

# The **Glencannon** Newsletter

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

## August 2019



*One month left  
at the pool!*

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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

Dave Wheeler



# 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](mailto:glencannon15317@yahoo.com)

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://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

<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

**Next Monthly Meeting of the Directors,**  
Tuesday, August 13, 2019 at **7:00 pm**, At the Pool Pavilion  
All residents are welcome to attend!

## **Open Board Position**

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

Townhouse category position that expires in March 2020

**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.**

## **Tell us what you think...**

Our refuse company, Republic services is proposing a \$12,000 increase for next year. That amount could potentially cause us to raise the monthly dues by a dollar or two per month (we are not interested in doing that!) Of course we will examine all options to avoid this, but one of the proposals that could help the situation would be to have a recycling dumpster at the pool and residents would drop off their own cans, plastic bottles, cardboard etc. to that location. Regular household garbage pick-up will be unaffected.

Send us an email and let us know your thoughts on this:

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

Nothing is finalized, we're just looking for our best option, thanks for your input.

## **Resident question of the month**

### **Is alcohol permitted at the pool or for pool parties?**

No, alcohol is not permitted at the pool at any time. The guards sometimes give a warning, but anyone that is visibly intoxicated or repeat offenders will be ejected. The GHA board reserves the right to issue a ban for those that break this policy.

### **Where does my monthly dues payment of \$43.00 go?**

Glencannon Homes Association has several major expenses: Pond Maintenance, Common Ground Maintenance, the pool complex (maintenance and management), electricity (street lights) and garbage pick-up is also included.

In addition, there are other expenses like: Insurance coverage, legal fees, yearly audit, newsletter/website, payroll (Secretary) plus the Easter Egg Hunt and pool events.

A budget is posted every year and a monthly financial report is published in every newsletter.

### **What is the best way to contact Glencannon Homes Association?**

Since our Secretary can't answer calls at every hour of the day, try emailing your question to:

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

**Glencannon Homes Association  
Financial Report  
As of June 30, 2019**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$134,160	\$-	\$-	\$134,160
Other	\$7,999	\$72,390	\$13,358	\$93,746
<b>Total</b>	<b>\$142,159</b>	<b>\$72,390</b>	<b>\$13,358</b>	<b>\$227,906</b>
<b>Expenditures:</b>				
Recreation Services	\$38,223	\$-	\$-	\$38,223
Commons Maintenance	\$14,325	\$-	\$-	\$14,325
Landscaping	\$26,000	\$-	\$-	\$26,000
Garbage Removal	\$32,564	\$-	\$-	\$32,564
Legal Services	\$864	\$-	\$-	\$864
Pond Renovation	\$-	\$-	\$9,444	\$9,444
Administrative	\$18,974	\$3,496	\$-	\$22,470
<b>Total</b>	<b>\$130,949</b>	<b>\$3,496</b>	<b>\$9,444</b>	<b>\$143,889</b>
<b>Excess (Deficit):</b>	<b>\$11,209</b>	<b>\$68,893</b>	<b>\$3,914</b>	<b>\$84,017</b>
<b>Beginning Balance</b>	<b>\$127,441</b>	<b>\$705,009</b>	<b>\$1,042,985</b>	<b>\$1,875,435</b>
<b>Revenue +</b>	<b>\$142,159</b>	<b>\$72,390</b>	<b>\$13,358</b>	<b>\$227,906</b>
<b>Expenditures -</b>	<b>\$(130,949)</b>	<b>\$(3,496)</b>	<b>\$(9,444)</b>	<b>\$(143,889)</b>
<b>Change in Working Capital</b>	<b>\$12,547</b>	<b>\$-</b>	<b>\$-</b>	<b>\$12,547</b>
<b>Transfers +/-</b>	<b>\$(3,000)</b>	<b>\$3,000</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$148,197</b>	<b>\$776,903</b>	<b>\$1,046,899</b>	<b>\$1,971,999</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$19,114	\$20,724	\$15,525	\$55,363
Money Market	\$129,084	\$-	\$1,064	\$130,148
CD's	\$-	\$44,146	\$1,030,310	\$1,074,456
PNC Advisor Investments	\$-	\$712,033	\$-	\$712,033
<b>Total</b>	<b>\$148,197</b>	<b>\$776,903</b>	<b>\$1,046,899</b>	<b>\$1,971,999</b>

**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](http://www.glencannonhomes.org)**

**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](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 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.

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**

**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](mailto:dpanza@TPRSold.com)  
[deborahpanza.ThePreferredRealty.com](http://deborahpanza.ThePreferredRealty.com)



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- Electric Openers
- Over 40 Years
- All Family
- Glencannon Resident
- Replacements a Specialty

**Vincent P. Dunn,**  
Sales / Installation  
[dunngaragedoors.com](http://dunngaragedoors.com)

**724-825-7630**  
**412-279-0551**

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

**PERSONNEL  
STAFFERS  
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4150 Washington Road, Suite 108  
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## **Glencannon Homes Association**

**July 9, 2019**

### **Executive Meeting**

Board members present: Terry Creighan – President, Shawn Beard Vice-President, Doug Krantz, Dave Wheeler, Jim Byer, Tony Sacco and John Ackerman.

Rebecca Ware, not present and excused.

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

The financial reports were discussed and details of budget consumption. The vote will occur at the next meeting. The AR list was discussed and continuing with the foreclosure process for delinquent properties.

### **COMMONS**

The board discussed the recent conversations with Cramer Landscaping about the beds and getting them done as soon as possible. The drainage project will start tomorrow with JG Landscaping in the common area behind the pool house. The recent issues reported near Glenn Springs Circle were discussed in regards to it not being cut correctly. A resident issue was discussed regarding drainage issue behind her home on Hunting Creek coming from common ground.

Plans for repairs and improvements to the playgrounds were discussed; for instance, the landscaping timbers need replaced and several areas need to be painted. A bid for painting was obtained and two more are needed. The board discussed the possibility of using rubber mulch as well.

The pond update was reviewed from The Harshman CE Group. In addition, the contract was signed for Robinson Pipe Cleaning. An invoice was received from North Strabane Township for the engineers review of the grading permit for the pond Project. Shawn Mooney at the Harshman Group will be consulted about the work done and payment will be sent.

### **REC**

The board discussed pool conduct issues that were reported to American Pools regarding unsafe behavior that needs addressed with residents. American Pools head guard and staff were commended for their work and upholding the pool rules daily.

### **OLD BUSINESS**

The board discussed the proposal of the Good Steward Program. The program will provide an incentive for residents who are in good standing. The program will be finalized in the coming months and be implemented for the New Year. The details of the program will be presented to the community in the newsletter once it is finalized.

### **NEW BUSINESS**

The board discussed properties in the community that need immediate attention. These properties will be identified and notified about what improvements are needed.

Meeting adjourned at 7:00pm.

*Respectfully submitted, Kimberly Spicer*

## **Glencannon Homes Association**

**July 9, 2019**

### **Monthly Meeting of the Directors**

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

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

### **FINANCIALS**

Mr. Krantz made a motion to approve the financials reports for June 2019. Mr. Beard seconded the motion. Mr. Creighan – yes, Mr. Ackerman – yes, Mr. Sacco – yes, Mr. Wheeler – yes and Mr. Byer – yes.

## **COMMONS**

The drainage project will start tomorrow with JG Landscaping. The stairs and part of the sidewalk will be replaced

The bed project was discussed and Cramer Landscaping were informed that the beds need done as soon as possible. Also, the Playground beds are to be weeded and mulch turned. The Board is considering mulch alternatives for next year.

## **REC**

The second movie night of the summer will occur tomorrow night. All of the needed equipment was purchased. The total cost was \$400. The guards were also commended for the work they are doing daily.

## **ACC**

The ACC chair discussed that he went to Pittsburgh Paints. He said that there are only a few colors that are not currently available. He said that he will compare with the current ACC guidelines. He said for the ones that are no longer available; he will find what matches and update the guidelines. He said that he will be doing the same with Sherwin Williams; the update will be made by August.

There have been multiple ACC requests over the last month, they were all approved.

## **OLD BUSINESS**

There is an open Townhouse position that was presented to the residents that were in attendance. There were no nominations.

## **OPEN DISCUSSION**

The board discussed that there is now going to be a 2 minute limit for each resident who wants to speak at the meeting. This is so everyone gets a chance to talk. The residents present were informed that if there are any lengthy issues, they can email the board.

The first resident stated that she has paint cans she wants to dispose of. The board discussed that Republic Services will not pick it up. The board said that they will look into paint disposal events and publish in the newsletter.

A second resident discussed information that he received about the development around the plan. At this time, the Board is not aware of any changes to the routing of the proposed Southern Loop. Until there is documented reason to believe the proposed

highway near Glencannon Lake has changed location there is not reason for the Board to act. Further, funding is not yet in place for the stretch between I-79 and Rt. 43.

A third resident was present and stated that the hula hoop entertainment that was scheduled at the pool has been cancelled and rescheduled for 7/20/2019.

A fourth resident raised concerns about the condition of Playground B. She also stated that she wanted to compliment the head guard with American Pools who has done a great job this summer. She also wanted to compliment the landscapers with the work they have done so far on the beds. She also expressed concern about a resident in Hickory Circle who is abusing the parking situation and taking up 4 guest spots at a time even though he has a driveway and garage.

A fifth resident stated she also had concerns about the highway that is being built. She said that she wanted to know how she can find out more information because originally it was determined that the project has stopped but now she isn't sure. The board discussed with her that they have no information about the highway and are not aware of it. They said that if something is communicated to them, they will let the community know.

A sixth resident was present and asked about the drainage project and asked if the grates were cleaned out. The board informed her that they will be cleaned out and the drainage issue is coming from multiple sources. She also discussed the improvements for the fence. She was informed that the bids are being obtained for that job. The repairs to the sidewalk as part of the drainage project was addressed and she asked the board to make sure good cement is used so it doesn't crack. She also discussed the beds in the community and she doesn't think it has enough color and flowers. The board discussed the bids that were obtained for the bed project and the process of starting to first beautify them and then add to it. The resident was informed that the Board did not authorize what she understood to be community input regarding the selection of specific flowers and arrangements for the beautification project. Rather, the Board acted to progress with beautifying the community

Meeting adjourned at 7:25 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 clean up after your pets.*

*Thank you for your cooperation.*

## Pool Schedule

Mondays	Noon pm to 8:00 pm
Tuesdays	Noon pm to 8:00 pm
Wednesdays	Noon pm to <b>10:00</b> pm
Thursdays	Noon pm to 8:00 pm
Fridays	Noon pm to 8:00 pm
Saturdays	11:00 am to 8:00 pm
Sundays	11:00 am to 8:00 pm



Wednesday night swims continue until August 21st

Last pool day Monday, September 2nd

**The next Hot Dog Day at the pool will be Sunday, September 1st from 1:00pm to 2:30pm. Chips and Bottled Water too!**

## 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



# TOWNVIEW

Health & Rehabilitation Center

SPECIALIZING IN  
**CARDIAC & REHAB**

## HIGHMARK RANKING 2018

Competitive Ranking		
Geography	Total	Your Place
All Pennsylvania:	199	27
Micro-Market:	9	1

300 BARR STREET | CANONSBURG, PA 15317  
724.746.5040

Stop by August 1st - August 29th to receive your free chance to win  
2 Steeler tickets for October 6th, drawing on August 30th

## Summer Events

at the pool

### August

Saturday, August 10th  
Caricature Artist  
2:00 pm to 4:00 pm

Wednesday, August 14th  
Family Movie Night  
The Lion King  
Chips donated by Townview

Saturday, August 31st  
Live Music, Classic Rock  
2:00 pm to 4:00 pm

### September

Sunday, September 1st  
Hot Dog Day  
1:00 pm to 2:30 pm



Temporary tattoo artist at the pool, July 14th

Our Insurance Carrier has  
requested the following reminder:

**No Fishing**  
**No Swimming**  
**No Boating**

On the Glencannon Pond

*Thank You*

# 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: \_\_\_\_\_

# AUGUST 2019

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

Last Hot Dog Day, Sunday, September 1st, 1:00 - 2:30 pm