
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

August 2022



News this month:

- *Last Food Trucks
for the Year**
- *Change in Pool hours**
- *Pond Update**

Glencannon Board of Directors

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan
John Ackerman
Dave Wheeler
Gretchen Gregorchik

**Please visit the website for any
community questions and updates!**

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 (text only)
Kyle Blystone	724-263-9943
Jordan Elm	412-432-6580

Dog Walking

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

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.

Condo owners who are selling, are reminded to provide their realtors and buyers the contact information for both their condo and home owners association.

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 August 9, 2022 at the pool at 7:00 PM
All residents are welcome to attend!**

Any meeting changes will be posted on the website: Glencannonhomes.org

August Food Truck Schedule:

(all in pool parking lot)

August 3 from 4pm to 7pm

P's Bird Wagon

New food truck preview

In the pool pavilion

Fried Chicken or Pulled Pork with the choice
of 2 sides: Greens, Potato Salad, Mac n
Cheese, Hobo Beans and Fresh Cut Fries.

August 9 from 4pm to 7pm

Lou Lou Smokehouse

Menu on their website

August 17 from 4pm to 6pm

Olympus Gyros

August 31 from 4pm to 6pm

Olympus Gyros



Back to School Pool Hours:

Starting August 22:

Weekdays 4pm to 8pm

Saturday 11am to 8pm

Sunday 11am to 7pm

Labor Day 11am to 7pm

REMINDER:

Alcohol is not permitted at the pool.

Failure to follow the rule or being visibly
intoxicated will result in a suspension from
use of the pool.

Glencannon Website:

Please visit

www.glencannonhomes.org

For updates or changes with the
food trucks

The Architectural Guidelines

ACC request form

Bylaws

Covenants

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 day (this year) push back
collection by one day.

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 Labor Day.

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.




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



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



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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 June 30, 2022

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 133,624	\$ -	\$ -	\$ 133,624
Other	\$ 5,790	\$ (142,725)	\$ (332)	\$ (137,267)
Total	\$ 139,414	\$ (142,725)	\$ (332)	\$ (3,643)
Expenditures:				
Recreation Services	\$ 32,343	\$ -	\$ -	\$ 32,343
Commons Maintenance	\$ 13,432	\$ -	\$ -	\$ 13,432
Landscaping	\$ 16,425	\$ -	\$ -	\$ 16,425
Garbage Removal	\$ 32,701	\$ -	\$ -	\$ 32,701
Legal Services	\$ 1,860	\$ -	\$ -	\$ 1,860
Pond Renovation	\$ -	\$ -	\$ 7,716	\$ 7,716
Administrative	\$ 37,974	\$ 4,696	\$ -	\$ 42,670
Total	\$ 134,734	\$ 4,696	\$ 7,716	\$ 147,146
Excess (Deficit):	\$ 4,680	\$ (147,421)	\$ (8,048)	\$ (150,789)
Beginning Balance				
Beginning Balance	\$ 150,021	\$ 1,003,230	\$ 1,052,071	\$ 2,205,322
Revenue +	\$ 139,414	\$ (142,725)	\$ (332)	\$ (3,643)
Expenditures -	\$ (134,734)	\$ (4,696)	\$ (7,716)	\$ (147,146)
Change in Working Capital	\$ 30,453	\$ -	\$ -	\$ 30,453
Transfers +/-	\$ (21,971)	\$ (44,146)	\$ 1,358	\$ (64,759)
Ending Balance	\$ 163,184	\$ 811,663	\$ 1,045,380	\$ 2,020,228
Bank and Investment Accounts:				
Bank - Checking	\$ 144,060	\$ 20,736	\$ 7,782	\$ 172,578
Money Market	\$ -	\$ -	\$ 391,723	\$ 391,723
CD's	\$ 19,125	\$ -	\$ 645,875	\$ 665,000
PNC Advisor Investments	\$ -	\$ 790,927	\$ -	\$ 790,927
Total	\$ 163,184	\$ 811,663	\$ 1,045,380	\$ 2,020,228

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
Executive Meeting - Minutes
July 12, 2022**

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

Roll Call

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

Financials

The financials reports were reviewed which were distributed last week. The vote will occur at the next meeting.

Commons

The board discussed the landscaping work that needs done including tall weeds by the pool house and other maintenance that needs addressed.

Installing the pond aerator was also discussed which was put on hold until clarification was received about the pond work. Mr. Creighan volunteered to put it in within the next few weeks.

Rec

The current pool season is going well with no major issues. The pool manager with American Pools has done a great job this season. Three tables were replaced. Two were broken this year and one last year. The board discussed compensating a resident \$25 for picking up and delivering the tables after they were ordered last month.

The board also discussed that there are residents not following the rule of no alcohol at the pool. The board discussed putting another separate notice in the newsletter and posting a sign at the pool.

New Business

The board discussed the issues that occurred over the last month with a possible Airbnb in the community. The GHA attorney was consulted and clarified that this is not permitted due to interpretation of the bylaws and the township ordinances. The resident was notified of this.

The lights on upper Hunting Creek were discussed and the board will be getting the prices and information to transition them to solar.

Mr. Creighan made a motion to adjourn and Mrs. Gregorchik seconded. Meeting adjourned at 7pm

**Glencannon Homes Association
Monthly Meeting of the Directors - Minutes
July 12, 2022**

Mr. Krantz called the meeting to order at 7pm

Roll Call

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

Financials

The financial reports were discussed at the executive meeting and Mr. Creighan made a motion to approve. Mrs. Gregorchik seconded the motion. Vote: Mr. Ackerman – yes, Mr. Krantz – yes and Mr. Wheeler – yes.

Commons

The board will continue to look for areas in need of attention to report to the landscapers.

Rec

The pool is running well and there have been all positive reports about the staff from American Pools including the head guard, Lydia and the rest of the lifeguards. There were 3 tables purchased over the last month.

ACC

There were multiple requests over the last month and all were approved.

New Business

The board discussed the reports that are made by residents regarding disputes with neighbors. In addition, there continues to be reports about teenagers being out late at night. The residents making these reports will continue to be told that this is a police matter and to notify North Strabane Police Department.

Open Discussion

Two residents were present at the meeting. The board discussed with them the status of the pond project and that one bid was obtained for the work after the ad was place by Harshman CE Group. In an attempt to get more than one bid, additional advertising was done covering a wider area on June 24, 2022. The deadline to submit the bid is July 23, 2022.

Meeting adjourned at 7:25pm



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.



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



Put all non-recyclable Material in the trash

Scheduling Parties and Pool guests:

- To schedule a pavilion rental or after hours party, please email the office at:
glencannon15317@yahoo.com
- Afterhours parties require at least 2 weeks notice and have to be approved by American Pools for the purpose of staff coverage.
- No more than 10 guests can be brought into the pool with a resident at one time unless the resident is reserving the pavilion.
(this information is in the pool rules)

Advertise in the Glencannon Newsletter

NEW LOWER RATES!

Ad Size	Ad Fee
Full Page	\$45
Half Page	\$30
Quarter Page	\$20
Business Card	\$15
Line Ads	\$.25 / word

"Camera Ready" content supplied by advertiser, general text ads available for an additional fee

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

Questions of the Month

I heard that we have a bid for the pond project. Haven't we waited long enough? Why aren't we accepting the bid?

As of Wednesday, July 27th there has been one bid received. We extended until Friday, July 29th so that some Contractors that expressed interest can get the paperwork in. The Board has a policy of obtaining at least three bids for expenditures in excess of \$250.00. It would not be fiscally responsible to spend a large amount without adequate comparisons simply because "we have waited long enough" for the updated pond. Please feel free to join as a Board Member to help us move the project along and get first hand knowledge of everything that is involved in making this dream a reality.

Why have the food trucks canceled? I decided not to make dinner expecting the food truck.

Please know that it takes effort to find food trucks to schedule with. The Board thought that having food trucks would be a good way to have fun and get the community together. However, after receiving negative feedback about food trucks canceling at the last minute (due to labor shortages which is a nationwide phenomenon), the Board will no longer spend their time scheduling. We understand that it is inconvenient to plan around a food truck that does not show as planned, but back up plans should be made. Cancellations are posted on our website at www.GlencannonHomes.org as soon as possible after we are made aware. If you would like to volunteer to make the phone calls and schedule food trucks for 2023, feel free to reach out to the Secretary.



Pool Schedule

Prior to August 22, 2022

Pool opens at 11:00 AM on Labor Day

Mondays	Noon to 7:00 PM
Tuesdays	Noon to 7:00 PM
Wednesdays	Noon to 10:00 PM
Thursdays	Noon to 7:00 PM
Fridays	Noon to 7:00 PM
Saturdays	11:00 AM to 8:00 PM
Sundays	11:00 AM to 7:00 PM



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

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.

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.

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 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Garbage	2	3 P's Bird Wagon 4-7	4	5	6
7	8 Garbage & Recycling	9 Lou Lou Steakhouse 4-7 Board Meeting 7pm	10	11	12	13
14	15 Garbage	16	17 Olympus Gyro 4-6	18	19	20
21	22 Garbage & Recycling First Day of School Canon-McMillan	23	24	25	26	27
28	29 Garbage	30	31 Olympus Gyro 4-6			