

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

February 2018



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GLENCANNON BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Alissa Baker

Jim Byer

The Annual Meeting of
The Members will be
March 20, 2018 - 7:00 pm
(Details Page 4)

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
Bailee Oravetz	724-554-0970
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, February 13, 2018 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!

Annual Meeting

Three board seats will expire in March, 2018, one single family home position, one townhouse position and one open position.

If you are interested in running for a board seat, please submit a letter of interest or plan on attending the February 13, 2018 regular meeting of the directors for nomination (all candidates must be confirmed by a second at the meeting).

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

The Annual Meeting will be held at the Frank Sarris Public Library (see address above) on March 20th at 7:00 pm.

All residents are welcome to attend!

Resident questions of the month

I wasn't happy with snow removal on my street recently, is this a Glencannon responsibility?

North Strabane township is responsible for snow removal on public streets. Please call them if there's an issue.

GHA clears some of the snow on walkways by Playground A (Old Meadow Rd.) and near the pool.

Can a landlord be on the Glencannon board of directors?

According to the GHA By-Laws, board members must reside in Glencannon. Property owners that do not have their primary residence in Glencannon would not be eligible to be on the board.

Voting rights are still in effect for property owners who live elsewhere.

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

Please be safe this winter.

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$267,877	\$-	\$-	\$267,877
Other	\$15,275	\$64,854	\$10,028	\$90,156
Total	\$283,152	\$64,854	\$10,028	\$358,033
Expenditures:				
Recreation Services	\$47,817	\$-	\$-	\$47,817
Commons Maintenance	\$7,351	\$-	\$-	\$7,351
Landscaping	\$55,086	\$-	\$-	\$55,086
Garbage Removal	\$48,970	\$-	\$-	\$48,970
Legal Services	\$12,485	\$-	\$-	\$12,485
Pond Renovation	\$-	\$-	\$4,600	\$4,600
Administrative	\$53,293	\$5,827	\$-	\$59,119
Total	\$225,001	\$5,827	\$4,600	\$235,428
Excess (Deficit):	\$58,151	\$59,028	\$5,428	\$122,606
Beginning Balance	\$110,084	\$561,233	\$1,077,552	\$1,748,869
Revenue +	\$283,152	\$64,854	\$10,028	\$358,033
Expenditures -	\$(225,001)	\$(5,827)	\$(4,600)	\$(235,428)
Change in Working Capital	\$4,157	\$-	\$-	\$4,157
Transfers +/-	\$(6,000)	\$6,000	\$-	\$-
Ending Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Bank and Investment Accounts:				
Bank - Checking	\$47,300	\$20,717	\$8,475	\$76,493
Money Market	\$119,091	\$-	\$102,686	\$221,778
CD's	\$-	\$44,146	\$971,818	\$1,015,964
PNC Advisor Investments	\$-	\$561,397	\$-	\$561,397
Total	\$166,392	\$626,260	\$1,082,980	\$1,875,632

Recycling Events

The Washington County Planning Commission will host electronics recycling for selected months in 2018 on the first or second Tuesday from 2:30 pm to 5:00 pm at the Washington County Fair Grounds, 2151 N. Main St., Washington, PA 15301 (Exhibit Hall 1).

Here are the dates: February 6th, April 3rd, June 12th, July 10th, September 4th and November 6th.

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

Be sure to check in advance before going, they have cancelled a couple of dates in the past years.

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.



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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.

Congratulations to Cramer Facility & Grounds Solutions, our new landscaping contractor. They start March 1, 2018.

Let's Keep Glencannon Clean

If you are a walker of our lovely community, we would like to ask you to *Take Along a Bag* (a plastic grocery bag will do) with you on your walk and pick up any trash, papers, bottles, cans, or cups, and especially - *Dog-Poo* - for you dog owners, that you might encounter on your walk. *Pitching in can make a difference* to keep our community clean.



Glencannon Homes Association

January 2, 2018

Executive Meeting

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

Shawn Beard – not present and excused

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

FINANCIALS

The financial reports and invoices from the pond management project were reviewed. The engineer will be contacted for clarification. The title searches were discussed and continuing with the foreclosure process for one resident. The board discussed additional information needed from the attorney and the status of some of the payment plans.

REC

No report

COMMONS

The current landscapers were contacted again about cleaning the spillway. The board also discussed the landscaping contract for 2018/2019 and what needs revised. The details of the bids were discussed including their insurance, equipment and bid amounts. The board will make a final vote this week. The board decided that all requested changes to the contract need to be submitted by February 1, 2018.

ACC

The board discussed changes that were made

in the community without an ACC request. Letters are being sent to address these issues.

OLD BUSINESS

The board discussed prior year taxes and recent conversations with the accountants. The information is being gathered for the 2017 audit.

NEW BUSINESS

The price of the meeting room was discussed starting on January 1, 2018. The board discussed making the executive meeting the same night as the regular meeting for next year.

Meeting adjourned at 7:50 pm.

Respectfully submitted by Kimberly Spicer

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
January 9, 2018
Monthly meeting of the Directors

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

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

Shawn Mooney from the Harshman Group LLC was present and spoke to the board about the recent invoices and what work is being done.

OPEN DISCUSSION

A resident was present and discussed recent changes she made to her home. The board discussed with her the ACC guidelines and when to submit a request.

FINANCIALS

Mr. Byer made a motion to accept the financials that were distributed last week. Mr. Ackerman seconded the motion. Vote: Mrs. Baker – yes, Mr. Beard – yes and Mr. Creighan – yes.

ACC

The board discussed properties in the neighborhood that are in need of improvement. These residents will be notified by letter in the coming weeks.

COMMONS

The pond invoices were discussed based on Mr. Mooney's report. The snow removal was discussed in the community and contacting the current landscapers about the trash removal.

REC

No report

OLD BUSINESS

The transition from one landscaping company to another was discussed and the new contract

starts the end of February. The maps and the contract were revised in preparation for signature. Mr. Creighan made a motion to approve the changes to the contract. Mr. Ackerman seconded the motion. Vote: Mr. Byer – yes, Mrs. Baker – yes, Mr. Beard – yes.

The open board positions were discussed. Mrs. Baker decided to resign the single family home position and would like to be nominated for the open townhome position that expires March of 2020. Mr. Byer seconded the nomination.

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.*

Open Board Positions

The following seats can be filled by the GHA board of directors at the February 13, 2018 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

Single Family Home category position that expires in March 2020

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

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.

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

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

GHA has received some calls from residents complaining about their neighbors. We have posted in this publication for these residents to come to a monthly meeting to discuss the issue.

Please DO NOT call the GHA phone line with these complaints. The response you will get from our Secretary is to send an email to the board or come to a monthly meeting.

Thank You

Glencannon Homes Association – 2018 Budget

Income		
4010	Assessment Income	\$268,000
4012	Late Fee charges	\$4,000
4015	Resale & Lien LTR Income	\$1,900
4020	Interest Income	\$10
4025	Interest – Delinquent Accounts	\$4,000
4030	Newsletter Income	\$330
4031	Interest – Capital Reserves	\$10
4042	RC Concession Income	\$250
4043	RC Guest Fee Income	\$2,000
4044	RC Pool Rental	\$750
4045	RC Heights Passes	\$800
Total Income		\$282,050
Expenses		
Recreation		
5105	RC Management	\$5,000
5110	RC Gross Wages	\$22,000
5115	RC Payroll Taxes	\$2,200
5131	RC Electricity	\$3,700
5132	RC Gas	\$1,000
5133	RC Water	\$1,500
5140	RC Maintenance & Supplies	\$8,000
5141	Pool Chemicals	\$2,200
5145	Tennis Court Maintenance	\$3,700
5199	RC Misc.	\$100
		\$49,400
Commons		
5430	Commons Utilities	\$2,000
5440	Commons Maintenance & Supplies	\$35,000
5450	Pond Maintenance	\$2,600
5455	Playground Maintenance	\$10,000
5400	Other	\$4,750
5501	Landscaping	\$50,000
		\$104,350
Administration		
5710	Adm. Gross Wages	\$20,000
5715	Adm. Payroll Taxes	\$2,500
5730	Rubbish	\$50,000
5734	Bank Service Charges	\$2,000
5735	Legal fees	\$10,000
5740	Audit and Tax Prep	\$6,000
5745	Professional Services	\$1,218
5750	Insurance	\$1,225
5751	Liability Insurance	\$8,027
5752	Workman's Comp. Insurance	\$3,815
5765	Office Equip. Maintenance	\$600
5770	Office Communication	\$1,800
5780	Office Supplies	\$2,400
5791	Newsletter Printing	\$3,100
5792	Newsletter Delivery	\$600
5795	Printing	\$100
5805	Bad Debts	\$6,500
5820	Pool Parties	\$500
5860	Community Day	\$1,500
5890	Activities – Other	\$75
5999	Admin. Misc.	\$300
6560	Payroll Expenses	\$40
		\$122,300
Transfers to Reserve Investment Account		\$6,000
Total Expenses		\$282,050

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: _____

FEBRUARY 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Garbage & Recycling	2 Groundhog Day	3
4	5	6	7	8 Garbage	9	10
11	12	13 Board Meeting 7:00 pm At the Frank Sarris Public Library	14 Valentine's Day	15 Garbage & Recycling	16	17
18	19 Presidents' Day	20	21	22 Garbage	23	24
25	26	27	28			