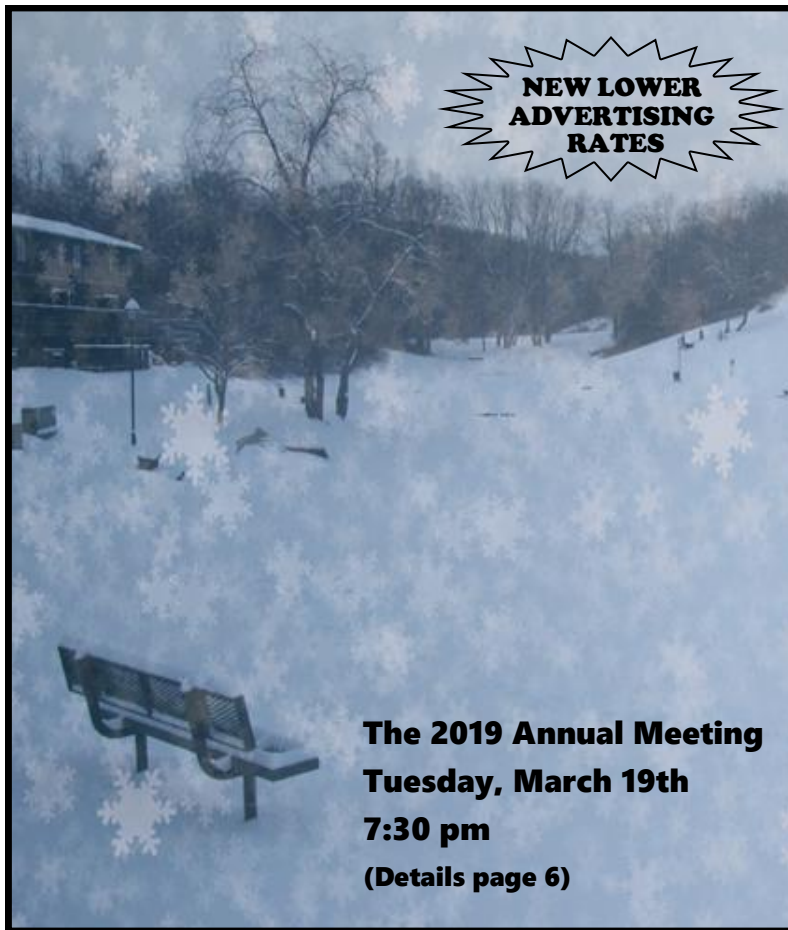


# The **Glencannon** Newsletter



Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

## February 2019



**NEW LOWER  
ADVERTISING  
RATES**

**The 2019 Annual Meeting  
Tuesday, March 19th  
7:30 pm  
(Details page 6)**

### **Garbage Day is Now Fridays!**

(Details Page 4 )

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### **GLENCANNON BOARD OF DIRECTORS**

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

John Ackerman  
Jim Byer  
Tony Sacco  
Douglas Krantz



# 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](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, February 12, 2019 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!

## Republic Services has changed our garbage pick-up day to: Fridays

They made the change  
January 1, 2019 and did not  
notify us until mid-January.  
We apologize for any inconvenience

## 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

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

### Can I put a mirror in my recycling can?

No, we've been raising awareness on new requirements with our garbage company Republic Services; they have new guidelines and limited items to be placed in your container. One of these items is glass to be kept out of your recycling bin.

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

Please be safe this winter.

## Annual Statements

Every GHA Homeowner receives a  
statement by mid-February to  
verify payment status.

This is necessary for paperwork  
purposes and it helps residents  
that may be unaware of their  
current balance.

**Glencannon Homes Association  
Financial Report  
As of December 31, 2018**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$268,162	\$-	\$-	\$268,162
Other	\$14,380	\$(21,056)	\$13,511	\$6,835
<b>Total</b>	<b>\$282,542</b>	<b>\$(21,056)</b>	<b>\$13,511</b>	<b>\$274,997</b>
<b>Expenditures:</b>				
Recreation Services	\$38,740	\$-	\$-	\$38,740
Commons Maintenance	\$12,182	\$-	\$-	\$12,182
Landscaping	\$52,540	\$-	\$-	\$52,540
Garbage Removal	\$48,952	\$-	\$-	\$48,952
Legal Services	\$3,350	\$-	\$-	\$3,350
Pond Renovation	\$-	\$-	\$53,507	\$53,507
Administrative	\$53,556	\$6,195	\$-	\$59,751
<b>Total</b>	<b>\$209,320</b>	<b>\$6,195</b>	<b>\$53,507</b>	<b>\$269,022</b>
<b>Excess (Deficit):</b>	<b>\$73,222</b>	<b>\$(27,251)</b>	<b>\$(39,995)</b>	<b>\$5,975</b>
<b>Beginning Balance</b>	<b>\$166,392</b>	<b>\$626,260</b>	<b>\$1,082,980</b>	<b>\$1,875,632</b>
<b>Revenue +</b>	<b>\$282,542</b>	<b>\$(21,056)</b>	<b>\$13,511</b>	<b>\$274,997</b>
<b>Expenditures -</b>	<b>\$(209,320)</b>	<b>\$(6,195)</b>	<b>\$(53,507)</b>	<b>\$(269,022)</b>
<b>Change in Working Capital</b>	<b>\$(6,173)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$(6,173)</b>
<b>Transfers +/-</b>	<b>\$(106,000)</b>	<b>\$106,000</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$127,441</b>	<b>\$705,009</b>	<b>\$1,042,985</b>	<b>\$1,875,435</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$108,329	\$20,722	\$24,969	\$154,020
Money Market	\$19,112	\$-	\$3,086	\$22,197
CD's	\$-	\$44,146	\$1,014,930	\$1,059,076
PNC Advisor Investments	\$-	\$640,141	\$-	\$640,141
<b>Total</b>	<b>\$127,441</b>	<b>\$705,009</b>	<b>\$1,042,985</b>	<b>\$1,875,435</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.**

### E-Recycling Events

*We will announce in this newsletter if and when they are available in 2019*

For more detailed information visit:  
**www.glencannonhomes.org**

## Advertise in the Glencannon Newsletter

***NEW LOWER RATES!***

<b>Ad Size</b>	<b>Ad Fee</b>
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**

## 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.

There is **NO PARKING** in grassy areas on common grounds. Property owners (and their tenants) will be responsible for repairing damage. An initial letter will be sent followed by the costs added to the account if the damage is not fixed.

**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](mailto:dpanza@TPRSold.com)  
[deborahpanza.ThePreferredRealty.com](http://deborahpanza.ThePreferredRealty.com)



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## Annual Meeting

Three board seats will expire in March, 2019, 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 12, 2019 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 on March 19th at 7:30 pm.**

**All residents are welcome to attend!**

The regular Monthly Meeting of the Directors will also be held on March 19th at 7:00 pm.

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

## **Glencannon Homes Association**

**January 8, 2019**

### **Executive Meeting**

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

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

The board discussed the financial reports that were distributed the week before the meeting. The accounts receivable report was discussed specifically including the residents with the high balances. Additional legal action will be taken in order to start the foreclosure process.

### **COMMONS**

The board discussed the work that needs done with Cramer Landscaping. The specific beds in the community, the leaf removal and other ongoing maintenance.

The board also discussed the proposed development around the community and how this would impact the work that is to be done at the pond. The engineers at the Harshman CE Group were consulted and they advised that we may want to wait until the development is done. The start of the pond work is pending ongoing DEP permit approvals. Once those are obtained, the bid process will start for contractors. A walk through took place with two Board Members, Harshman Group Engineers, the Laurel Communities Developer, their Engineers and Land Planner. This was to determine the state of the pond's tributary stream and to determine if there are any repairs that need to be made.

The board discussed the easement for Laurel

Communities at the sewer lines. The price was discussed to start the negotiation.

### **OLD BUSINESS**

The issues with trash removal were discussed and the ongoing communication with Republic Services. The additional bids were reviewed and the pros and cons for each. The board discussed proposing a revision to their contract to eliminate the ongoing issues.

Meeting adjourned at 7:03pm.

## **Glencannon Homes Association**

**January 8, 2019**

### **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.

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

### **FINANCIALS**

Mr. Krantz made a motion to approve the financials that were discussed in the executive meeting. Mr. Byer seconded the motion. Vote: Mr. Creighan – yes, Mr. Beard – yes, Mr. Sacco – yes and Mr. Ackerman – yes.

### **COMMONS**

The board discussed the wood guard rails on Hunting Creek and they need replaced/ repaired. The work will be done in the spring.

The board also discussed sending bid proposals to maintain all of the mulch beds in the spring.

The current landscapers will maintain the work.

### **ACC**

There was 1 request which was approved.

### **OPEN DISCUSSION**

A resident was present and read a letter to the board stating that she has submitted her request in writing and was nominating herself for an open board position in preparation for the Annual Meeting. Further discussion occurred.

Another resident was present and discussed issues with the grass behind his home on Hunting Creek that is not being cut by the landscapers. Cramer Landscaping will be notified of this.

Another resident was present to discuss the work at the pond and preserving some of the grassy areas. The board discussed with her the proposals for the work and the impact of the recent developments surrounding the community.

Meeting adjourned at 7:35pm.

Following the regular meeting, the board reviewed and approved the budget for 2019. Present at the meeting was Mr. Creighan – President, Mr. Byer, Mr. Sacco and Mr. Krantz. Mr. Ackerman and Mr. Beard excused themselves prior to the budget meeting.

*Respectfully submitted by Kimberly Spicer*

## **Canon-McMillan School District 2019-2020 ONLINE Kindergarten Registration**

Online registration will be open from March 1, 2019 through March 29, 2019

Please contact your child's school to request a secure ID Code in order to access the registration page on the website.

If you do not have a computer, please contact your child's school for assistance with registration.

Kindergarten screenings will be held Tuesday, May 21, 2019.

**\*\*Child must be 5 years old on or before September 1, 2019**



## **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**



## 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 GHA 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 GHA Board Meeting scheduled on Tuesday, February 12, 2019 at 7:00 PM at the Frank Sarris Canonsburg Public Library. Primary parking and entrance in the back of the building (by the football stadium).

### \*\*\*\*\*Update\*\*\*\*\*

**The GHA board has heard and responded to offers for the above mentioned tie-in to the sewage line by the pond, no agreement has been reached at the time of printing this newsletter.**

**A conditional use hearing is scheduled for Thursday, February 21, 2019 at 7:00 pm at the North Strabane Township Building, please check with the township before going.**

All residents within 300 feet of the property involved are invited to attend the hearing and present testimony, if they so desire.

The 2019 budget is

available online at:

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

And, the budget will be  
published in an upcoming  
newsletter

## 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**

## Happy New Year Glencannon

I would like to share with you that on January 7, 2019 I submitted a written nomination to our board and requested to be on the ballot for a director's position. The reason that I wish to return to our board is to complete what was started with our lawsuit, to assist and actively be part of returning our pond to the original condition and contribute to one of our largest community projects we have had since our lawsuit.

Also as a director I want to assist and respectfully serve our residents with community concerns.

I would sincerely with our board's assistants help inform and educate our residence of the annual bylaws mandated Members Meeting. This meeting is every March and is officially called Meeting of the Members. This meeting has been designed to allow residence to take part under specific guidelines set by our community bylaws. Any resident who wishes to learn or be more informed of their meeting, I would gladly support and respect their resident's rights. I hope to serve our board and my neighbor's in this place we all call HOME.

Respectfully, Lisa Ackerman 1-10-2019

### **Board of Director's Response to Mrs. Ackerman's Letter**

Mrs. Ackerman has been informed on a number of occasions of the long-standing practice that only one resident per household may serve on the board at a time. Having two votes within any single residence would not be in the best interest of the community. Therefore, she is ineligible to be a Director while her husband serves on the board.

Regarding the pond: The board has been diligently working with the Engineer, acquiring permits, and speaking with officials. At this point most of the board's work is complete. We hope to start dredging this Summer. Additionally, we have been working with the developer upstream to ensure minimal effect to our pond.

This Board prides itself on transparency, trust, and ethical behavior. We openly welcome the constructive input of the community and encourage all interested parties to contact us to learn how to be part of the board.

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

# FEBRUARY 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Garbage & Recycling	2 Ground Hog Day
3	4	5	6	7	8 Garbage	9
10	11	12 Board Meeting 7:00 pm Frank Sarris Public Library	13	14 Valentine's Day	15 Garbage & Recycling  2 Hour Early Dismissal	16
17	18 Presidents' Day  No School Canon-McMillan	19	20 Seniors Lunch Kings 1:00 pm	21	22 Garbage	23
24	25	26	27	28		