
The
Glencannon
N e w s l e t t e r



Visit our web site: www.glencannonhomes.org

December 2022



News this month:

Pond work to begin soon!

**Glencannon Ladies group
ornament**

Exchange!

One open board position available!

**GLENCANNON
BOARD OF DIRECTORS**

**Douglas Krantz, President
Shawn Beard, Vice President**

Terry Creighan

John Ackerman

Dave Wheeler

Gretchen Gregorchik

Patrick Hogan

Rebecca Lopez

Happy Holidays!

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

Kyle Blystone 724-263-9943

Dog Walking

Leah Kansco	770-773-6897
Janine Dolanch	724-531-0095

* All providers must contact the office periodically to express continued interest in being listed.

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

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.

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
December 13, 2022 at Kings Restaurant (back meeting room)
at 7:00 PM**

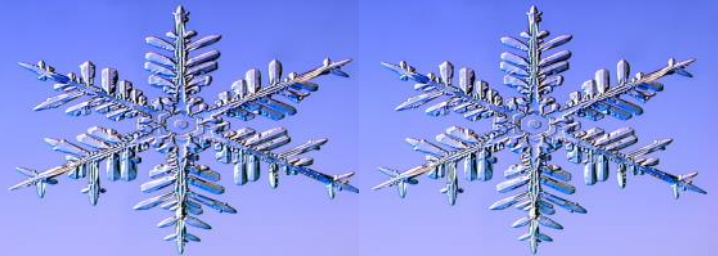
All residents are welcome to attend!

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

The Glencannon Ladies Club is having an ornament exchange!
Join us on Wednesday, December 14th with an ornament (between \$5 - \$10).
Text Erin if interested- 412.378.3894

There is one open board position!
Contact the office if interested.

Snow and Leaf Removal for local residents continues to be a need in the community.
Please contact the office if you would like to be put on the community resource list.



Please see the website to review ACC guidelines, bylaws, policies and forms!
www.glencannonhomes.org

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 days (next year) push back collection by one day.

**Memorial Day
Labor Day**

Although New Year's Day, Independence Day, and Thanksgiving are listed holidays, they take place after our normal collection day.

Pick-up is Tuesday after Memorial Day, and Labor Day

Christmas Day pick-up (this year) is the normal Monday, December 26th

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.

**PERSONNEL
STAFFERS
INC.**
Est. 1994

Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
kris@personnelstaffers.com

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**BERKSHIRE
HATHAWAY**
HomeServices

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



A member of the franchise system of BHH Affiliates, LLC

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.

glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Homes Association

Financial Report

As of October 31, 2022

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 223,021	\$ -	\$ -	\$ 223,021
Other	\$ 10,875	\$ (167,113)	\$ 781	\$ (155,456)
Total	\$ 233,897	\$ (167,113)	\$ 781	\$ 67,566
Expenditures:				
Recreation Services	\$ 52,575	\$ -	\$ -	\$ 52,575
Commons Maintenance	\$ 14,682	\$ -	\$ -	\$ 14,682
Landscaping	\$ 33,425	\$ -	\$ -	\$ 33,425
Garbage Removal	\$ 54,607	\$ -	\$ -	\$ 54,607
Legal Services	\$ 3,113	\$ -	\$ -	\$ 3,113
Pond Renovation	\$ -	\$ -	\$ 12,392	\$ 12,392
Administrative	\$ 48,635	\$ 9,015	\$ -	\$ 57,650
Total	\$ 207,038	\$ 9,015	\$ 12,392	\$ 228,445
Excess (Deficit):	\$ 26,859	\$ (176,128)	\$ (11,611)	\$ (160,880)
Beginning Balance	\$ 150,021	\$ 1,003,230	\$ 1,052,071	\$ 2,205,322
Revenue +	\$ 233,897	\$ (167,113)	\$ 781	\$ 67,566
Expenditures -	\$ (207,038)	\$ (9,015)	\$ (12,392)	\$ (228,445)
Change in Working Capital	\$ 14,702	\$ -	\$ -	\$ 14,702
Transfers +/-	\$ (21,971)	\$ (44,146)	\$ 1,358	\$ (64,759)
Ending Balance	\$ 169,612	\$ 782,956	\$ 1,041,817	\$ 1,994,386
Bank and Investment Accounts:				
Bank - Checking	\$ 156,015	\$ 20,739	\$ 3,106	\$ 179,860
Money Market	\$ -	\$ -	\$ 639,823	\$ 639,823
CD's	\$ 13,597	\$ -	\$ 398,889	\$ 412,486
PNC Advisor Investments	\$ -	\$ 762,217	\$ -	\$ 762,217
Total	\$ 169,612	\$ 782,956	\$ 1,041,817	\$ 1,994,386

Advertise in the Glencannon Newsletter

Ad Size	Ad Fee
Full Page	\$45
Half Page	\$30
Quarter Page	\$20
Business Card	\$15
Line Ads	\$.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
November 8, 2022**

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

Roll Call

Doug Krantz - President, Gretchen Gregorchik, Terry Creighan, Pat Hogan, Rebecca Lopez and Dave Wheeler and John Ackerman. Shawn Beard not present and excused.

Financials

The board discussed the details of the financial reports that were distributed. Further discussion occurred related to addressing overdue accounts and budget planning.

Commons

The report provided by the Harshman CE Group indicated that Mullen Excavating requested and received financial verification for the work. They are still planning to start the work soon.

Rec

A pressure regulator was purchased for the pool and a meeting occurred with American Pools. The contract for the coming year was discussed as well as managing the purchase and usage of the pool chemicals.

ACC – 2 approved

New Business

A board member discussed the condition of the pool house and renovations needed. They discussed that this is the original structure and there are notable cracks in the blocks in the bathrooms and improvements are needed. Further discussion occurred about upgrading the pool house and possibly building on to have a meeting house. The board discussed researching by looking at neighboring communities and their meeting houses. Planning will occur for the 2023 budget based on the projected cost.

The board also discussed the meetings for the 2023. Mr. Creighan made a motion to continue with the second Tuesday of each month for the next year. Also, to have the regular and annual meeting on the third Tuesday in March. Ms. Lopez seconded the motion. Mr. Krantz – yes, Mrs. Gregorchik – yes, Mr. Hogan – yes, Mr. Wheeler – yes and Mr. Ackerman – yes.

Mr. Hogan made a motion to adjourn, Mrs

Gregorchik seconded the motion. Vote: Mr. Krantz – yes, Mr. Wheeler- yes, Mr. Ackerman -yes and Mr. Creighan – yes and Ms. Lopez – yes.

**Glencannon Homes Association
Monthly Meeting of the Directors
November 8, 2022**

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

Roll Call

Doug Krantz – president, Dave Wheeler, Terry Creighan, Pat Hogan, Rebecca Lopez and Gretchen Gregorchik and John Ackerman. Shawn Beard not present and excused.

Financials

The board discussed the financial reports that were distributed prior to the meeting. Mr. Hogan made a motion to approve the reports. Mr. Creighan seconded the motion. Vote: Mr. Krantz– yes, Mr. Ackerman – yes, Mrs. Lopez – yes, Mrs. Gregorchik, Mr. Wheeler – yes.

Commons

The pond project was discussed, all information was submitted to Mullen Excavating for the bond.

Open Discussion

None – No residents present.

Mr. Hogan made a motion to adjourn the meeting. Mrs Gregorchik seconded the motion. Vote: Mr. Krantz- yes, Mr. Wheeler – yes, Mr. Creighan – yes, Mrs. Lopez – yes and Mr. Ackerman – yes.

Meeting Adjourned – 7:25pm



Attention
New Residents!

Trash removal is covered as part of your Glencannon Dues there is no need to call County Hauling to set up an account.

The streets in Glencannon are maintained by North Strabane Township. Please contact the township with issues regarding road maintenance and snow removal.



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



Questions of the Month

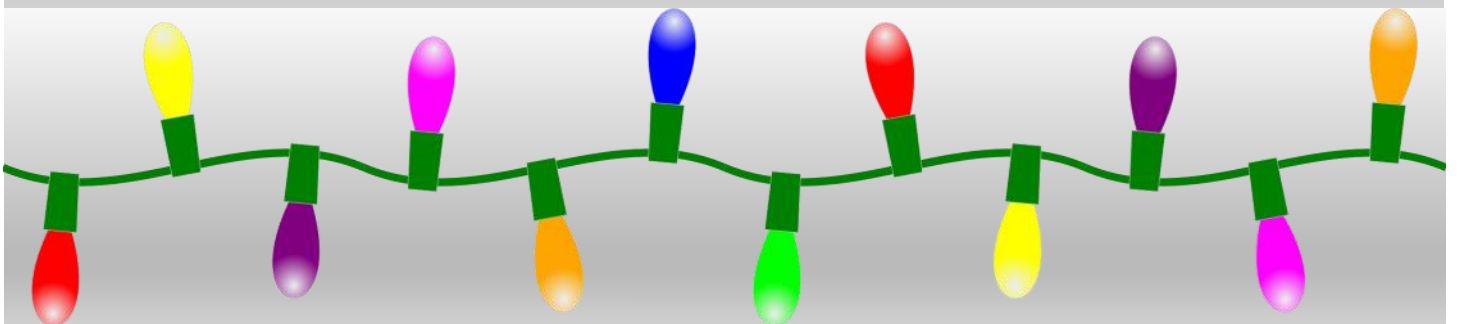
Why are there residents without working front lamp posts?

Having your lamp post lit is required. Please have your lamp post in working order and lit as soon as possible. There are numerous complaints to the office about this being a safety issue since there are no street lights in the community.

Failure to have a working lamp post is considered an ACC violation.

What is the status of the abandoned cars?

There were several cars marked by the board for removal. Agreements were made for them to be moved in the next few weeks with the vehicle owners. For Clarification: An abandoned car is any vehicle that has an expired inspection or registration and is parked in a Glencannon Common parking space. When reporting abandoned cars, the exact location with a house number vicinity is required for follow up.



REMINDER:

The only sign that is permitted on Glencannon properties is a real estate (for sale) sign.

Contractor signs, advertising and political signs are not permitted (at any time).

Thank you for your cooperation.

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

Property Condition:

The GHA board and residents continue to report properties that are in need of repair or improvement.

Letters are sent to these residents regularly identifying what needs done, and completed within 30 days.

Failure to do these improvements can result in a \$50 fine.

Open Board Position

The following seat can be filled by the GHA board of directors at the next monthly meeting:

Open category position
that expires in
March 2025

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

Street Parking in Glencannon is prohibited by North Strabane Township.

If there is a planned event and you would like to use street parking for a short amount of time, only the Township can approve that. For all township questions call: 724-745-8880.

Our Insurance Carrier has requested the following reminder:

**No Swimming
No Boating**

At the Glencannon Pond
Thank You

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 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat	
				1	2	3	
			Leaf Collection ends this week				
4	5 Garbage	6	7	8	9	10	
11	12 Garbage & Recycling	13 Board Meeting 7:00 PM Kings Restaurant	14	15	16	17	
18 Hanukkah Begins	19 Garbage	20	21	22	23 2 Hour Early Dismissal	24	
25 Christmas Day	26 Garbage & Recycling	27	28	29	30	31 New Year's Eve	
	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan		