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



Visit our web site: www.glencannonhomes.org

February 2020



**Garbage pick-up
is now Wednesdays!**

(Details pages 5, 6 and 10)

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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
Giavonni LoBello	724-743-2890
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
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

Next Monthly Meeting of the Directors,

Tuesday, February 11, 2020 at **7:00 pm**, (at the Frank Sarris Public Library, 35 North Jefferson Avenue, Canonsburg, PA 15317, 2nd floor, meeting room 4)

Annual Meeting

Three board seats will expire in March, 2020, 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 11, 2020 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.

Townhouse and Single Family Home board members must be Association Members.

The Annual Meeting will be held at the Frank Sarris Public Library on March 17th at 7:30 pm.

All residents are welcome to attend!

The regular monthly meeting of the directors will also be held on March 17th at 7:00 pm.

Resident question of the month

Can a homeowners association foreclose on a property for non-payment of dues?

Yes, GHA has the right to pursue all back payments owed. This is not a preferable avenue but the GHA board will not hesitate to use this option for defiant homeowners.

Help Wanted

We are looking for a new maintenance person to help with tasks around Glencannon.

The first job would be to un-winterize the pool building in April and help with getting the pool ready before the pool management company starts (maintenance, pressure washing, etc).

This is a paid independent contractor position with flexible hours, wages are negotiable.

Those with electrical and plumbing experience are preferred.

Please send your letter of interest and resume to:

**Glencannon Homes Association
P.O. Box 831
McMurray PA, 15317**

**Glencannon Homes Association
Financial Report
As of December 31, 2019**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$268,319	\$-	\$-	\$268,319
Other	\$16,110	\$117,799	\$25,976	\$159,885
Total	\$284,429	\$117,799	\$25,976	\$428,204
Expenditures:				
Recreation Services	\$54,302	\$-	\$-	\$54,302
Commons Maintenance	\$34,751	\$-	\$-	\$34,751
Landscaping	\$45,150	\$-	\$-	\$45,150
Garbage Removal	\$62,316	\$-	\$-	\$62,316
Legal Services	\$2,272	\$-	\$-	\$2,272
Pond Renovation	\$-	\$-	\$18,557	\$18,557
Administrative	\$64,837	\$7,335	\$-	\$72,172
Total	\$263,627	\$7,335	\$18,557	\$289,519
Excess (Deficit):	\$20,802	\$110,464	\$7,419	\$138,684
Beginning Balance	\$127,441	\$705,009	\$1,042,985	\$1,875,435
Revenue +	\$284,429	\$117,799	\$25,976	\$428,204
Expenditures -	\$(263,627)	\$(7,335)	\$(18,557)	\$(289,519)
Change in Working Capital	\$(1,453)	\$-	\$-	\$(1,453)
Transfers +/-	\$(6,000)	\$5,500	\$-	\$(500.00)
Ending Balance	\$140,790	\$820,973	\$1,050,403	\$2,012,166
Bank and Investment Accounts:				
Bank - Checking	\$19,115	\$20,726	\$6,412	\$46,253
Money Market	\$121,675	\$-	\$745	\$122,419
CD's	\$-	\$44,146	\$1,043,247	\$1,087,393
PNC Advisor Investments	\$-	\$756,101	\$-	\$756,101
Total	\$140,790	\$820,973	\$1,050,403	\$2,012,166

Residents are reminded that trespassing on the frozen pond is **STRICTLY PROHIBITED**. Please be safe this winter.

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.

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.

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.

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.



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- Replacements a Specialty

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Sales / Installation
dunngaragedoors.com
724-825-7630
412-279-0551

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

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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



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kris@personnelstaffers.com

**Glencannon Homes Association
January 14, 2020
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.

FINANCIALS

The board discussed the financial reports that were distributed over the last week. The AR list was discussed and additional title searches will be done on several properties that are delinquent. The foreclosure process will begin for several residents, additional liens are being filed as well.

COMMONS

The board discussed the work being done by Cramer Landscaping; they were notified of the need to pick up all of the branches and trash removal after they were here this week.

The board also discussed the bid process for the 2020-2021 landscaping contract. Several companies have expressed interest and a tour of the community to prepare a bid. The board discussed separating the bid into several different responsibilities. Once they are all submitted, the board will review and vote.

The pond status was discussed including the placement of the dredge once the work begins. The permit process was reviewed as well and some changes that have occurred with the DEP. The status update from the engineers was submitted to the board for review.

REC

The board discussed that Mr. Miele is moving and will not be available to do the work he has done in the community over the past several years. They discussed that an ad will be put in the newsletter to find someone who would be interested in taking over his duties. In the past, Mr. Miele has done maintenance at the pool, with the lights at the pond and various other tasks.

OLD BUSINESS

County Hauling has taken over the garbage contract. The transition had minor issues and was quick to address them.

The details of aesthetic items for the pond as part of the renovation were reviewed. It was discussed that this will be determined in the final bid process.

Meeting Adjourned 6:58 pm.

**Glencannon Homes Association
January 14, 2020
Monthly Meeting of the Directors**

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Doug Krantz, Tony Sacco, Jim Byer and John Ackerman.
Dave Wheeler and Rebecca Ware not present and excused.

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

FINANCIALS

The board discussed the details of the financial reports at the executive meeting so 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 – no.

ACC

The ACC Chair discussed that there were two requests submitted. One was approved and the other is approved pending township approval.

OLD BUSINESS

It was discussed that the playgrounds swings are replaced. Additional chains will be purchased for Playground A. The painting project was completed in the fall.

NEW BUSINESS

A board member present discussed that he believes he is not getting all of the emails that are being sent by the board. The board discussed this with him. In addition, he stated that several residents have contacted him about starting an ethics committee and would like to look into the board. He said he was only serving as a liaison and has not determined if he wants to be on the committee.

OPEN DISCUSSION

No resident comments.

Meeting Adjourned at 7:15pm

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.

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 Wednesdays and refuse should be on the curb the night before (with the exception of holiday 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.

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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.

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.

NOTICE:

Vehicles without current registration 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.

Lamppost Alert

GHA has noticed 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.

The 2020 budget is available online at:

www.glencannonhomes.org

The budget will be published in an upcoming newsletter.

Holiday Trash Pick-Up

The following days push back collection by one day (to Thursdays).

New Year's Day

Memorial Day

Labor Day

Although The 4th of July, Thanksgiving and Christmas are listed holidays, they take place after our normal collection day so pick-up is Wednesday for these three holidays.

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



WEDNESDAY IS PICK-UP DAY!



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



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

Please take a moment to review the new recycling guidelines.

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: _____

FEBRUARY 2020

Sun Mon Tue Wed Thu Fri Sat

1

2

Groundhog
Day

3

4

5

Garbage

6

7

8

9

10

11

Board Meeting
7:00 pm
Frank Sarris
Library

12

Garbage
&
Recycling

13

14

Valentine's
Day

15

2 Hour
Early Dismissal

16

17

President's
Day

No School
Canon-McMillan

18

19

Garbage

20

21

22

23

24

25

26

Garbage
&
Recycling

27

28

29