
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

December 2017



*Happy Holidays
and a
Happy New Year!*

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**GLENCANNON
BOARD OF DIRECTORS**

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

John Ackerman

Alissa Baker

Jim Byer

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Sarah Ackerman	724-745-3989
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
Fran Toma	724-413-5738

Teen Yard Work

Cody Kusluch	724-678-5640
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Dog Walking

Natalie Ackerman	724-745-3989
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, December 12, 2017 at **7:00 pm**
(at the Frank Sarris Public Library located at
35 North Jefferson Avenue, 2nd floor, Meeting room 4)
All residents are welcome to attend!

Over the past several months, GHA has been raising awareness for residents to place their refuse in a sanitary container.

We've noticed more residents using garbage cans and we would like to thank you for your cooperation.

Open Board Positions

The following seats can be filled by the GHA board of directors at the December 12, 2017 monthly meeting:

Townhouse category position that expires in March 2018

Open category position that expires in March 2019

Open category position that expires in March 2020

Townhouse category position that expires in March 2020

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

Resident question of the month

I live on Meadowview Drive, we have a cluster mailbox that needs repaired, is Glencannon Homes Association responsible for this?

The cluster mailboxes on Meadowview Drive are the responsibility of the homeowners for maintenance or replacement. GHA has never had keys or access to these boxes; homeowners transfer keys at home closing.

Furthermore, the postal service has the final decision on the type of mailbox for properties in Glencannon.

We would recommend homeowners in each townhouse section (for the various cluster boxes) get together and share the cost of replacement (or repair).

GHA will contact the postmaster to inquire about any alternatives and post information in a future issue.

Residents are reminded
that trespassing on the
frozen pond is
STRICTLY PROHIBITED.
Please be safe this winter.

**Glencannon Homes Association
Financial Report
As of October 31, 2017**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$223,170	\$-	\$-	\$223,170
Other	\$13,057	\$52,201	\$10,648	\$75,906
Total	\$236,227	\$52,201	\$10,648	\$299,076
Expenditures:				
Recreation Services	\$45,567	\$-	\$-	\$45,567
Commons Maintenance	\$6,176	\$-	\$-	\$6,176
Landscaping	\$48,399	\$-	\$-	\$48,399
Garbage Removal	\$40,800	\$-	\$-	\$40,800
Legal Services	\$10,702	\$-	\$-	\$10,702
Pond Renovation	\$-	\$-	\$1,075	\$1,075
Administrative	\$34,583	\$5,827	\$-	\$40,410
Total	\$186,227	\$5,827	\$1,075	\$193,129
Excess (Deficit):	\$50,000	\$46,375	\$9,573	\$105,947
Beginning Balance	\$110,084	\$561,233	\$1,077,552	\$1,748,869
Revenue +	\$236,227	\$52,201	\$10,648	\$299,076
Expenditures -	\$(186,227)	\$(5,827)	\$(1,075)	\$(193,129)
Change in Working Capital	\$12,200	\$-	\$-	\$12,200
Transfers +/-	\$(5,000)	\$5,000		\$-
Ending Balance	\$167,284	\$612,608	\$1,087,125	\$1,867,017
Bank and Investment Accounts:				
Bank - Checking	\$138,538	\$20,717	\$9,000	\$168,255
Money Market	\$28,746	\$-	\$102,422	\$131,168
CD's	\$-	\$44,146	\$972,702	\$1,016,848
PNC Advisor Investments	\$-	\$547,745	\$-	\$547,745
Total	\$167,284	\$612,608	\$1,084,125	\$1,864,017

Recycling Events

The Washington County Planning Commission will host electronics recycling throughout 2017 on the first (sometimes 2nd) Tuesday of the month from 2:30 pm to 5:00 pm at the Washington County Fair Grounds, 2151 N. Main St., Washington, PA 15301 (Exhibit Hall 1).

December 12th will be the last one for 2017, we'll keep you posted for 2018

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

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.)

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.**

Reminder:

Only ONE bulk item (couches, refrigerators, furniture, etc.) can be included with your usual weekly refuse.

If you have an issue with your garbage collection, please call Allied Waste Services at :
412-429-2600 to schedule a return pick-up.



Specializing in Office Staffing

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Marcia M. Sacco
Kris Piscatelli

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

Lamppost Alert

There are 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.

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

**Glencannon Homes Association
November 7, 2017
Executive Meeting**

Board members present: Terry Creighan – President, Shawn Beard – Vice President, John Ackerman, Jim Byer, Alissa Baker and Sheila Christopher.

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

Mr. Jamie Harshman was present from the Harshman Group, LLC. He discussed the pond project and presented a map outlining the work to be done. The board discussed with him the timeline of the services. The work will be started once the DEP permits are obtained and it is the dry season.

FINANCIALS

The board received the financial reports for last month and discussed the details. The reports will be voted on next week following review.

REC

The vending machine revenue has gone down this year so the board discussed removing one of the soft drink machines to reduce the usage of electricity. Mr. Beard made a motion to remove the machine and Mr. Creighan seconded the motion. Vote: Mr. Ackerman – yes, Mr. Byer – Yes, Mrs. Baker – yes and Mrs. Christopher abstained.

The backboard needed by the lifeguards is broken and needs to be replaced. The cost was reviewed and will be purchased.

ACC

1 request was approved. Additional properties were reviewed that are in need of repair.

COMMONS

The leaf removal is underway in various areas of the community. Mr. Miele completed the street light painting in Hickory Circle and on Pheasant Cove. The board discussed the current landscaping company and work that needs to be done.

The board discussed the landscaping bids obtained

for the new season. Specific criteria for making a decision were gathered and additional information is needed from the potential contractors. A checklist will be made to determine what information is needed.

OLD BUSINESS

The board discussed the foreclosure process for a number of properties. Mr. Byer made a motion to start the proceedings with one particular property, Mr. Creighan seconded the motion. Vote: Mr. Beard – yes, Mr. Ackerman – yes, Mrs. Baker –yes and Mrs. Christopher – yes.

The board also discussed the rental properties in the community. The list of rental properties that are on the AR list will be reviewed and additional policies developed.

The projects for 2018 were discussed and the need for criteria to obtain bids and get the jobs done. The details of obtaining bids were discussed and there needs to be a clear plan established by the board prior to the identified person starts the project. The ad for the project manager was also discussed and there has not been any interest at this point from a volunteer. The criteria for each of the projects will be finalized by the end of 2017.

Meeting adjourned at 8:30 pm.

Respectfully submitted by Kimberly Spicer

**Glencannon Homes Association
November 14, 2017
Monthly meeting of the Directors**

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Alissa Baker, Jim Byer and John Ackerman

Prior to the regular meeting, Glen Powell was present from PNC Investments and discussed the progress of the two investment accounts. The board discussed with him the details of the investments and rates of return.

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

OPEN DISCUSSION

A resident was present and discussed his concerns about common areas. He said that there are various areas that are not being done. The board discussed the details with him and told him that they would review these areas and also the maps. The board will communicate with the landscapers about this.

FINANCIAL

The board discussed their financial packets that were distributed over the last week and two additional bills. Mr. Byer made a motion to approve the financials. Mr. Ackerman seconded the motion. Vote: Ms. Baker - yes, Mr. Creighan – yes, Mr. Beard – yes.

ACC

The board discussed that an ACC chair is needed. Mrs. Baker offered to be the ACC Chair. Mr. Ackerman seconded the nomination.

COMMONS

The board discussed the need for a commons chair. Mr. Ackerman offered to be the commons chair and Mr. Beard Seconded the nomination. The additional work needed for the spring was discussed including the guard rail on Hunting Creek. The lights on the shed are being replaced.

REC

The backboard was ordered as well as a new lifeguard rescue tube for the pool.

OLD BUSINESS

The rental list was discussed and a working spreadsheet is being developed to have a better way to track on the AR list. The board discussed developing a rental policy for residents who plan to rent out their property.

The board also discussed 5 residents who are candidates for the foreclosure process due to nonpayment of dues. The title searches have been requested to the attorney as well as notice of foreclosure letters.

The board discussed the 2018 budget and changes needed for the coming year. The budget should be finalized within the next month in order for the board to vote.

The board also discussed the details of the money market account and moving more money into it from the checking account. This money will be used for future projects. Mr. Byer made a motion to transfer the money to the money market at Citizens bank. Mrs. Baker seconded the motion. Vote: Mr. Creighan – yes, Mr. Beard – yes and Mr. Ackerman – yes.

Meeting adjourned at 8pm.

Respectfully submitted by Kimberly Spicer

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.***

WANTED

PROJECT MANAGER

Glencannon Homes Association is seeking a volunteer who has experience in Project Management. This person would manage and oversee all aspects of a specified project to ensure it is completed on-time and within budget.

Projects would be community based that are approved by the board; the Project Manager would have overall responsibility for managing scope, cost, schedule, outside vendors, and contractual deliverable. PM will be expected to prepare reports for board members regarding project status.

Example – GHA has a need to refurbish the tennis court; the Project Manager will prepare a project plan and timeline, obtain bids, interact with contractors and oversee the final completion of the project. This position will report directly to the board and appear upon request at monthly meetings.

Interested parties should submit their resume and letter of interest detailing qualifications to Mrs. Kimberly Spicer, P.O. Box 831, McMurray, PA 15317

We are expecting an active two years ahead with the pond project getting underway. The GHA board has an engineering firm to pilot the pond work (with board supervision) however, we are looking for new board members that can help oversee a project manager and improvement projects, experience with: construction, landscaping, painting, paving, management , administration and many others can be helpful.

If you would like to see improvements throughout Glencannon, come to the December meeting and join the GHA board!

The dumpsters at each of the apartment and condo buildings are ONLY to be used by the residents living in those buildings.

Thank you for your cooperation.

Pond Project Status Update

Prepared by Harshman, CE Group, LLC

1. **Field Survey – complete.** Property boundary is mapped and elevations measured to evaluate and prepare topographical repair plans
2. **Initial DEP Consult – complete.** We have met with PA DEP and WCCD officials to determine the proper permitting channels and applications necessary for the proposed pond repair operations.
3. **Permit Application materials – currently in progress. 10% complete.**
4. **Conceptual Repair Plan – complete.** Exhibit provided for Association review.
5. **Final Grading Plans and quantities – in progress.** Draft details provided on conceptual plan. Earth work estimates at approximately 10,000CY of sediment to be removed and relocated upslope. Riparian reforestation is proposed.
6. **Timetable – Anticipate submittal of permit application materials to PA DEP and WCCD in January 2018. We will push for possible construction during summer of 2018, pending DEP and Federal review times. Potentially may delay until summer of 2019 in order to target completion during dry season.**

NORTH STRABANE TOWNSHIP POLICE DEPARTMENT

DUTY - HONOR - COMMUNITY

WASHINGTON COUNTY, PENNSYLVANIA

1929 ROUTE 519

CANONSBURG, PENNSYLVANIA 15317

PHONE: (724) 746-8474

FAX: (724) 745-0652

EMAIL: NSPD@NSTPD.COM



BRIAN D. HUGHES
CHIEF OF POLICE



THEFT PREVENTION NOTICE:

This is a reminder for residents to please lock their vehicle, home, and garage doors. North Strabane Township was recently named one of the safest communities in Pennsylvania. However, there have been several areas throughout Washington County where person(s) have entered unlocked vehicles and/or garages to steal items. Officers from North Strabane Township and surrounding departments have arrested numerous actors involved in this criminal activity, but the crime continues...

**REQUEST FOR REVIEW FORM
ARCHITECTURAL CONTROL COMMITTEE [ACC]
GLENCANNON HOMES ASSOCIATION**

The **sole purpose** of the ACC is to provide **standards and guidelines** for the Residents and the ACC so as to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

CHECK BOX[ES] THAT APPLIES TO YOUR REQUEST:

- Exterior **ANTENNA** provided they are attached to the unit.
- Exterior location of **CENTRAL AIR CODITIONING** unit if not within three [3] feet of current.
- A sketch showing the size, location and elevation of any **DECK, BALCONY, PORCH** or **PATIO**.
- Changes in grade or location of an existing **DRIVEWAY**.
- Height, style, material and distance from property lines of **FENCE**.
- A sketch showing the location of a **LAMP POST** from the property lines and building.
- A sketch showing the location of **OUT DOOR LIGHTING** fixture[s] from the property line and building.
- The height, style, material and distance from property line for **PRIVACY SCREEN**.
- ROOF COVERING** not similar to the one provided by the developer.
- SCREEN & STORM DOORS** do not require approval as long as they abide by unit style.
- UTILITY METERS** are not to be moved or painted with approval.
- UTILITY SHEDS** must be constructed in the same manner, style, and material of the unit.
- SIDING, DOOR, SHUTTERS** and **WINDOW** replacement.
- Painting of **DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM** and **WINDOW TRIM** – approved colors can be obtained by contacting the Secretary or going on line www.glencannonhomes.org to view the Architectural Policy.

NAME: _____ DATE: _____

STREET ADDRESS: _____ LOT NO.: _____

TELEPHONE: _____ EMAIL ADDRESS: _____

OWNER SIGNATURE: _____

ACC RECOMMENDATIONS / COMMENTS: _____

ACC COMMITTEE SIGNATURE: _____ DATE: _____

DECEMBER 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7 Garbage & Recycling	8	9
10	11	12 Hanukkah Board Meeting 7:00 pm At the Frank Sarris Public Library	13	14 Garbage	15	16
17	18	19	20	21 Garbage & Recycling Winter Begins	22	23
24	25 Christmas Day	26	27	28	29 Garbage	30
31 New Year's Eve	1 No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan