

# The **Glencannon** Newsletter

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

## January 2020



**New garbage and recycling  
pick-up company and day  
starting in January!**

**(Details pages 4, 9 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

Phone: (724) 745-4911

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



# 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
Breanna McDade	724-328-1731
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

### Teen Yard Work

Johnny Ackerman	412-413-2677
-----------------	--------------

### 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
Republic 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 14, 2020 at **7:00 pm**, (at the Frank Sarris Public Library, 35 North Jefferson Avenue, Canonsburg, PA 15317, 2nd floor, meeting room 4)

### Open Board Position

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

Townhouse category position that expires in March 2020

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.

### Resident questions of the month

**Can a landlord that doesn't live in Glencannon be on the Board of Directors?**

No, the by-laws stipulate board members must reside in Glencannon to be on the board. This question has been researched several times over years.

**What is the best way to have my general questions answered?**

You may want to try the GHA email address; if your question is not time sensitive. Our Secretary has limited phone hours, this is a very convenient option.

### **\*\*NEW WASTE AND RECYCLING COMPANY COMING, ALONG WITH A NEW PICK-UP DAY\*\***

This newsletter is being delivered early to help with notification regarding this matter. Our waste and recycling company will be switching to County Hauling starting January 2, 2020. Through circumstances out of our control, we must make this move to prevent an increase in monthly dues. Because of the holiday week, the first County Hauling pick-up occurs Thursday, January 2nd and will be Wednesdays throughout the year (with the exception of holiday weeks).

Please have your garbage out by 5:00 am on pick-up days.

Our December printed newsletter had the recycling days reversed but has been corrected on the website, here are the dates to remember:

- Saturday, December 28th - Garbage pick-up. Holiday week
- Thursday, January 2nd - Garbage and Recycling (new company starts). Holiday week
- Wednesday, January 8th, Garbage pick-up.
- Wednesday, January 15th, Garbage and Recycling.

We are sorry for any inconvenience, but this was our best option to continue normal services.

**Glencannon Homes Association  
Financial Report  
As of November 30, 2019**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$245,959	\$-	\$-	\$245,959
Other	\$14,995	\$105,845	\$26,460	\$147,300
<b>Total</b>	<b>\$260,954</b>	<b>\$105,845</b>	<b>\$26,460</b>	<b>\$393,259</b>
<b>Expenditures:</b>				
Recreation Services	\$54,070	\$-	\$-	\$54,070
Commons Maintenance	\$34,571	\$-	\$-	\$34,571
Landscaping	\$42,150	\$-	\$-	\$42,150
Garbage Removal	\$62,316	\$-	\$-	\$62,316
Legal Services	\$1,791	\$-	\$-	\$1,791
Pond Renovation	\$-	\$-	\$18,557	\$18,557
Administrative	\$59,172	\$7,335	\$-	\$66,507
<b>Total</b>	<b>\$254,069</b>	<b>\$7,335</b>	<b>\$18,557</b>	<b>\$279,961</b>
<b>Excess (Deficit):</b>	<b>\$6,885</b>	<b>\$98,509</b>	<b>\$7,903</b>	<b>\$113,297</b>
Beginning Balance	\$127,441	\$705,009	\$1,042,985	\$1,875,435
Revenue +	\$260,954	\$105,845	\$26,460	\$393,259
Expenditures -	\$(254,069)	\$(7,335)	\$(18,557)	\$(279,961)
Change in Working Capital	\$1,901	\$-	\$-	\$1,901
Transfers +/-	\$(5,500)	\$5,500	\$-	\$-
<b>Ending Balance</b>	<b>\$130,727</b>	<b>\$809,019</b>	<b>\$1,050,888</b>	<b>\$1,990,633</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$19,115	\$20,726	\$6,412	\$46,253
Money Market	\$111,611	\$-	\$464	\$112,075
CD's	\$-	\$44,146	\$1,044,012	\$1,088,158
PNC Advisor Investments	\$-	\$744,147	\$-	\$744,147
<b>Total</b>	<b>\$130,727</b>	<b>\$809,019</b>	<b>\$1,050,888</b>	<b>\$1,990,633</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.

For Rent in Glencannon - Glen Spring Circle --

3 bedroom, 2 1/2 bath townhouse on cul-de-sac. Living room, dining room, kitchen, finished gameroom, three decks, garage. Master bedroom has own bath. Neutral tones. All utilities including washer and dryer available for use by tenant.

\$1300 per month rent includes pool membership and garbage collection. Tenant pays other utilities. Must pass credit check and have references. May allow a small pet with extra fee. Available January 1st. Security deposit of \$1300 due at time of signing one year lease. Call 724-514-7193. Email at [Jlmaqoo19@yahoo.com](mailto:Jlmaqoo19@yahoo.com). A must see!

## 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.

If you have an issue with your garbage collection (after the new year), 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.

If you would like to call Republic Services about an issue before January, their phone number is also on page two of this newsletter.

## DUNN GARAGE DOORS, INC.

PA Home Improvement  
Contractor Registration #PA020557

658 Fruitwood Drive  
Bethel Park, PA 15102

- Garage Doors, Entry Doors,
- Electric Openers
- Over 40 Years
- All Family
- Glencannon Resident
- Replacements a Specialty

Vincent P. Dunn,  
Sales / Installation  
[dunngaragedoors.com](http://dunngaragedoors.com)  
**724-825-7630**  
**412-279-0551**

## 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.

**BERKSHIRE  
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](mailto:dpanza@TPRSold.com)  
[deborahpanza.ThePreferredRealty.com](http://deborahpanza.ThePreferredRealty.com)



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[www.personnelstaffers.com](http://www.personnelstaffers.com)

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**Glencannon Homes Association  
December 3, 2019  
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.

Mr. Creighan called the meeting to order at 6:30pm

Shawn Mooney from the Harshman CE Group was present and provided an update on the pond project to the board. He discussed the details of the proposed repairs and renovations. He also discussed the spillway inspection and certifications and answered questions that the board proposed about the start of the work. The bids were discussed to have a geotechnical firm hired to certify that the dredged sediment is clean for disposal. This is required by the DEP. The board will review the bids and vote on one.

**FINANCIALS**

The board was provided a copy of the financial reports from November 2019. An email vote will occur in the next week after they are reviewed.

**NEW BUSINESS**

The board discussed that due to the significant price increase, Republic services provided the board the opportunity to terminate the contract. Each board member was provided a copy of garbage

contract bids from 4 different companies and a fifth bid will be provided this week. The board discussed each bid and compared. They will vote to chose a company in the next week.

The 2019 budget was discussed and the changes needed to create the 2020 budget. The changes will be incorporated and sent out for review and vote.

Meeting Adjourned 8pm

**Glencannon Homes Association  
November 12, 2019  
Monthly Meeting of the Directors**

Cancelled, no quorum present

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

Glencannon HOA dues will not increase and remain at \$43 per month in 2020. The 2020 budget is being finalized and will be printed in an upcoming newsletter. Also, it will be posted on the web site in early January

## Advertise in the Glencannon Newsletter

**NEW LOWER RATES!**

<b>Ad Size</b>	<b>Ad Fee</b>
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**

## 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.

## GHA Board Elections

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.

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

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

KDT Driver Training

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In-Car Driving Lessons for Teen and Adult

In-Car Lessons - Teen and Adult

Brush-up and refresher lessons for adults

"30&6" Teen Program May Qualify Teen for  
Driver Ed Discount and Senior License at 17 ½

*(Check with your Insurance Company for their requirements)*

412 851-9540 or 724 743-4311

Visit our Website: [KDTDIVERTRAINING.Com](http://KDTDIVERTRAINING.Com)

Or

[KDTDIVERTRAINING1.Com](http://KDTDIVERTRAINING1.Com)



 -Holiday       -Trash       Recycle & Trash

**January**

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**February**

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

**March**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**April**

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

**May**

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

**June**

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

**July**

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**August**

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

**September**

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

**October**

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

**November**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

**December**

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Be sure to view and print the color version of this calendar on our web site.



Dear GlenCannon Resident,

County Hauling is excited to be your new Waste and Recycling Hauler. There have been changes to the recycling market in the last two years, so please read this letter in its entirety to ensure you are familiar with the new guidelines.

**Glass** is now categorized as **NON-RECYCLABLE**, as are **Types 3-7 Plastics**. There is no market for this material, so if it is put into the recycling, it will be trucked to the recycling plant, then sorted and trucked to the landfill. This expanded carbon footprint is avoidable by following the guidelines below.

The two types of plastic that are still recyclable are **Types 1 & 2**, which are among the most common. Examples of Type 1 are soda, water, salad dressing and cooking oil bottles (bottles you drink from or that hold consumables). Some examples of Type 2 are milk and juice jugs, shampoo, conditioner or bodywash bottles and laundry detergents containers. Neither of these lists are comprehensive, so be sure to check each container for the recycling logo and the codes PET or PETE for Type 1 and PEHD or HDPE for Type 2. If the container has any of these codes, it is recyclable. If it does not, then it is not recyclable.

If you have any questions about the list of recyclable and non-recyclable materials below, please call Customer Service.



### 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



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.

Garbage should be out by 5:00 am on pick-up days



### 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 <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 2020

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