

The

# Glencannon

## Newsletter



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

### January 2022



**Annual Statements  
coming in the month  
of January.**

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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



# 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
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

### 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 January 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)

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.

**Annual Statements for 2021  
will be mailed to all residents  
throughout the month of  
January 2022.**

Our Insurance Carrier has  
requested the following reminder:

**No Swimming and  
No Boating**

**In the Glencannon Pond**

*Thank You*

**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.

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.**

## GHA Board Elections

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 or plan on attending the February 8, 2022 regular meeting of the directors for nomination.

In the event the February meeting is cancelled, submit your letter by the 8th

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

Townhouse and Single Family Home board members must be Association Members



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



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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.

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://www.glencannonhomes.org)

**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.

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

### 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.**

## 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**



## 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

## Why does my statement show a charge of \$7 of more?

On the 5th of every month, any one who has a balance over \$43 is automatically charged a \$7 administrative fee. If the balance is over \$250, there is a \$7 fee and a 2% finance charge. Balances over \$250 are also forwarded to GHA attorney for notification of the lien process.

## Do I need to notify the office if I cut down a tree on my property?

Any tree maintenance or removal on individual property does not need to be reported to the office.

## Can I drop off my check for my resale certificate since my closing is this week?

Urgent and in person resale transactions cannot be accommodated. Residents can request the resale at the time the house is put on the market.

## How can I get the needed documentation for mortgage refinancing?

Please send an email to the Glencannon email requesting dues verification, mortgage questionnaires or insurance documentation. The requested information will be emailed to you or the person that you designate.

## 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 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.

## Advertise in the Glencannon Newsletter

**NEW LOWER RATES!**

Ad Size	Ad Fee
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

# JANUARY 2022

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

