
The
Glencannon
Newsletter

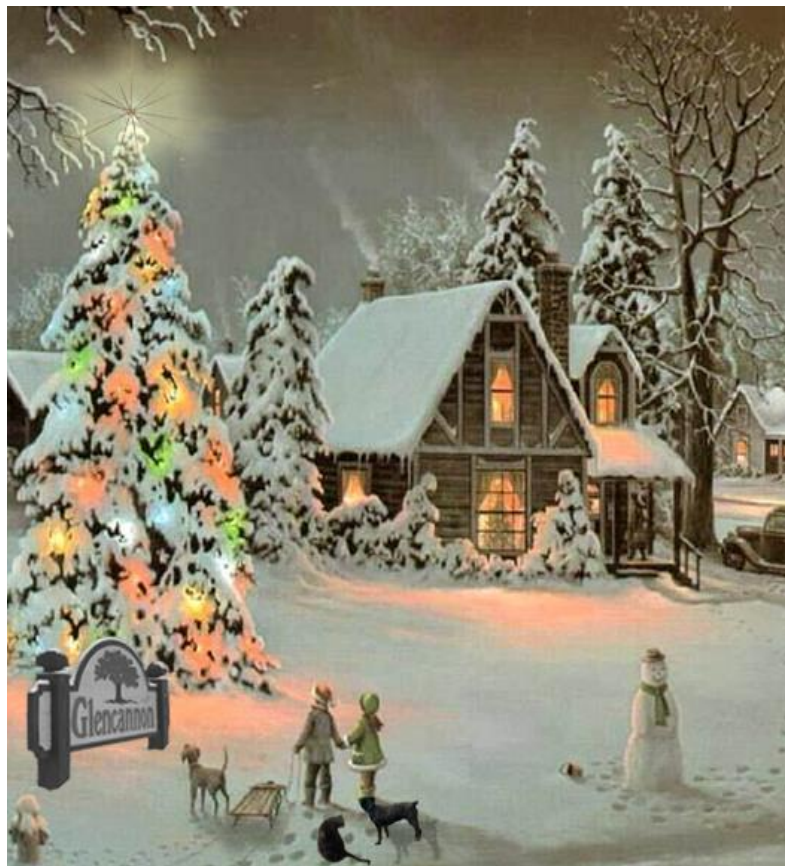


Visit our web site: www.glencannonhomes.org

December 2018

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**GLENCANNON
BOARD OF DIRECTORS**

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

John Ackerman

Jim Byer

Tony Sacco

Douglas Krantz



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
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

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 11, 2018 at **7:00 pm**, Meeting Room 4, 2nd floor
(at the Frank Sarris Public Library, 35 North Jefferson Avenue, Canonsburg, PA 15317)
All residents are welcome to attend!

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 page 10 to review what **IS** to be placed in your container.

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 question of the month

What is the best way to have my general questions answered?

You may want to try the GHA email address; if your question is not time sensitive. Our Secretary has limited phone hours, this is a very convenient option.

2019 Meetings

The GHA Board has voted to keep the monthly meetings on the second Tuesday of each month at 7:00 pm with one exception, the March meeting will take place on the third Tuesday (March 19th) along with the Annual Meeting.

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, 2018**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$223,451	\$-	\$-	\$223,451
Other	\$12,481	\$(4,967)	\$12,509	\$20,022
Total	\$235,932	\$(4,967)	\$12,509	\$243,473
Expenditures:				
Recreation Services	\$37,488	\$-	\$-	\$37,488
Commons Maintenance	\$11,085	\$-	\$-	\$11,085
Landscaping	\$46,540	\$-	\$-	\$46,540
Garbage Removal	\$40,791	\$-	\$-	\$40,791
Legal Services	\$3,350	\$-	\$-	\$3,350
Pond Renovation	\$-	\$-	\$51,784	\$51,784
Administrative	\$35,613	\$6,272	\$-	\$41,885
Total	\$174,867	\$6,272	\$51,784	\$232,924
Excess (Deficit):	\$61,064	\$(11,240)	\$(39,276)	\$10,549
Beginning Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Revenue +	\$235,932	\$(4,967)	\$12,509	\$243,473
Expenditures -	\$(174,867)	\$(6,272)	\$(51,784)	\$(232,924)
Change in Working Capital	\$(1,600)	\$-	\$-	\$(1,600)
Transfers +/-	\$(105,000)	\$105,000	\$-	\$-
Ending Balance	\$120,856	\$720,021	\$1,043,704	\$1,884,581
Bank and Investment Accounts:				
Bank - Checking	\$101,744	\$20,721	\$26,691	\$149,157
Money Market	\$19,111	\$-	\$2,233	\$21,344
CD's	\$-	\$44,146	\$1,014,781	\$1,058,927
PNC Advisor Investments	\$-	\$655,154	\$-	\$655,154
Total	\$120,856	\$720,021	\$1,043,704	\$1,884,581

E-Recycling Events
Are done for this year.
We will announce in
this newsletter if they
are available in 2019

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.)

Garbage Container Regulations

This is a reminder to all residents of North Strabane township concerning ordinance, 105 Standards for Storage of Solid Waste, which is inline with the Glencannon Homes Association By-laws. This ordinance requires all trash to be stored in trash cans.

North Strabane Township Ordinance 105 Standards for Storage of Solid Waste.

Summarized, the storage of all solid waste shall be practiced so as to prevent the attraction, harborage or breeding of insects or rodents and to eliminate conditions harmful to public health or which create safety hazards, odors, unsightliness or public nuisances.

The placement of solid waste for collection earlier than 24 hours prior to normally scheduled pickup time is hereby prohibited.

Glencannon covenants Article VII

(l) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

For the safety of our neighborhood we ask that residents abide by this. The Board reserves the right to issue a fine to residents who do not comply.

Thank You,
The Glencannon Homes Association
Board of Directors

glencannon15317@yahoo.com



www.glencannonhomes.org

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

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.**

PERSONNEL
STAFFERS
INC.

Est. 1994
Specializing in Office Staffing

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McMurray, PA 15317
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Fax: 724.942.5866
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Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli
hermaine@personnelstaffers.com
marcia@personnelstaffers.com
kris@personnelstaffers.com

**Glencannon Homes Association
November 13, 2018
Executive Meeting**

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

Tony Sacco, John Ackerman and Doug Krantz not present and excused.

There was not a quorum for this meeting so general discussions were held.

Glen Powell from PNC was present and gave an annual report of the investment accounts for the association. He discussed the progress of the accounts and at this point there will be no changes to the investments.

FINANCIALS

The board reviewed the distributed financials. Due to the lack of a quorum a vote will have to occur at a later time.

NEW BUSINESS

The 3 trash bids were distributed and reviewed by board members in attendance.

The board discussed the meeting dates and times for 2019. The time of the annual meeting was discussed and will be voted on at a later time.

Meeting adjourned at 7:00pm.

Respectfully submitted by Kimberly Spicer

**Glencannon Homes Association
November 13, 2018
Monthly Meeting of the Directors**

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

There was not a quorum for this meeting so general discussions were held.

COMMONS

No report.

POND MANAGEMENT

The pond project monthly report was distributed to the board from the Harshman CE Group.

REC

The board discussed the details of the bids for pool management for the summer of 2019. A vote will occur at a later date.

ACC

There was 1 request which was approved.

NEW BUSINESS/OPEN DISCUSSION

A resident was present and discussed with the board the new development that will be built close to GHA. The details of the construction and the impact to the community were presented by the board. The resident discussed her concerns and that she would like to attend any public hearings about it. Additional information was discussed regarding the developers request to tap into a Glencannon sewer line.

Meeting adjourned at 7:50pm.

Respectfully submitted by Kimberly Spicer

Glencannon Pond Repairs – Project Status Update

Permit Applications:

- a) Joint Permit Application – Submitted to DEP and pending DEP review.
- b) NPDES (National Pollutant Discharge Elimination System) Permit –Washington County Conservation District administrative review completed. Pending WCCD technical review.
- c) Chapter 105 Dam Amendment/Authorization Letter – Pending DEP review.
- d) General Permit 7 (GP-7) – Approved by WCCD.
- e) Township Grading Permit – To be prepared following DEP’s review.

Miscellaneous:

- a.) We have met with a few contractors on site to review the project with them. They are working on preparing some preliminary estimates for the project. It is our thought that in the future we could try and set up some meetings between the board and a few individual contractors in a sort of interview style so that the board members can get familiar with them and select a contractor that they feel comfortable with in doing the work. Please provide feedback regarding the board’s thoughts on this idea.
- b.) Construction likely to take place during the summer of 2019.
- a.) It is understood that a public Q & A meeting has been postponed to Spring of 2019 (date not yet determined).

Attention Landlords!

You are responsible for informing your tenants the following information

- The monthly payment of \$43 is due the first of the month. Owners have ultimate responsibility, if tenants are asked to pay the dues on their own; fees will be added to the owners account for non-payment.
- Garbage pick-up is on Thursdays and refuse should be on the curb the night before (with the exception of holiday weeks that are pushed back a day).
- The property should be maintained, grass cut, bushes trimmed and toys should not be left for days on end.
- Clean-up after your pets.
- Vehicles are not to be parked on common grounds grassy areas.
- Noise levels should be kept to a minimum



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

Proposed Development on Property Neighboring Glencannon

The Board of Glencannon Homes Association has been informed about a proposed development of 60-70 acres on the Eddy Farm property located across from the entrance of Indian Ridge on McDowell Lane, which is directly up stream from the Glencannon Pond. They are proposing two developments to be named Scenic Valley:

1.) Presbyterian SeniorCare Network

A Four to five story building with four wings consisting of 190 beds in 125 rooms.

2.) Laurel Landing

Originally planned as a community of 88 patio homes and 35 townhomes, this community will connect **Meadowview Drive to Valleyview Drive** and extend beyond. The concept has since been changed to approximately 51 carriage homes and no patio homes or townhomes. They have narrowed the building contractors down to two possibilities.

The Developers are asking for an easement to tie into a sewage line located beside the pond. Additionally, as part of our watershed most, if not all, storm water would contribute to our pond. They plan to maintain a wooded area along the natural spring area that borders the upper part of Foxchase.

Interested parties are welcome to share any concerns they may have at the next Board Meeting scheduled on Tuesday, December 11, 2018 at 7:00 PM at the Frank Sarris Canonsburg Public Library. Parking and entrance in the back of the building (by the football stadium).

*****Update*****

NORTH STRABANE TOWNSHIP BOARD OF SUPERVISORS CONDITIONAL USE HEARINGS DECEMBER 11, 2018 and DECEMBER 18, 2018

Public Hearings will be held on Tuesday, December 11, 2018 and Tuesday, December 18 at 6:00 PM at the North Strabane Twp. Municipal Building, 1929 Route 519, Canonsburg, PA 15317. All residents within 300 feet of the property involved are invited to attend the hearing and present testimony if they so desire.

NORTH STRABANE TOWNSHIP POLICE DEPARTMENT



BRIAN D. HUGHES
CHIEF OF POLICE

DUTY - HONOR - COMMUNITY
WASHINGTON COUNTY, PENNSYLVANIA
1929 ROUTE 519
CANONSBURG, PENNSYLVANIA 15317
PHONE: (724) 746-8474
FAX: (724) 745-0652
EMAIL: NSPD@NSTPD.COM



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...

ONLY place these items in the recycling container



**Flattened
Cardboard**



Paper



Metal Cans



**Plastic
Bottles
& Jugs**

How to prepare your recyclables



Empty. Clean. Dry.™
Keep all recyclables free
of food and liquid



Keep it loose
Never put recyclables
in containers or bags



NEVER place these items in the recycling container

**Plastic Bags
& Wrappers**

**Clothing
& Shoes**

Tools

**Electronics
& Batteries**

Medical

**Soiled Paper
Styrofoam**

**Greasy
Pizza Boxes**

Food

**Construction
Waste**

Yard Waste

Glass

Toys

Diapers

Scrap Metal

Learn more at
RecyclingSimplified.com

Recycling *Simplified*



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: _____

DECEMBER 2018

Sun Mon Tue Wed Thu Fri Sat

1

2 3 4 5 6 7 8

Hanukkah Garbage & Recycling

9 10 11 12 13 14 15

Board Meeting
7:00 pm
Frank Sarris
Public Library Garbage

16 17 18 19 20 21 22

Seniors Lunch
Kings
1:00 pm Garbage & Recycling Winter Begins

23 24 25 26 27 28 29

Christmas Day Garbage

No School
Canon-McMillan

30 31 1

New Year's Eve

No School
Canon-McMillan

No School
Canon-McMillan

**N.S TWP. BOARD OF SUPERVISORS
CONDITIONAL USE HEARINGS
DECEMBER 11th AND 18th, 6:00 pm (Page 9)**