

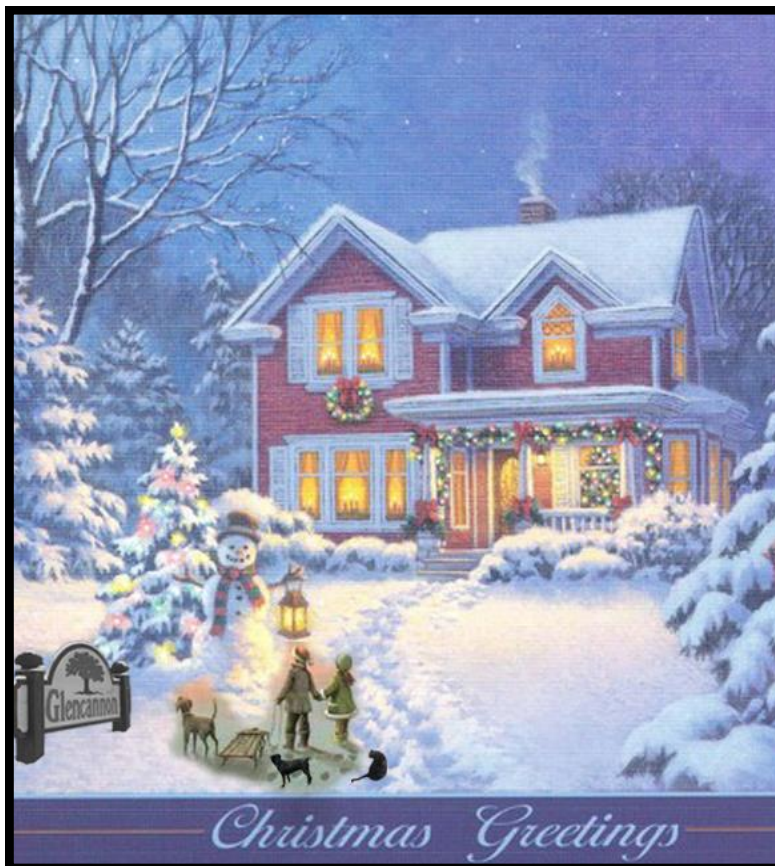
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The  
**Glencannon**  
Newsletter



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December 2019



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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
Mia Klempay	724-263-8858
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
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### Dog Walking

Janine Dolanch	724-531-0095
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, December 10, 2019 at **7:00 pm**, (at the Frank Sarris Public Library,  
35 North Jefferson Avenue, Canonsburg, PA 15317, 2nd floor, meeting room 4)

**\*\*This meeting may not have enough board members present and may be cancelled  
Please check the web site for updates**

### 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.

### Resident question of the month

**A resident on my street is threatening their neighbors and exhibiting violent behavior, what can be done about this?**

Please call the police if you witness or you are threatened in any way. GHA can send letters and issue disciplinary actions but the police and judicial system are the primary courses of action.

**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 17th) 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, 2019**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$223,600	\$-	\$-	\$223,600
Other	\$13,969	\$96,554	\$25,572	\$136,096
<b>Total</b>	<b>\$237,569</b>	<b>\$96,554</b>	<b>\$25,572</b>	<b>\$359,696</b>
<b>Expenditures:</b>				
Recreation Services	\$53,613	\$-	\$-	\$53,613
Commons Maintenance	\$33,482	\$-	\$-	\$33,482
Landscaping	\$39,150	\$-	\$-	\$39,150
Garbage Removal	\$57,128	\$-	\$-	\$57,128
Legal Services	\$1,791	\$-	\$-	\$1,791
Pond Renovation	\$-	\$-	\$15,840	\$15,840
Administrative	\$48,050	\$7,335	\$-	\$55,385
<b>Total</b>	<b>\$233,213</b>	<b>\$7,335</b>	<b>\$15,840</b>	<b>\$256,388</b>
<b>Excess (Deficit):</b>	<b>\$4,356</b>	<b>\$89,219</b>	<b>\$9,733</b>	<b>\$103,308</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>\$237,569</b>	<b>\$96,554</b>	<b>\$25,572</b>	<b>\$359,696</b>
<b>Expenditures -</b>	<b>\$(233,213)</b>	<b>\$(7,335)</b>	<b>\$(15,840)</b>	<b>\$(256,388)</b>
<b>Change in Working Capital</b>	<b>\$6,459</b>	<b>\$-</b>	<b>\$-</b>	<b>\$6,459</b>
<b>Transfers +/-</b>	<b>\$(5,000)</b>	<b>\$5,000</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$133,256</b>	<b>\$799,228</b>	<b>\$1,052,717</b>	<b>\$1,985,201</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$19,115	\$20,725	\$9,129	\$48,969
Money Market	\$114,141	\$-	\$173	\$114,314
CD's	\$-	\$44,146	\$1,043,415	\$1,087,561
PNC Advisor Investments	\$-	\$734,357	\$-	\$734,357
<b>Total</b>	<b>\$133,256</b>	<b>\$799,228</b>	<b>\$1,052,717</b>	<b>\$1,985,201</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.**

## 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®

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4215 Washington Rd  
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dpanza@TPRSold.com  
deborahpanza.ThePreferredRealty.com



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**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

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Marcia M. Sacco  
Kris Piscatelli

[hermaine@personnelstaffers.com](mailto:hermaine@personnelstaffers.com)  
[marcia@personnelstaffers.com](mailto:marcia@personnelstaffers.com)  
[kris@personnelstaffers.com](mailto:kris@personnelstaffers.com)

## **Glencannon Homes Association**

**November 12 2019**

### **Executive Meeting**

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

Dave Wheeler and Rebecca Ware not present and excused.

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

Vince Eannace from Stelmack, Dobransky and Eannace was present to discuss the 2018 Audit. He reviewed all aspects of the audit and noted all information to be accurate and consistent from year to year. The board discussed additional questions regarding the good steward program, the interest accounts and estimated taxes.

### **FINANCIALS**

The board discussed the financial reports that were provided last month.

### **COMMONS**

The board discussed that bids are needed for the 2020-2021 Landscaping contract. The bids will be obtained focusing on the beds as a possible separate contract. Changes to the contract were discussed as well. The playground painting and repairs were discussed as well as the cost details. The aerator was also removed for the year.

### **OLD BUSINESS**

The board discussed having a meeting with the Harshman CE Group in the next few months to be updated on the current status and progress. The emergency action plan is needed for the engineers.

### **NEW BUSINESS**

The garbage contract for 2020 was also discussed and bids are being obtained.

The board discussed that due to Republic Services raising their rates mid-contract, it was determined that the contract can be ended early with no penalty. Notification to them has to occur by mid-December if another company is chosen. The details of pricing were discussed and that the cost of both trash removal and recycling has increased for all companies.

The 2020 budget was discussed and a draft copy was distributed. Any questions or changes are to be submitted over the next month.

The meeting times for 2020 were also discussed. Mr. Creighan made a motion to continue the Monthly Meetings of the Directors for the second Tuesday of each month with the exception of the March 2020 meeting and the Annual meeting being the third Tuesday in March. Mr. Krantz seconded the motion. Vote: Mr. Beard – yes, Mr. Sacco – yes, Mr. Byer – yes and Mr. Ackerman – yes.

Meeting Adjourned 7:05pm

## **Glencannon Homes Association**

**November 12, 2019**

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

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

Dave Wheeler and Rebecca Ware not present and excused.

Mr. Creighan called the meeting to order at 7:10 pm.

### **FINANCIALS**

The board discussed the financials from the previous month. Mr. Byer made a motion to approve the reports and Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – Yes, Mr. Krantz– yes and Mr. Ackerman – yes.

## COMMONS

The landscaping contract was discussed and additional work that is needed from them. The playground painting has been completed and the aerator was removed.

## ACC

The ACC Chair discussed that there were two requests submitted and are approved.

## OLD BUSINESS

There is one Townhouse position and the residents present were informed. No one expressed interest.

## OPEN DISCUSSION

A resident was present and stated that he and other homeowners in his group are interested in adding a rain conducting pipe to their front yard. The board discussed with him the details of the easements and

also what requires approval by the township. He also talked to the board about other ideas he has to fix the problem with collaboration from his neighbors.

Another resident was present and discussed the abandoned car in the pool parking lot that needs removed. The board discussed with him that they will be tagged soon. This resident also talked about information he heard about development in the area. Lastly, he discussed a particular pet that is being left to roam the community and has become a nuisance. This resident will be notified.

Meeting Adjourned at 7:30 pm.

*Respectfully submitted, Kimberly Spicer*

## Reminder!

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.

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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.*

# 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**

## Now Hiring Telemarketer

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[pamelavarney@allstate.com](mailto:pamelavarney@allstate.com)



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P.S.  
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*When is the last time you reviewed your policy?*

Brian Fisher Allstate Insurance  
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For Rent in Glencannon - Glen Spring Circle --  
3 bedroom, 2 1/2 bath townhouse on cul-de-sac. Living room, dining room, kitchen, finished gameroom, three decks, garage. Master bedroom has own bath. Neutral tones. All utilities including washer and dryer available for use by tenant.

\$1300 per month rent includes pool membership and garbage collection. Tenant pays other utilities. Must pass credit check and have references. May allow a small pet with extra fee. Available January 1st. Security deposit of \$1300 due at time of signing one year lease. Call 724-514-7193. Email at [Jlmagoo19@yahoo.com](mailto:Jlmagoo19@yahoo.com). A must see!

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

◆ 10 ◆

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

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

# DECEMBER 2019

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