

---

---

The  
**Glencannon**  
Newsletter



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

---

January 2021



Advertise in this newsletter  
(Details Page 9)

*In this issue*

Resource Page .....	Page 2
Next Board Meeting .....	Page 4
Community News .....	Page 4
Open Board Positions .....	Page 4
Question of the Month .....	Page 4
Financials .....	Page 5
Annual Meeting .....	Page 7
Advertising Rates .....	Page 9
Recycling Information .....	Page 10
ACC Form .....	Page 11
Calendar .....	Page 12

**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
-----------------	--------------

### 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](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.</b>	<b>-</b>	<b>3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m.</b>	<b>-</b>	<b>3:00 p.m.</b>
<b>Wednesdays</b>	<b>2:00 p.m.</b>	<b>-</b>	<b>6:00 p.m.</b>
<b>Thursdays</b>	<b>2:00 p.m.</b>	<b>-</b>	<b>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 January 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.

## Open Board Positions

The following seats can be filled by the GHA board of directors at the next monthly meeting (February):

Townhouse category position that expires in March 2023

Open category position that expires in March 2022

**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 question of the month

**What are some of the improvements planned for 2021?**

We hope to continue with much needed projects like: improving the Basketball/Tennis courts, cutting down dead or dying trees, improving the baby pool, new fencing to replace the split-rail fence behind Pheasant Cove, seal coating of parking spaces, and many more are planned. If you know of some things that can be improved, let us know, or better yet, join the board.

Most of all, we are hoping next summer we can do the pond work that has been delayed for various reasons beyond our control.

Residents are reminded that trespassing on the frozen pond is **STRICTLY PROHIBITED.**

Please be safe this winter.

## 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 so pick-up is Tuesday after Memorial Day and Labor Day.

**Glencannon Homes Association  
Financial Report  
As of November 30, 2020**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$245,906	\$-	\$-	\$245,906
Other	\$12,071	\$85,795	\$19,059	\$116,926
<b>Total</b>	<b>\$257,977</b>	<b>\$85,795</b>	<b>\$19,059</b>	<b>\$362,831</b>
<b>Expenditures:</b>				
Recreation Services	\$49,877	\$-	\$-	\$49,877
Commons Maintenance	\$14,549	\$-	\$-	\$14,549
Landscaping	\$58,214	\$-	\$-	\$58,214
Garbage Removal	\$56,491	\$-	\$-	\$56,491
Legal Services	\$4,051	\$-	\$-	\$4,051
Pond Renovation	\$-	\$-	\$11,684	\$11,684
Administrative	\$55,014	\$8,205	\$-	\$63,218
<b>Total</b>	<b>\$238,195</b>	<b>\$8,205</b>	<b>\$11,684</b>	<b>\$258,084</b>
<b>Excess (Deficit):</b>	<b>\$19,781</b>	<b>\$77,591</b>	<b>\$7,375</b>	<b>\$104,747</b>
<b>Beginning Balance</b>	<b>\$140,690</b>	<b>\$820,973</b>	<b>\$1,050,403</b>	<b>\$2,012,066</b>
<b>Revenue +</b>	<b>\$257,977</b>	<b>\$85,795</b>	<b>\$19,059</b>	<b>\$362,831</b>
<b>Expenditures -</b>	<b>\$(238,195)</b>	<b>\$(8,205)</b>	<b>\$(11,684)</b>	<b>\$(258,084)</b>
<b>Change in Working Capital</b>	<b>\$(17,349)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$(17,349)</b>
<b>Transfers +/-</b>	<b>\$(55,500)</b>	<b>\$56,000</b>	<b>\$-</b>	<b>\$500.00</b>
<b>Ending Balance</b>	<b>\$87,623</b>	<b>\$954,563</b>	<b>\$1,057,779</b>	<b>\$2,099,965</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$19,119	\$20,730	\$724	\$40,573
Money Market	\$68,504	\$-	\$322,846	\$391,350
CD's	\$-	\$44,146	\$734,208	\$778,354
PNC Advisor Investments	\$-	\$889,688	\$-	\$889,688
<b>Total</b>	<b>\$87,623</b>	<b>\$954,563</b>	<b>\$1,057,779</b>	<b>\$2,099,965</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.

Glencannon HOA dues will not increase and remain at \$43 per month in 2021.

The 2021 budget is being finalized and will be printed in an upcoming newsletter. Also, it will be posted on the web site in early January

## 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.

## 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, 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.



Est. 1994


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

**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  
deborahpanza.ThePreferredRealty.com

    A member of the franchise system of BHH Affiliates, LLC

## 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  
December 8, 2020  
Executive Meeting**

Canceled

**Glencannon Homes Association  
December 8, 2020  
Monthly Meeting of the Directors**

Canceled

## GHA Board Elections

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 or plan on attending the February 9, 2021 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**



### Vasil Oblockovich

*Handy Man*

House repair work	Lawncare
Simple electric	Gardening
Simple plumbing	Painting

Please call: (412)515-5455

## 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.

## Garbage Container Regulations

This is a reminder to all residents of North Strabane township concerning ordinance, 105 Standards for Storage of Solid Waste, which is inline with the Glencannon Homes Association By-laws. This ordinance **requires** all trash to be stored in trash cans.

### North Strabane Township Ordinance 105 Standards for Storage of Solid Waste.

Summarized, the storage of all solid waste shall be practiced so as to prevent the attraction, harborage or breeding of insects or rodents and to eliminate conditions harmful to public health or which create safety hazards, odors, unsightliness or public nuisances.

The placement of solid waste for collection earlier than 24 hours prior to

normally scheduled pickup time is hereby prohibited.

### Glencannon covenants Article VII

(l) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

For the safety of our neighborhood we ask that residents abide by this. The Board reserves the right to issue a fine to residents who do not comply.

**Thank You,  
The Glencannon Homes Association  
Board of Directors**

## NORTH STRABANE TOWNSHIP POLICE DEPARTMENT



BRIAN D. HUGHES  
CHIEF OF POLICE

DUTY - HONOR - COMMUNITY  
WASHINGTON COUNTY, PENNSYLVANIA  
1929 ROUTE 519  
CANONSBURG, PENNSYLVANIA 15317  
PHONE: (724) 746-8474  
FAX: (724) 745-0652  
EMAIL: NSPD@NSTPD.COM



### THEFT PREVENTION NOTICE:

This is a reminder for residents to please lock their vehicle, home, and garage doors. North Strabane Township was recently named one of the safest communities in Pennsylvania. However, there have been several areas throughout Washington County where person(s) have entered unlocked vehicles and/or garages to steal items. Officers from North Strabane Township and surrounding departments have arrested numerous actors involved in this criminal activity, but the crime continues...



# Advertise in the Glencannon Newsletter

Ad Size	Ad Fee
Full Page	\$45
Half Page	\$30
Quarter Page	\$20
Business Card	\$15
Line Ads	\$.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 slowly 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 <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 2021

Sun      Mon      Tue      Wed      Thu      Fri      Sat

1  
New Year's Day

2

No School  
Canon-McMillan

3      4      5      6      7      8      9

Garbage

10      11      12      13      14      15      16

Garbage  
&  
Recycling

Board Meeting  
**CANCELED!**

No School  
Canon-McMillan

17      18      19      20      21      22      23

Garbage

Inauguration Day

No School  
Canon-McMillan

24      25      26      27      28      29      30

Garbage  
&  
Recycling

31