
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

February 2021



Annual Meeting Information
(Details Page 4)

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GLENCANNON BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Gretchen Gregorchik

Douglas Krantz

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
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

Teen Yard Work

Johnny Ackerman	724-413-2677
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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
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	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

glencannon15317@yahoo.com ♦ 2 ♦

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

The February Monthly Meeting of the Directors is **CANCELED** due to the library shortening their hours and an abundance of caution with Covid-19 cases still high.

Annual Meeting

Due to the pandemic, we are running this a little different.

Three board seats will expire in March, 2021, 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 via mail or email by February 10, 2021 and specify which expiring category you would like to run (all candidates must be confirmed by a second, so it would be a good idea to have an Association member send a letter confirming as such).

Prospective board members must reside in Glencannon, must be current in dues, and cannot be from the same household as a current board member.

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

The Annual Meeting will be held at the pool on March 16th at 7:30 pm.

All residents are welcome to attend!

The regular monthly meeting of the directors will also be held on March 16th at 7:00 pm.

Resident question of the month

There are a large number of resident lampposts out in the upper-Hunting Creek section, what can be done about this?

We are compiling a list of the dark lampposts and we will these households a letter to remind them to get the lights on for safety reasons.

Just a thought, there are now LED bulbs that will turn on from Dusk to Dawn and they are reasonably priced.

What is the best way to contact Glencannon Homes Association?

Try emailing your question to:

glencannon15317@yahoo.com

Holiday Trash Pick-Up

The following days push back collection by one day.

**Memorial Day
Labor Day**

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

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

**Glencannon Homes Association
Financial Report
As of December 31, 2020**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$268,266	\$-	\$-	\$268,266
Other	\$12,901	\$106,879	\$19,778	\$139,558
Total	\$281,167	\$106,879	\$19,778	\$407,824
Expenditures:				
Recreation Services	\$50,109	\$-	\$-	\$50,109
Commons Maintenance	\$14,695	\$-	\$-	\$14,695
Landscaping	\$61,214	\$-	\$-	\$61,214
Garbage Removal	\$61,655	\$-	\$-	\$61,655
Legal Services	\$4,253	\$-	\$-	\$4,253
Pond Renovation	\$-	\$-	\$11,684	\$11,684
Administrative	\$65,441	\$8,205	\$-	\$73,646
Total	\$257,368	\$8,205	\$11,684	\$277,257
Excess (Deficit):	\$23,798	\$98,674	\$8,094	\$130,567
Beginning Balance	\$140,690	\$820,973	\$1,050,403	\$2,012,066
Revenue +	\$281,167	\$106,879	\$19,778	\$407,824
Expenditures -	\$(257,368)	\$(8,205)	\$(11,684)	\$(277,257)
Change in Working Capital	\$(12,710)	\$-	\$-	\$(12,710)
Transfers +/-	\$(31,538)	\$32,038	\$-	\$500.00
Ending Balance	\$120,240	\$951,685	\$1,058,497	\$2,130,422
Bank and Investment Accounts:				
Bank - Checking	\$19,119	\$20,730	\$10,724	\$50,574
Money Market	\$101,121	\$-	\$531,131	\$632,252
CD's	\$-	\$44,146	\$516,642	\$560,788
PNC Advisor Investments	\$-	\$886,809	\$-	\$886,809
Total	\$120,240	\$951,685	\$1,058,497	\$2,130,422

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.

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

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.



Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
kris@personnelstaffers.com

4150 Washington Road, Suite 108 • McMurray, PA 15317
Phone: 724.942.5860 • Fax: 724.942.5866

www.personnelstaffers.com

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HATHAWAY
HomeServices



Deborah A Panza
REALTOR®

The Preferred Realty
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McMurray, PA 15317
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Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com



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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.

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.

Glencannon Homes Association
January 12, 2021
Executive Meeting
Canceled

Glencannon Homes Association
January 12, 2021
Monthly Meeting of the Directors
Canceled

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



Vasil Oblockovich
Handy Man

House repair work	Lawncare
Simple electric	Gardening
Simple plumbing	Painting

Please call: (412)515-5455

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.



Looking for a Real Estate Agent?

Contact **Brianne Hall** (Lic: RS354673)

Your Neighborhood

Realty One Group Gold Standard Agent

375 Valley Brook Road
Suite 102

McMurray, PA 15317

☎ 724.344.1254

☎ 724.941.1427

✉ brianne@goldstandardpittsburgh.com



Payment Stubs

Are no longer necessary however, those that would still like to use them, can print them out from our web site.

It is important that you include your lot number on your check.

If you do not know your lot number, please call us and we will research it for you.

Glencannon Homes Association – 2021 Budget

<u>Income</u>		
4010	Assessment Income	\$268,000
4012	Late Fee charges	\$5,000
4015	Resale & Lien LTR Income	\$2,000
4020	Interest Income	\$10
4025	Interest – Delinquent Accounts	\$4,500
4030	Newsletter Income	\$750
4031	Interest – Capital Reserves	\$5
4042	RC Concession Income	\$250
4043	RC Guest Fee Income	\$1,500
4044	RC Pool Rental	\$700
4045	RC Heights Passes	\$800
4054	ACC Fine	\$50
Total Income		\$283,565
<u>Expenses</u>		
Recreation		
5105	RC Management	\$41,000
5131	RC Electricity	\$3,600
5132	RC Gas	\$1,000
5133	RC Water	\$2,500
5140	RC Maintenance & Supplies	\$7,500
5145	Tennis Court Maintenance	\$500
5100	Expenses – Other	\$100
		\$56,200
Commons		
5430	Commons Utilities	\$2,000
5440	Commons Maintenance & Supplies	\$22,000
5455	Playground Maintenance	\$2,500
5501	Landscaping	\$52,000
		\$78,500
Administration		
5710	Adm. Gross Wages	\$20,000
5715	Adm. Payroll Taxes	\$3,500
5730	Rubbish	\$65,000
5734	Bank Service Charges	\$2,500
5735	Legal fees	\$10,000
5740	Audit and Tax Prep	\$6,000
5745	Professional Services	\$1,200
5750	D & O Insurance	\$2,500
5751	Liability Insurance	\$9,100
5752	Workman's Comp. Insurance	\$965
5765	Office Equip. Maintenance	\$2,100
5770	Office Communication	\$2,000
5780	Office Supplies	\$2,400
5791	Newsletter Printing	\$3,750
5792	Newsletter Delivery	\$600
5795	Printing	\$100
5805	Bad Debts	\$15,000
5820	Pool Parties	\$500
5860	Community Day	\$1,500
5999	Admin. Misc.	\$100
6560	Payroll Expenses	\$50
		\$148,865
Total Expenses		\$283,565

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

Coronavirus Disease 2019 (COVID-19)

Fast Facts:

- The vaccine is being administered but please continue to follow these guidelines.
- The best way to prevent illness is to avoid being exposed to this virus.
- The virus is thought to spread mainly from person-to-person. Between people who are in close contact with one another (within about 6 feet).
- Through respiratory droplets produced when an infected person coughs or sneezes.
- These droplets can land in the mouths or noses of people who are nearby or possibly be inhaled into the lungs.

Take steps to protect yourself

- Wash your hands often with soap and water for at least 20 seconds especially after you have been in a public place, or after blowing your nose, coughing, or sneezing.
- If soap and water are not readily available, use a hand sanitizer that contains at least 60% alcohol. Cover all surfaces of your hands and rub them together until they feel dry.
- Avoid touching your eyes, nose, and mouth with unwashed hands.
- Avoid close contact with people who are sick
- Put distance between yourself and other people if COVID-19 is spreading in your community. This is especially important for people who are at higher risk of getting very sick.

Take steps to protect others

- Stay home if you are sick, except to get medical care. Learn what to do if you are sick.
- Cover your mouth and nose with a tissue when you cough or sneeze or use the inside of your elbow.
- Throw used tissues in the trash.
- Immediately wash your hands with soap and water for at least 20 seconds. If soap and water are not readily available, clean your hands with a hand sanitizer that contains at least 60% alcohol.
- If you are sick: You should wear a facemask when you are around other people.
- Everyone should wear a mask in public settings and when around people who don't live in your household, especially when other social distancing measures are difficult to maintain. Facemasks normally used for caregivers (N-95 masks) may be in short supply and you should avoid using them.

Clean and disinfect

- Clean AND disinfect frequently touched surfaces daily. This includes tables, doorknobs, light switches, countertops, handles, desks, phones, keyboards, toilets, faucets, and sinks.
- If surfaces are dirty, clean them: Use detergent or soap and water prior to disinfection.

For more information go to: <https://www.coronavirus.gov/>

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.

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.

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



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.

Please be sure to place trash in the proper receptacles to help the possible spread of Covid - 19

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

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 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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	1 Garbage	2 Groundhog Day	3	4	5	6
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7	8 Garbage & Recycling	9 Board Meeting CANCELED!	10	11	12	13
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14 Valentine's Day	15 Garbage President's Day No School Canon-McMillan	16	17	18	19 2 hr. early dismissal Canon-McMillan	20
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21	22 Garbage & Recycling	23	24	25	26	27
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