.

Glencannon Homes Association March 15, 2022 Annual Meeting

Roll Call

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

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

Financial Report

The PNC advisor assets grew from \$886,809 to \$938,350 in 2021 for the replacement fund. In addition, we had \$20, 376 in checking and \$44,146 in CD which was transferred to the General fund for payment of the remaining balance of new playground equipment. The playground should be installed this Spring.

The Settlement restricted fund grew from \$1.047M to \$1.048M which consists of CD and Money Market balances. These funds will be used for the expected pond project in 2022.

The general checking and money market fund balance grew from 120,240 to \$150,021.

ACC report

All requests submitted in 2021 were reviewed and approved. The ACC spread sheet was discussed which determines which properties need attention by the homeowner. Notification made to these properties is noted as well as the frequency over the last 2 years. The resident response and ACC fines are also tracked. Board members were reminded to continue to check their assigned areas for things that need addressed.

Rec Report

The 2022 contract with American Pool, Inc. is complete and being signed. Although they are requesting a \$6,000 increase, (\$47,000 total for the year) they will most likely have to pay more for guards to stay competitive plus chemical prices are still a bit higher.

The main pool has been painted (last fall) and we are hoping to reuse and treat the existing water that is currently in the pool. (continued)



We will have to have our chlorine controller sent out to have a new board installed. It failed mid-way through last summer and chlorine was put in the pool manually for the final month and a half. The estimated cost is around \$600 to \$700 to have a new board installed.

The lawn maintenance company has already done their first treatment at the pool. We treat to eliminate clover which ultimately would bring more bees if left unchecked.

Commons

Cramer Landscaping is in the process of starting the grass cutting season. Their contract was renewed in the Fall of 2021 for the next year. They were recently reminded of stick removal and to maintain the garbage cans. Cramer Landscaping will be asked to provide a bid for the beds in the community. A plan is being developed for the lights along Village Drive and Hunting Creek. The plan to replace the lights may be done in conjunction with the pond lights. Additional prices are being gathered to present to the board.

Pond Update: All of the permits are in place except for the general permit. The general permit will not reportedly hold up the work to be done. Harshman CE Group provided a copy of the bid proposal. This was reviewed and additional revisions were requested to incorporate the lighting in the pond area. The bidding process will begin the next few months.

The board discussed that the next regular meeting will occur in May of 2022 at the pool pavilion.

There were 2 expiring board seats. Mr. Byer decided to not continue another term. Mr. Creighan was on the ballot to continue another term. 5 votes were counted for Mr. Creighan.

Mr. Beard make a motion to adjourn the meeting at 7:50pm, Mrs. Gregorchik seconded the motion. Vote: Mr. Krantz – yes, Mr. Ackerman – yes, Mr. Wheeler – yes.



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).

Several warnings have been issued by the police, GHA has authorized citations for future violations.

Thank you for your cooperation

Notice:

Vehicles without current inspection 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.



Questions for the 2022 Pool Season

Can I use the pool if I am on a payment arrangement?

All residents can use the pool as long as they do not have an overdue balance on their dues. Usage of the pool cannot occur until after the payment arrangement is finished.

Can I book a pavilion or afterhours party?

Please contact the office via email after 5/1/2022 for information on rentals.

I am new to the neighborhood, how do I access the pool?

Please have your lot number available to sign in. Also have photo ID available upon request.

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 areas.

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



NEW APPLICANTS
TEXT SWIM TO 25000

RETURNING GUARDS
SCAN THIS QR CODE



American Pool Lifeguards
GUARD FOR LIFE

GUARDFORLIFE.COM

A copy of the pool rules
can be found on the
website.

www.glencannonhomes.org

Please review prior to
opening day:
May 28, 2022

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 2022

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