

# *The* **Glencannon** Newsletter

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

## January 2018



### Board Positions Available

(Details Page 4 and 6)

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### **GLENCANNON BOARD OF DIRECTORS**

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

John Ackerman

Alissa Baker

Jim Byer

Phone: (724) 745-4911

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



# Glencannon

## Resource Page

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### 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](mailto: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

<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, January 9, 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!

Glencannon HOA dues will not  
increase and remain at  
\$43 per month in 2018.

The 2018 budget has been approved  
and will be printed in an upcoming  
newsletter. Also, it will be posted on  
the web site in early January

### Resident question of the month

**I really like the decorations that are  
placed throughout Glencannon around  
the holidays, who is responsible for  
this?**

John and Lisa Ackerman are usually the ones to  
plan and arrange the decorations. Special  
thanks to them and any helpers they have  
recruited along the way.

### Open Board Positions

The following seats can be filled by  
the GHA board of directors at the  
January 9, 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

Townhouse category position that  
expires in March 2020

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

### 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.

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



**Glencannon Homes Association  
Financial Report  
As of November 30, 2017**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
Revenues:				
Association Fees	\$245,530	\$-	\$-	\$245,530
Other	\$14,248	\$59,540	\$10,782	\$84,570
<b>Total</b>	<b>\$259,778</b>	<b>\$59,540</b>	<b>\$10,782</b>	<b>\$330,100</b>
Expenditures:				
Recreation Services	\$47,732	\$-	\$-	\$47,732
Commons Maintenance	\$6,357	\$-	\$-	\$6,357
Landscaping	\$52,040	\$-	\$-	\$52,040
Garbage Removal	\$44,880	\$-	\$-	\$44,880
Legal Services	\$11,309	\$-	\$-	\$11,309
Pond Renovation	\$-	\$-	\$1,897	\$1,897
Administrative	\$50,491	\$5,827	\$-	\$56,318
<b>Total</b>	<b>\$212,808</b>	<b>\$5,827</b>	<b>\$1,897</b>	<b>\$220,531</b>
Excess (Deficit):	<b>\$46,970</b>	<b>\$53,713</b>	<b>\$8,885</b>	<b>\$109,568</b>
Beginning Balance	\$110,084	\$561,233	\$1,077,552	\$1,748,869
Revenue +	\$259,778	\$59,540	\$10,782	\$330,100
Expenditures -	\$(212,808)	\$(5,827)	\$(1,897)	\$(220,531)
Change in Working Capital	\$7,935	\$-	\$-	\$7,935
Transfers +/-	\$(5,500)	\$5,500		\$-
Ending Balance	\$159,489	\$620,446	\$1,086,437	\$1,866,372
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$40,400	\$20,717	\$8,475	\$69,593
Money Market	\$119,089	\$-	\$102,556	\$221,645
CD's	\$-	\$44,146	\$972,406	\$1,016,552
PNC Advisor Investments	\$-	\$555,583	\$-	\$555,583
<b>Total</b>	<b>\$159,489</b>	<b>\$620,446</b>	<b>\$1,083,437</b>	<b>\$1,863,372</b>

## 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: January 9th, 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](http://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](http://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.



Specializing in Office Staffing

4150 Washington Road, Suite 108  
McMurray, PA 15317  
Phone: 724.942.5860  
Fax: 724.942.5866  
[www.personnelstaffers.com](http://www.personnelstaffers.com)

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[kris@personnelstaffers.com](mailto: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.

## GHA Board Elections

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.

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

**Glencannon Homes Association**  
**December 5, 2017**  
**Executive Meeting**

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

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

**FINANCIALS**

The financial reports were reviewed. The board discussed the check register and requested specific invoices they wanted to review. The budget consumption was also discussed. The financials will be voted on next week.

**REC**

No report

**ACC**

There were no requests over the last month. The board discussed needed work with some of the properties.

**COMMONS**

The board discussed the landscaping contractors being considered for upcoming bid. The new information that was gathered from the contractors was reviewed and discussed. The board will review the additional information over the next week and make a decision.

The board also discussed that the leaf removal is coming to an end. The shed lights have been replaced.

**OLD BUSINESS**

The 2018 Projects were discussed and additional ideas to find a project manager

that is qualified to manage what needs done. There has not been a response to the newsletter ad and additional options were discussed including utilizing one of the landscaping contractors.

The board discussed the rental property policy and what information should be considered. The list of ideas and a draft policy will be distributed for review.

The AR report was reviewed and title searches were completed on residents with significantly high balances. The title searches will be reviewed in more detail and the foreclosure process explored.

The board also discussed the details of the 2018 budget and reviewed the draft copy. Mr. Byer made a motion to approve the budget. Mr. Creighan seconded the motion. Mr. Ackerman – yes, Mrs. Baker – yes and Mr. Beard – yes.

Meeting adjourned at 8:00pm.

*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**  
**December 12, 2017**  
**Monthly meeting of the Directors**

Board members present: , Shawn Beard – Vice President, Alissa Baker, Jim Byer and John Ackerman.  
Terry Creighan not present and excused.

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

**OPEN DISCUSSION**

None

**FINANCIALS**

The financials from November 2017 were reviewed and Mr. Byer made a motion to approve. Mr. Ackerman seconded the motion. Vote: Mrs. Baker- yes, Mr. Beard – yes.

**ACC**

There were no requests this month. The board discussed a particular property that made changes without approval and the ACC fine was discussed.

**REC**

No report

**COMMONS**

The needed work was discussed at the pond and the commons trash removal. O'Brien's Landscaping has been contacted. The Christmas decorations have been put up over the last week.

**OLD BUSINESS**

The landscaping bids were reviewed and 3 of the companies of interest will be contacted again to discuss taking on additional jobs that need done. Their response will be sent via email in the coming week.

The rental policy draft was sent to the board and the reviewed and discussed additional changes.

Meeting adjourned at 7:40pm.

*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.***



# **GHA IS SEEKING A PROJECT MANAGER**

Glencannon Homes Association is seeking someone with experience in Project Management. This person would manage and oversee all aspects of a specified project to ensure it is completed on-time and within budget.

Projects would be community based that are approved by the board; the Project Manager would have overall responsibility for managing scope, cost, schedule, outside vendors, and contractual deliverable. PM will be expected to prepare reports for board members regarding project status.

**Example** – GHA has a need to refurbish the tennis court; the Project Manager will prepare a project plan and timeline, obtain bids, interact with contractors and oversee the final completion of the project. This position will report directly to the board and appear upon request at monthly meetings.

**Interested parties should submit their resume and letter of interest detailing qualifications to Mrs. Kimberly Spicer, P.O. Box 831, McMurray, PA 15317**

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We are expecting an active two years ahead with the pond project getting underway. The GHA board has an engineering firm to pilot the pond work (with board supervision) however, we are looking for new board members that can help oversee a project manager and improvement projects, experience with: construction, landscaping, painting, paving, management, administration and many others can be helpful.

**If you would like to see improvements throughout Glencannon, come to the January 2018 meeting and join the GHA board!**

**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.**

## **Board Positions**

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.

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

# Pond Project Status Update

Prepared by Harshman, CE Group, LLC

1. Field Survey – complete. Property boundary is mapped and elevations measured to evaluate and prepare topographical repair plans
2. Initial DEP Consult – complete. We have met with PA DEP and WCCD officials to determine the proper permitting channels and applications necessary for the proposed pond repair operations.
3. Permit Application materials – currently in progress. 10% complete.
4. Conceptual Repair Plan – complete. Exhibit provided for Association review.
5. Final Grading Plans and quantities – in progress. Draft details provided on conceptual plan. Earth work estimates at approximately 10,000CY of sediment to be removed and relocated upslope. Riparian reforestation is proposed.
6. Timetable – Anticipate submittal of permit application materials to PA DEP and WCCD in January 2018. We will push for possible construction during summer of 2018, pending DEP and Federal review times. Potentially may delay until summer of 2019 in order to target completion during dry season.

## Avoid Frozen Pipes this Winter

Frozen pipes resulting in damage to your home and your belongings can be a very real threat.

Here are a few tips to help prevent frozen pipes:



1. Disconnect all outside hoses. This is the most common cause of frozen pipes. One way to reduce this risk is by putting your hoses away in the shed or garage for the winter. That way, if someone connects a hose they will hopefully disconnect it to put it back in its place.
2. Blow out sprinklers. This will prevent the system from freezing. If you realize you've forgotten to do this or if cold weather comes in early, at least be sure to turn the sprinkler water valve off. That way if it freezes your home won't flood.
3. If you're leaving town during the winter, one way to protect your home is to turn the main water valve inside the home off while you're gone.
4. Even though this is not a frozen pipe, clogged gutters can fill with ice and cause roof leaks from water damming. Another problem is the gutter can become heavy and rip off, causing other damage.
5. It's possible for the pipes inside an exterior wall to freeze. If the temps will be extreme you can keep a faucet at the end of this pipe running very slowly to prevent freezing.

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

# JANUARY 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 New Year's Day  No School Canon-McMillan	2	3	4	5 Garbage & Recycling	6
7	8	9 Board Meeting 7:00 pm At the Frank Sarris Public Library	10	11 Garbage	12	13
14	15 Martin Luther King, Jr. Day (Snow Makeup Day) No School Canon-McMillan	16	17	18 Garbage & Recycling	19 No School Canon-McMillan	20
21	22	23	24	25 Garbage	26	27
28	29	30	31			