
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

December 2021



Happy Holidays!

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**GLENCANNON
BOARD OF DIRECTORS**

Douglas 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
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
Jordan Elm	412-432-6580
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 (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.

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 Monthly Meeting of the Directors
will be cancelled for December 2021
Due to the issues related to the Covid-19 Pandemic.**

If you planned to attend the December meeting and have any questions or concerns,
please contact the office via email at:

glencannon15317@yahoo.com.

Check for updates in subsequent newsletters.

Playground A Renovation

The playground off of Old Meadow road is closed as it undergoes a major improvement. It
will remain closed until the spring.

All of the equipment (except for the swing sets) will be removed and replaced.

We are also hoping to add a new soft surface in the spring.

For more information including drawings, photos and descriptions can be found at:

www.glencannonhomes.org

There are many calls to the office
during the fall and winter months for
assistance with leaf and snow removal
from people who are unable to do it
themselves. Please contact the GHA
email if you would like to be on the
teen yard work list.

**Have Questions?
Don't forget about
the website!**

www.glencannonhomes.org
The ACC form, ACC guidelines,
payment stubs and much more can
be found there!

Community Announcements are
posted there as a means of
communication
between newsletters.

Dog Laws

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.

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.




PERSONNEL STAFFERS INC.
Est. 1994

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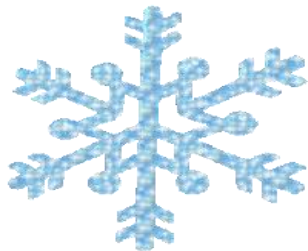
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Glencannon ACC regulations require that GARBAGE CONTAINERS are to be stored indoors or inconspicuously outdoors (not in front of your residence).

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.



Questions of the Month:

Why am I told to call the police about certain issues in the community when I call the GHA office?

There are multiple complaints regarding neighbor noise, trespassing and vandalism. These issues are not addressed in the Glencannon Bylaws or Covenants. Therefore, the board has no authority to mediate or address these issues. These matters have to be handled directly by the police.

What do I do if I am delinquent on my dues?

Please contact the Glencannon office to set up a payment arrangement. Please visit the Glencannon website to see the **GHA Past due Payment Plan Policy** to review the criteria. The direct link for review:

[http://glencannonhomes.org/
GHA_policies_newest.pdf](http://glencannonhomes.org/GHA_policies_newest.pdf)

The Glencannon Board of Directors met on November 9, 2021 with Stelmack, Dobransky and Eannace to review the 2020 Audit. No issues or findings were indicated with the report.

**Our Insurance Carrier has requested the following reminder:
No Swimming and No Boating
In the Glencannon Pond
*Thank You***

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...

Glencannon Homes Association

Financial Report

As of October 31, 2021

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 225,755	\$ -	\$ -	\$ 225,755
Other	\$ 12,554	\$ 74,958	\$ 228	\$ 87,740
Total	\$ 238,309	\$ 74,958	\$ 228	\$ 313,495
Expenditures:				
Recreation Services	\$ 71,202	\$ -	\$ -	\$ 71,202
Commons Maintenance	\$ 48,531	\$ -	\$ -	\$ 48,531
Landscaping	\$ 37,162	\$ -	\$ -	\$ 37,162
Garbage Removal	\$ 53,018	\$ -	\$ -	\$ 53,018
Legal Services	\$ 1,102	\$ -	\$ -	\$ 1,102
Pond Renovation	\$ -	\$ -	\$ 5,001	\$ 5,001
Administrative	\$ 44,054	\$ 9,412	\$ -	\$ 53,467
Total	\$ 255,070	\$ 9,412	\$ 5,001	\$ 269,484
Excess (Deficit):	\$ (16,761)	\$ 65,546	\$ (4,773)	\$ 44,011
Beginning Balance	\$ 120,240	\$ 951,685	\$ 1,058,497	\$ 2,130,422
Revenue +	\$ 238,309	\$ 74,958	\$ 228	\$ 313,495
Expenditures -	\$ (255,070)	\$ (9,412)	\$ (5,001)	\$ (269,484)
Change in Working Capital	\$ (24,686)	\$ -	\$ -	\$ (24,686)
Transfers +/-	\$ 20,000	\$ (22,000)		\$ (2,000.00)
Ending Balance	\$ 98,793	\$ 995,231	\$ 1,053,724	\$ 2,147,748
Bank and Investment Accounts:				
Bank - Checking	\$ 79,671	\$ 20,733	\$ 5,723	\$ 106,127
Money Market	\$ 19,122	\$ -	\$ 1,134	\$ 20,256
CD's	\$ -	\$ 44,146	\$ 1,046,867	\$ 1,091,013
PNC Advisor Investments	\$ -	\$ 930,352	\$ -	\$ 930,352
Total	\$ 98,793	\$ 995,231	\$ 1,053,724	\$ 2,147,748

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

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

The dumpster at the pool is for

POOL USE ONLY

The following items are
strictly prohibited:

Construction Waste

Televisions

Tires and Car Batteries

Oil and Hazardous Liquids

**This area is under 24 hour
surveillance.**

Holiday Trash Pick-Up

**New Year's Day, The 4th of July,
Thanksgiving and Christmas are
listed holidays, they take place
after our normal collection day.**

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 Mondays and refuse should be on the curb the night before (with the exception of Memorial Day and Labor Day 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**

Residents are reminded that trespassing on the frozen pond is **STRICTLY PROHIBITED.**

Please be safe
this winter!



Annual Statements for 2021 will be mailed to all residents throughout the month of January 2022.

For information or questions please contact the office.



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.



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 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 Garbage Hanukkah Ends	7	8	9	10	11
12	13 Garbage & Recycling	14	15	16	17	18
19	20 Garbage	21	22	23	24	25 Christmas Day
				No School Canon-McMillan	No School Canon-McMillan	
26	27 Garbage & Recycling	28	29	30	31 New Year's Eve	
No School Canon-McMillan						