
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

August 2018



Only one month left!

***Seniors, join the
new lunch group!***
(Details page 8)

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**GLENCANNON
BOARD OF DIRECTORS**

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

John Ackerman
Jim Byer
Tony Sacco
Douglas Krantz



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
Allied Waste Services	412-429-2600

Glencannon Homes Association

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

glencannon15317@yahoo.com

glencannon15317@yahoo.com



www.glencannonhomes.org

A.C.C. Approval

Any Resident planning to change the exterior of their property must obtain approval from the A.C.C. Chairman. North Strabane Township will not issue a building permit to any resident of Glencannon unless they have this approval from the association. Approval must be obtained for decks, doors, windows, sidewalks, patios, sheds, painting, etc.

A \$50 fine may be assessed for failure to submit the ACC form with proper approval.

A copy of the ACC form is available from the association secretary, in most newsletters or online at:

[www. Glencannonhomes.org/accrequestform.pdf](http://www.Glencannonhomes.org/accrequestform.pdf)

Payment Reminders!

Your monthly association dues of \$43 should be sent to:

**GLENCANNON HOMES ASSOCIATION
P.O. Box 831,
McMurray, PA 15317**

It is also possible to set up online bill payments through your bank with additional options like payment reminders and automatic drafting.

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

Please include your lot number with your payment!

Contacting Glencannon

To better serve our community members, we have set the following phone hours when you can be assured that your calls and emails will be answered in a timely manner. (if there is no answer during these hours, PLEASE leave a message as we are most likely on another call.)

Glencannon Phone Hours

Mondays	10:00 a.m.	-	3:00 p.m.
Tuesdays	10:00 a.m.	-	3:00 p.m.
Wednesdays	2:00 p.m.	-	6:00 p.m.
Thursdays	2:00 p.m.	-	6:00 p.m.

You may reach the Association by phone at (724) 745-4911 or by email at glencannon15317@yahoo.com

Selling Your Property?

If you are planning to sell your property you will need a "Resale Certificate" signed by a GHA Board Member and the GHA Secretary. The Resale Certificate is issued when all GHA dues and assessments have been received by GHA resulting in a zero balance owed. The Resale Certificate is required for your home Closing.

As a reminder under Act 180, the Association has ten days to provide the Resale Certificate and other items to the seller. Please contact the GHA Secretary as soon as possible so that your Resale Certificate can be prepared.

There is a fee of \$75 for a Resale Certificate.

The GHA Secretary can be contacted at (724) 745-4911.

Attorney Fee Policy

Residents who fail to pay the monthly \$43 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney file a lien on their property (for lack of payment) will also have those fees added to their account.



Glencannon Community News

Next Monthly Meeting of the Directors,
Tuesday, August 14, 2018 at **7:00 pm**
(at the Pool Pavilion, top of Driftwood Road)
All residents are welcome to attend!

New Board Member!

Douglas Krantz was elected to the board at the last meeting. He will serve in the available "open" category position that expires in March 2020.

Welcome Doug!

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

Open category position that expires in March 2019

Townhouse category position that expires in March 2020

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

Resident questions of the month

When is the last day the pool is open?

Labor Day, September 3rd, 11:00 am - 8:00 pm.

The swing sets have been missing at the Hickory Circle playground for a while, are they being replaced ?

Yes, we have ordered some new hardware and chains for several swing sets. Everything should be back to normal in early August.

Community Landscaping

We are looking for new ideas and suggestions from the residents on each street. For example, a group from Hickory Circle will come up with a plan and bring their work to the GHA board of directors. Once we establish the work to be done, bids/prices will be obtained, final approval will occur and the board will see that it is carried out.

There are several streets that need improvements and we are open to any and all means to accomplish this goal.

Talk to your neighbors and submit your names to the office, we will connect individual inquiries to be part of your local group.

**Glencannon Homes Association
Financial Report
As of June 30, 2018**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$134,031	\$-	\$-	\$134,031
Other	\$7,211	\$(517)	\$6,590	\$13,284
Total	\$141,242	\$(517)	\$6,590	\$147,315
Expenditures:				
Recreation Services	\$15,545	\$-	\$-	\$15,545
Commons Maintenance	\$1,943	\$-	\$-	\$1,943
Landscaping	\$26,292	\$-	\$-	\$26,292
Garbage Removal	\$24,470	\$-	\$-	\$24,470
Legal Services	\$1,111	\$-	\$-	\$1,111
Pond Renovation	\$-	\$-	\$40,024	\$40,024
Administrative	\$21,816	\$3,089	\$-	\$24,905
Total	\$91,177	\$3,089	\$40,024	\$134,290
Excess (Deficit):	\$50,066	\$(3,606)	\$(33,434)	\$13,026
Beginning Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Revenue +	\$141,242	\$(517)	\$6,590	\$147,315
Expenditures -	\$(91,177)	\$(3,089)	\$(40,024)	\$(134,290)
Change in Working Capital	\$15,144	\$-	\$-	\$15,144
Transfers +/-	\$(3,000)	\$3,000	\$-	\$-
Ending Balance	\$228,602	\$625,654	\$1,049,546	\$1,903,802
Bank and Investment Accounts:				
Bank - Checking	\$109,499	\$20,720	\$38,452	\$168,670
Money Market	\$119,103	\$-	\$39,172	\$158,275
CD's	\$-	\$44,146	\$971,922	\$1,016,068
PNC Advisor Investments	\$-	\$560,789	\$-	\$560,789
Total	\$228,602	\$625,654	\$1,049,546	\$1,903,802

Recycling Events

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

Here are the dates: **None in August**, September 4th and November 6th.

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

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

For more detailed information visit:

www.glencannonhomes.org

Advertise in the Glencannon Newsletter!

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

Discounts apply when
consecutive ads are placed

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

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

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

Pool Schedule

Mondays	Noon pm to 8:00 pm
Tuesdays	Noon pm to 8:00 pm
Wednesdays	*Noon pm to 10:00 pm
Thursdays	Noon pm to 8:00 pm
Fridays	**Noon pm to 10:00 pm
Saturdays	11:00 am to 8:00 pm
Sundays	11:00 am to 8:00 pm

***Wednesday Night Swims continue until August 22nd**

****Friday Night Swims continue until August 17th**

Back to school hours will be in effect the week of August 27th to August 31st, Pool hours will be 4 - 8 pm.

***Last Pool Day, September 3rd**

Our Insurance Carrier has requested the following reminder:

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



Specializing in Office Staffing

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

Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

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

The Glencannon secretary has moved from her residence on Hunting Creek Road. For those that have been dropping off payments in her door; that option is no longer available.

Please mail your payment, sign up for online bill pay through your bank or come to the monthly meetings to drop off a check.

Thank You

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 Allied Waste Services at : **412-429-2600** to schedule a return pick-up.

Glencannon Homes Association

July 10, 2018

Executive Meeting

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Jim Byer and Tony Sacco.

John Ackerman not present, excused.

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

The financial reports were discussed from the previous month. The board discussed the AR list and which properties are in the process of Liens. The current lien holders were discussed for the possibility of foreclosure.

COMMONS

The board discussed the tree project and what needs done. There are two current bids for the work and a third bid is being obtained. The idea of resurfacing of the playgrounds was also discussed and the amount of the bid that was obtained. Hardware is needed for the playground equipment and Mr. Creighan made a motion to replace it and provided the amount. Mr. Byer seconded the motion. Vote: Mr. Beard – yes, Mr. Sacco – yes.

REC

The board discussed a lamppost at the pool that is broken and will be fixed soon. There is also a broken toilet in the men's room. A new one will be purchased and installed within the next few weeks.

POND MANAGEMENT

The board was provided a copy of the pond management update from the Harshman Group.

NEW BUSINESS

A mid-year summary was distributed including details of the spending over the last 6 months.

The board discussed the upcoming projects for the rest of the year.

Meeting adjourned at 7:00pm.

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association

July 10, 2018

Monthly Meeting of the Directors

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Jim Byer and Tony Sacco.

John Ackerman – not present and excused.

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

The pool manager and two lifeguards were present to express interest in doing swim lessons. The board talked to them about how to proceed.

FINANCIALS

Mr. Byer made a motion to approve the financial reports from last month. Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – yes.

COMMONS

The board discussed issues with tree limbs and what needs trimmed. The details of the work with Cramer Landscaping were discussed as well.

REC

There are some repairs that are needed in the pool area which will be completed in the next few weeks.

ACC

There were 3 requests over the last month. The board is reviewing the requests for approval.

OLD BUSINESS

The board discussed the open board position. Mr. Doug Krantz was nominated for the open position that expires in 2020. All board members were in agreement.

OPEN DISCUSSION

A resident was present to discuss the broken Verizon boxes in the common area behind the pool house. The board discussed with her that Verizon will be notified about this.

Two residents were present to discuss changes she would like to see happen in the future at the rec center. They provided ideas about adding stairs from the pool parking lot directly down to the pavilion. Also, she suggested removing the tennis court and adding another pavilion.

Another resident was present to discuss the dumpster between the condos and the apartments. The area needs repaired and the asphalt replaced. The board discussed with him what needs done to obtain the bids and to get the work done.

A resident was present and distributed a handout about flowers that she would like for various beds in the community.

Meeting adjourned at 8:00pm.

Executive Meeting

The board met in executive session following the regular meeting and discussed the future of the Landscaping (H.O.P.E.) committee. The board voted unanimously to eliminate the committee. It was determined that any resident who would like to make landscaping requests can come to the board with their ideas. This information will be posted in the newsletter for August.

A long time resident of Glencannon is starting a social group for senior citizens in the neighborhood! The group will meet at Kings on the 3rd Wednesday of each month starting September 19, 2018 at 1:00 pm.

Dog Laws

Please remember that Pennsylvania and the township of North Strabane have laws pertaining to DOGS.

Pennsylvania State Law: All dogs must be under control and may not be allowed to run at large. Dogs are personal property and owners are responsible for damages caused by their dogs. This means that when your dog is not on your property, it must be under direct control of you or a handler. The best way to control your dog is with a leash.

North Strabane Township Ordinance:

It shall be unlawful for the owner of any dog or dogs to allow or permit such dog or dogs to run at large in the township of North Strabane.

*We ask that all residents please leash your dog and clean up after them.
Thank you for your cooperation.*

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

PAVING

**North Strabane Township will
be paving all roads in
Glencannon from the pond
to Foxchase.**

Preparation work has begun.

**Please be careful and expect
some occasional delays when
driving through these areas**

Glencannon Pool Parties

**Reserve the pavilion during normal
pool hours for only \$25.00 (3 hours)
plus \$3.00 per non-resident guest.**

**After-hours parties available,
only \$90.00 from 8:00 pm to 11:00 pm.
No additional fee for guests!**

**Call (724) 745-4911
to reserve your spot!**

Glencannon Pond Repairs – Project Status Update

Permit Applications:

- a) NPDES (National Pollutant Discharge Elimination System) Permit – The Washington County Conservation District Comments have been addressed, but we are working on addressing the DEP comments sent at a later date prior to a resubmittal. We have been in contact with them and have requested an extension in order to allow us time to address the DEP comments.
- b) Chapter 105 Dam Amendment/Authorization Letter – we have received comments back from the DEP Dam Safety Department which we are currently working on addressing. One of the comments requires a revised check payable to the Commonwealth of Pennsylvania Clean Water Fund.
- c) General Permit 7 (GP-7) – The GP-7 permit has been prepared and will be submitted to the Washington County Conservation District along side the revisions to the NPDES permit submission.
- d) Township Grading Permit – to be prepared after DEP’s first round of technical comments have been addressed.

**The next Hot Dog Day at
the pool will be
Sunday, September 2nd
at 1:00pm**

Chips and Bottled Water too!
*We will need a volunteer to cook
hot dogs on this day
Call 724-745-4911 if interested*

**Friday “Night Swims” will
continue until August 17th**

Holiday Trash Pick-Up

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

New Year’s Day

Memorial Day

July 4th

Labor Day

Thanksgiving Day

Christmas Day

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: _____

AUGUST 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Wednesday Night Swim Pool open to 10:00 pm	2 Garbage & Recycling	3 Friday Night Swim Pool open to 10:00 pm	4
5	6	7	8 Wednesday Night Swim Pool open to 10:00 pm	9 Garbage	10 Friday Night Swim Pool open to 10:00 pm	11
12	13	14 Board Meeting 7:00 pm Pool Pavilion	15 Wednesday Night Swim Pool open to 10:00 pm	16 Garbage & Recycling	17 Last Friday Night Swim Pool open to 10:00 pm	18
19	20	21	22 Last Night Swim Pool open to 10:00 pm	23 Garbage	24	25
26	27 First Day of School Canon McMillan	28	29	30 Garbage & Recycling	31	

*Hot Dog Day, Sunday, September 2nd, 1:00 pm

*Night Swims may be cancelled due to staffing