
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

January 2019



Board positions available!

(Details Pages 4 and 6)

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**GLENCANNON
BOARD OF DIRECTORS**

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Tony Sacco

Douglas Krantz

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



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

glencannon15317@yahoo.com



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

Next Monthly Meeting of the Directors,

Tuesday, January 8, 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!

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 page 10 to review what **IS** to be placed in your container.

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

Open category position that expires in March 2019

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

Is my lot number the same as my house number?

Each household in Glencannon is assigned a unique lot number that is different from your street address.

This is for billing purposes and for entry into the pool; all homeowners must know the lot number for their property.

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, 2018**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$245,802	\$-	\$-	\$245,802
Other	\$13,374	\$2,651	\$12,940	\$28,966
Total	\$259,176	\$2,651	\$12,940	\$274,768
Expenditures:				
Recreation Services	\$38,033	\$-	\$-	\$38,033
Commons Maintenance	\$12,040	\$-	\$-	\$12,040
Landscaping	\$49,540	\$-	\$-	\$49,540
Garbage Removal	\$44,872	\$-	\$-	\$44,872
Legal Services	\$3,350	\$-	\$-	\$3,350
Pond Renovation	\$-	\$-	\$52,904	\$52,904
Administrative	\$47,885	\$6,195	\$-	\$54,080
Total	\$195,720	\$6,195	\$52,904	\$254,820
Excess (Deficit):	\$63,456	\$(3,544)	\$(39,964)	\$19,948
Beginning Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Revenue +	\$259,176	\$2,651	\$12,940	\$274,768
Expenditures -	\$(195,720)	\$(6,195)	\$(52,904)	\$(254,820)
Change in Working Capital	\$(5,140)	\$-	\$-	\$(5,140)
Transfers +/-	\$(105,500)	\$105,500	\$-	\$-
Ending Balance	\$119,207	\$728,217	\$1,043,016	\$1,890,439
Bank and Investment Accounts:				
Bank - Checking	\$100,096	\$20,721	\$25,571	\$146,388
Money Market	\$19,111	\$-	\$2,666	\$21,778
CD's	\$-	\$44,146	\$1,014,779	\$1,058,925
PNC Advisor Investments	\$-	\$663,349	\$-	\$663,349
Total	\$119,207	\$728,217	\$1,043,016	\$1,890,439

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!

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.)

For rent in Glencannon

Three bedroom, 2 1/2 bath (Master bedroom has its own bath), townhouse on a cul-de-sac in Glencannon. Living room, dining room, finished gameroom, three decks, one car garage. Neutral tones and easy maintenance. Will be available February or March.

\$1200 per month. Tenant pays all utilities. Rent includes membership at the community pool and garbage collection.

Must pass Credit Check and have references. May allow small pet for extra fee.

Call 724-514-7193.

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 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.

GHA Board Elections

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.

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



Hermaine G. Muno
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**Glencannon Homes Association
December 11, 2018
Executive Meeting**

There was not a quorum for this meeting .

A quorum for meetings is over 50% attendance (board members) to conduct official business.

**Glencannon Homes Association
December 11, 2018
Monthly Meeting of the Directors**

**There was not a quorum for this meeting
general discussions were held.**

A resident in attendance stated that her and her neighbors are worried about the proposal to open the road at the end of Meadowview as well as the impact to the pond. She was encouraged to attend the next township meeting. The resident also requested updates about the proposed development in upcoming newsletters and the GHA web site.

**Glencannon HOA dues will
not increase and remain at
\$43 per month in 2019.**

**The 2019 budget is being
finalized and will be printed
in an upcoming newsletter.
Also, it will be posted on the
web site in early January**

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.**

*A long time resident of
Glencannon is
continuing a social
group for senior citizens
in the neighborhood!
The group will meet at
Kings on the 3rd
Wednesday of each
month. The next meeting
is January 16th, 2019
at 1:00 pm.*

Glencannon Pond Repairs – Project Status Update

Permit Applications:

- a.) Joint Permit Application – Pending DEP review.
- b.) NPDES (National Pollutant Discharge Elimination System) Permit – Pending WCCD technical review.
- c.) Chapter 105 Dam Amendment/Authorization Letter – Pending DEP review.
- d.) General Permit 7 (GP-7) – Approved by WCCD.
- e.) Township Grading Permit – To be prepared following DEP’s review.

Miscellaneous:

- a.) We have met with a few contractors on site to review the project with them. They are working on preparing some preliminary estimates for the project.
- b.) Construction likely to take place during the summer of 2019.
- c.) It is understood that a public Q & A meeting has been postponed to Spring of 2019 (date not yet determined).

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 Thursdays 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



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

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, January 8, 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 TOWNSHIP MEETINGS HELD 12/11/2018 and 12/18/2018 WERE HEAVILY ATTENDED AND THE TOWNSHIP SUPERVISORS DECIDED TO HOLD ADDITIONAL HEARINGS IN EARLY FEBRUARY TO COMPLY WITH 100 DAY NOTICE RULES. WE WILL POST THE DATES OF THE NEXT HEARINGS WHEN AVAILABLE.

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

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.

ONLY place these items in the recycling container



**Flattened
Cardboard**



Paper



Metal Cans



**Plastic
Bottles
& Jugs**

How to prepare your recyclables



Empty. Clean. Dry.™
Keep all recyclables free
of food and liquid



Keep it loose
Never put recyclables
in containers or bags



NEVER place these items in the recycling container

**Plastic Bags
& Wrappers**

**Clothing
& Shoes**

Tools

**Electronics
& Batteries**

Medical

**Soiled Paper
Styrofoam**

**Greasy
Pizza Boxes**

Food

**Construction
Waste**

Yard Waste

Glass

Toys

Diapers

Scrap Metal

Learn more at
RecyclingSimplified.com

Recycling *Simplified*



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: _____

JANUARY 2019

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