

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

August 2021



**Latest Food Truck Schedule!
(Details Page 4)**

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GLENCANNON BOARD OF DIRECTORS

Doug Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Jim Byer

Dave Wheeler

Gretchen Gregorchik



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

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

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
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

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 Tuesday, August 10, at 7:00 pm at the pool**

All residents are invited to attend!

Food Trucks for August in the Pool Parking Lot!

Olympos Gyros

August 5th from 4:30pm to 6:30pm

Bado's Pizza Grille & Ale House

August 11th from 4:30pm to 7pm

Preorders can be placed starting the day before for pickup at the truck at
this link: badospizzatruck.square.site

Walk up welcome too!

Email glencannon15317@yahoo.com for a copy of the menu

A copy will also be posted at the pool.



COCINA & CANTINA

August 15th from 5pm to 7pm

**Glencannon Homes Association
Financial Report
As of June 30, 2021**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 133,945	\$ -	\$ -	\$ 133,945
Other	\$ 6,847	\$ 52,222	\$ 212	\$ 59,282
Total	\$ 140,792	\$ 52,222	\$ 212	\$ 193,227
Expenditures:				
Recreation Services	\$ 41,304	\$ -	\$ -	\$ 41,304
Commons Maintenance	\$ 5,830	\$ -	\$ -	\$ 5,830
Landscaping	\$ 23,887	\$ -	\$ -	\$ 23,887
Garbage Removal	\$ 31,750	\$ -	\$ -	\$ 31,750
Legal Services	\$ -	\$ -	\$ -	\$ -
Pond Renovation	\$ -	\$ -	\$ 1,063	\$ 1,063
Administrative	\$ 32,872	\$ 4,564	\$ -	\$ 37,435
Total	\$ 135,643	\$ 4,564	\$ 1,063	\$ 141,269
Excess (Deficit):	\$ 5,150	\$ 47,659	\$ (850)	\$ 51,958
Beginning Balance	\$ 120,240	\$ 951,685	\$ 1,058,497	\$ 2,130,422
Revenue +	\$ 140,792	\$ 52,222	\$ 212	\$ 193,227
Expenditures -	\$ (135,643)	\$ (4,564)	\$ (1,063)	\$ (141,269)
Change in Working Capital	\$ (9,221)	\$ -	\$ -	\$ (9,221)
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 116,169	\$ 999,344	\$ 1,057,647	\$ 2,173,160
Bank and Investment Accounts:				
Bank - Checking	\$ 19,121	\$ 20,732	\$ 9,662	\$ 49,515
Money Market	\$ 97,048	\$ -	\$ 1,025	\$ 98,073
CD's	\$ -	\$ 44,146	\$ 1,046,960	\$ 1,091,106
PNC Advisor Investments	\$ -	\$ 934,466	\$ -	\$ 934,466
Total	\$ 116,169	\$ 999,344	\$ 1,057,647	\$ 2,173,160

Glencannon *Pool Parties*

Available starting July 1, 2021

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

After hours parties are also available, only \$90 for 3 hours after pool closing (Wednesdays not available). Saturdays 8:00 pm to 11:00 pm, all other days 7:00 pm to 10:00 pm.

No additional fee for guests!

Call (724) 745-4911

To reserve your date!

Alcohol is not permitted, payment and signed waiver required before the date of your party

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.

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.



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Est. 1994


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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
Executive Meeting - Minutes
July 13, 2021**

ROLL CALL

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

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

FINANCIALS

The financial reports were discussed. The board discussed the baby pool and the work that was done. The vote will occur at the regular meeting.

Mr. Byer made a motion that the Board repeal the Glencannon Homes Association Policy enacted on August 13, 2019, which banned an unnamed resident from various activities until August 31, 2021. Also, that the Board publish this vote as part of the Executive Meeting Minutes in the next Glencannon Homes Association newsletter. Mr. Beard seconded the motion. Vote: Mr. Ackerman – yes, Mr. Krantz – yes, Mr. Creighan – yes and Mr. Wheeler – yes.

COMMONS

The replacement of Playground A was discussed. Three bids were distributed and compared related to the removal and replacement of the equipment. The bid from Jeffreys was discussed as the best option with an anticipated start of October 2021 and a 20-year warranty. Mr. Byer made a motion to approve a budget equal to the amount of the bid from Jeffrey's to renovate Playground A. Mr. Creighan seconded the motion. Vote: Mr. Ackerman – yes, Mr. Krantz – yes, Mr. Wheeler – yes and Mr. Beard – yes. Further discussion occurred regarding any equipment that can be salvaged will be put in other playgrounds in the community.

The pond update was discussed, and a packet distributed to all board members from the Harshman CE Group. The options for the wall were discussed

and the cost associated with them. The pros and cons of each option was discussed.

REC

The controller for the chlorinator at the pool was discussed, it will be determined if we need to fix the existing controller or purchase a new one. Additional lighting was discussed and will be evaluated in the future. The board also discussed that a fob system and a latch gate system for the pool will be evaluated for the next pool season.

Mr. Beard made a motion to adjourn at 7pm, Mr. Creighan seconded the motion. Vote: Mr. Ackerman – yes, Mr. Krantz – yes, Mr. Wheeler – yes and Mr. Byer – yes.

**Glencannon Homes Association
Monthly Meeting of the Directors - Minutes
July 13, 2021**

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

ROLL CALL

Mr. Krantz – President, Shawn Beard – Vice President, Jim Byer, Terry Creighan, Gretchen Gregorchik, Dave Wheeler and John Ackerman.

FINANCIALS

Mr. Byer made a motion to approve the financials. Mr. Beard seconded the motion. Vote: Mr. Ackerman – yes, Mr. Krantz – yes, Mrs. Gregorchik – yes and Mr. Creighan – Yes and Mr. Wheeler – yes.

COMMONS

The asphalt work was discussed and is completed with the resealing that was done a few weeks ago. A meeting was discussed with Cramer Landscaping and the work that needs done with the general landscaping and the beds. The contract will be up for bid in the fall and the process will need to start soon. The contract will also be revised.

At the request of a Resident last month, the North Strabane Police Department was contacted about speeding, ignoring stop signs, texting through the neighborhood. They will continue to be present nearly every day to address these concerns. North Strabane Public Works was contacted about the possibility of vanity street signs, and it was determined that is not allowed. They will pave the access road in front of the 100 block of Hunting Creek, possibly in 2022.

REC

The minor repairs that were done at the pool were discussed as well as the operation of the pump. The new chairs that were purchased were under warranty and several had to be repaired.

ACC

1 request submitted and approved.

OLD BUSINESS

The open board positions were discussed. No interest from the residents that were present.

OPEN DISCUSSION

Two residents were present to continue the discussion of the Meadowview Paving project. The contractor that was originally identified is no longer an option and a different bid is being considered. The two residents that can either not be contacted or are refusing to participate will be given another 30 day notice once the new bid is obtained. The pictures of the area that need the asphalt work will be submitted by the residents.

Mr. Beard motioned to adjourn at 7:18pm and Mrs.

The pool rules are posted on the website and at the pool, please be sure to read them.

Gregorchik seconded the motion. Vote: Mr. Ackerman – yes, Mr. Byer – yes, Mr. Krantz – yes, Mr. Creighan – yes and Mr. Wheeler – yes.

Question of the month:
Why does it take so long to cut trees that have been damaged by storms?
Answer: Trees that pose an immediate danger are generally addressed within 24-48 hours. Routine tree maintenance is done every 1-3 years. To keep costs down, a list is compiled to complete the job all at once. Obtaining 3 bids takes time. Once the bids are obtained, board approval is necessary and the job is scheduled. Some tree issues cannot be addressed the same year it is reported.

Holiday Trash Pick-Up
Labor Day has a push back for collection by one day for a Tuesday pick-up.
Although New Year’s Day, The 4th of July, Thanksgiving and Christmas are listed holidays, they take place after our normal collection day.

Our Insurance Carrier has requested the following reminder:
No Fishing
No Swimming
No Boating
At the Glencannon Pond
Thank You

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

Pool Schedule

Mondays	11:00 am to 7:00 pm
Tuesdays	11:00 am to 7:00 pm
Wednesdays	11:00 am to 10:00 pm
Thursdays	11:00 am to 7:00 pm
Fridays	11:00 am to 7:00 pm
Saturdays	11:00 am to 8:00 pm
Sundays	11:00 am to 7:00 pm

Open through Labor Day
September 6th, 2021

Pool Reminders:



- * Children under 13 years of age must be accompanied by a parent or designated guardian to enter the pool.
- * Alcohol is **NOT** permitted at the pool (at any time).
- * Anyone jumping the fence after hours will be prosecuted.
24 hour video surveillance is in use.
- * Your lot number is needed to sign in,
photo I.D may be requested
- * Mask and social distancing requirements are relaxed, however non-vaccinated individuals are asked to social distance and wear a mask in the restrooms.

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.

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.

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



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.

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 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 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Garbage	3	4	5 OLYMPUS GYROS FOOD TRUCK 4:30pm to 6:30pm	6	7
8	9 Garbage & Recycling	10 Board Meeting 7:00 pm At the Pool	11 Bado's food truck 4:30pm to 7pm	12	13	14
15 Totopo Food Truck 5pm to 7pm	16 Garbage	17	18 Last Night Swim of 2021	19	20	21
22	23 Garbage & Recycling	24	25	26 CANON-MAC FIRST DAY OF SCHOOL!	27	28
29	30 Garbage	31				