

# *The* **Glencannon** Newsletter



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

## February 2022



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### **GLENCANNON BOARD OF DIRECTORS**

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

Terry Creighan

John Ackerman

Jim Byer

Dave Wheeler

Gretchen Gregorchik

**Playground A to be  
completed in Spring of 2022!**

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

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### 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

Johnny Ackerman	724-413-2677
Kyle Blystone	724-263-9943
Jordan Elm	412-432-6580

### Dog Walking

Jen Marsh	412-216-3060
Jordan Elm	412-432-6580
Leah Kansco	770-773-6897
Janine Dolanch	724-531-0095

### 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](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

**The Monthly Meeting of the Directors  
will be cancelled for February 2022  
Due to the issues related to the Covid-19 Pandemic.**

**Please contact the office with any information or concerns to share  
with the board via email at [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)**

### Annual Meeting

**Due to the pandemic, we are running this in  
a modified fashion.**

Three board seats will expire in March, 2022,  
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 11, 2022 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.

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

**The Annual Meeting will be held at  
the pool on March 15th at 7:30 pm.**

**All residents are welcome to attend!**

The regular monthly meeting of the directors  
will also be held on March 15th at 7:00 pm.

**Food Truck Planning for  
the Spring is underway.  
Please notify the office  
with suggestions  
or contacts.**

Playground A will be  
completed this spring. The new  
equipment is  
purchased and will be  
scheduled for  
installation in the next  
few months!



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

**New Year's Day, The 4th of July,**

**Thanksgiving and Christmas  
are listed holidays, they take**

**place after our normal  
collection day.**

## 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.*



**Marcia M. Sacco**  
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**Deborah A Panza**  
REALTOR®

**The Preferred Realty**  
4215 Washington Rd  
McMurray, PA 15317  
Office: (724) 941-3340 x1617  
Direct: (412) 877-0064  
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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**

**Financial Report**

**As of December 31, 2021**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 270,475	\$ -	\$ -	\$ 270,475
Other	\$ 15,281	\$ 82,958	\$ 157	\$ 98,395
<b>Total</b>	<b>\$ 285,756</b>	<b>\$ 82,958</b>	<b>\$ 157</b>	<b>\$ 368,870</b>
<b>Expenditures:</b>				
Recreation Services	\$ 72,708	\$ -	\$ -	\$ 72,708
Commons Maintenance	\$ 48,853	\$ -	\$ -	\$ 48,853
Landscaping	\$ 41,412	\$ -	\$ -	\$ 41,412
Garbage Removal	\$ 63,652	\$ -	\$ -	\$ 63,652
Legal Services	\$ 1,277	\$ -	\$ -	\$ 1,277
Pond Renovation	\$ -	\$ -	\$ 6,583	\$ 6,583
Administrative	\$ 64,685	\$ 9,412	\$ -	\$ 74,097
<b>Total</b>	<b>\$ 292,587</b>	<b>\$ 9,412</b>	<b>\$ 6,583</b>	<b>\$ 308,583</b>
<b>Excess (Deficit):</b>	<b>\$ (6,832)</b>	<b>\$ 73,545</b>	<b>\$ (6,426)</b>	<b>\$ 60,288</b>
<b>Beginning Balance</b>	<b>\$ 120,240</b>	<b>\$ 951,685</b>	<b>\$ 1,058,497</b>	<b>\$ 2,130,422</b>
<b>Revenue +</b>	<b>\$ 285,756</b>	<b>\$ 82,958</b>	<b>\$ 157</b>	<b>\$ 368,870</b>
<b>Expenditures -</b>	<b>\$ (292,587)</b>	<b>\$ (9,412)</b>	<b>\$ (6,583)</b>	<b>\$ (308,583)</b>
<b>Change in Working Capital</b>	<b>\$ (29,279)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (29,279)</b>
<b>Transfers +/-</b>	<b>\$ 65,892</b>	<b>\$ (22,000)</b>		<b>\$ 43,891.78</b>
<b>Ending Balance</b>	<b>\$ 150,021</b>	<b>\$ 1,003,230</b>	<b>\$ 1,052,072</b>	<b>\$ 2,205,323</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 130,898	\$ 20,734	\$ 4,141	\$ 155,774
Money Market	\$ 19,123	\$ -	\$ 397,334	\$ 416,457
CD's	\$ -	\$ 44,146	\$ 650,596	\$ 694,742
PNC Advisor Investments	\$ -	\$ 938,350	\$ -	\$ 938,350
<b>Total</b>	<b>\$ 150,021</b>	<b>\$ 1,003,230</b>	<b>\$ 1,052,072</b>	<b>\$ 2,205,323</b>

## 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**

# 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

## Interested in helping your community?

There are open board positions  
available. There are several projects that require assistance with  
developing a plan and soliciting bids.

Please contact the office with interest.



The board is aware of the  
lights out on Village Drive. A  
contractor was identified  
and planning underway to  
repair and replace the lights.

### 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 – 2022 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	\$535
4031	Interest – Capital Reserves	\$5
4042	RC Concession Income	\$250
4043	RC Guest Fee Income	\$1,500
4044	RC Pool Rental	\$500
4045	RC Heights Passes	\$500
4054	ACC Fine	\$200
<b>Total Income</b>		<b>\$283,000</b>
<u>Expenses</u>		
<b>Recreation</b>		
5105	RC Management	\$48,000
5131	RC Electricity	\$3,600
5132	RC Gas	\$1,500
5133	RC Water	\$2,000
5140	RC Maintenance & Supplies	\$5,000
5141	Pool Chemicals	\$1,000
5145	Tennis Court Maintenance	\$500
5100	Expenses – Other	<u>\$100</u>
		<b>\$61,700</b>
<b>Commons</b>		
5430	Commons Utilities	\$2,200
5440	Commons Maintenance & Supplies	\$15,000
5455	Playground Maintenance	\$5,000
5501	Landscaping	<u>\$45,000</u>
		<b>\$67,200</b>
<b>Administration</b>		
5710	Adm. Gross Wages	\$20,500
5715	Adm. Payroll Taxes	\$3,000
5730	Rubbish	\$66,900
5734	Bank Service Charges	\$2,500
5735	Legal fees	\$10,000
5740	Audit and Tax Prep	\$6,500
5745	Professional Services	\$1,200
5750	D & O Insurance	\$2,500
5751	Liability Insurance	\$20,000
5752	Workman's Comp. Insurance	\$4,000
5765	Office Equip. Maintenance	\$1,000
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	\$5,000
5820	Pool Parties	\$500
5860	Community Day	\$1,500
5999	Admin. Misc.	\$100
6560	Payroll Expenses	<u>\$50</u>
		<b>\$154,100</b>
<b>Total Expenses</b>		<b>\$283,000</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.

### Notice:

Vehicles without current inspection 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.**

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

### Have Questions? Don't forget about the website!

[www.glencannonhomes.org](http://www.glencannonhomes.org)  
The ACC form, ACC guidelines, payment stubs and much more can be found there! Community Announcements are posted there as a means of communication between newsletters.



## 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.**

### 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

### **How do I dispose of items that County Hauling will not take?**

The Washington County website: [www.co.washington.pa.us/177/Recycling](http://www.co.washington.pa.us/177/Recycling) provides multiple places that recycle items such as tires, computers and various other items. There is currently nothing listed that takes TVs.

### **Can GHA provide me with contractors for maintenance?**

Glencannon does not use specific contractors for needed jobs. Multiple contractors are contacted to provide bids and a decision is made. Recommendations cannot be provided.

### **Open Board Positions**

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

Townhouse category position that expires in March 2023

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

**Only GHA homeowners can fill a Townhouse or Single Family Home board position.**

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

# **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 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 Garbage & Recycling	8	9	10	11	12
13	14 Garbage  Valentine's Day	15	16	17	18	19
20	21 Garbage & Recycling  Presidents Day No School Canon-McMillan	22	23	24	25	26
27	28 Garbage					