
The
Glencannon
N e w s l e t t e r



Visit our web site: www.glencannonhomes.org

July 2018



Hot Dog Day
At the pool, July 8th
(Details page 10)

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**GLENCANNON
BOARD OF DIRECTORS**

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Tony Sacco



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
Allied Waste 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, July 10, 2018 at **7:00 pm**
(at the Pool Pavilion, top of Driftwood Road)
All residents are welcome to attend!

Lifeguards Wanted

Call the office at:
(724) 745-4911

Or send a letter of inquiry to:

**P.O. Box 831
McMurray, PA 15317**

We still have some vacation relief spots available, also those interested for next year can get some experience.

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

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.

Resident questions of the month

I've seen some big dogs loose around the pond area, what can we do to stop this?

GHA takes this issue seriously, our advice is to call the police and/or animal control immediately.

We've also had a recommendation to place signs up around Glencannon; we'll most likely post a permanent sign on the pond bulletin board but careless dog owners need to be held accountable through proper authorities.

There are too many cars driving fast and going through stop signs in front of my house, can we install speed bumps?

GHA does not maintain the streets, normally the township will have to conduct a study to decide if speed bumps are necessary; and the township would be the ones making the final decision. The police have been more active in Glencannon and that is the best way to handle careless drivers.

Are swim lessons going to be available at the Glencannon pool?

We're currently working on some options, check the website and signage at the pool.

**Glencannon Homes Association
Financial Report
As of May 31, 2018**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$111,671	\$-	\$-	\$111,671
Other	\$5,713	\$5	\$6,367	\$12,086
Total	\$117,384	\$5	\$6,367	\$123,757
Expenditures:				
Recreation Services	\$4,482	\$-	\$-	\$4,482
Commons Maintenance	\$1,181	\$-	\$-	\$1,181
Landscaping	\$21,292	\$-	\$-	\$21,292
Garbage Removal	\$20,390	\$-	\$-	\$20,390
Legal Services	\$761	\$-	\$-	\$761
Pond Renovation	\$-	\$-	\$34,928	\$34,928
Administrative	\$19,414	\$3,089	\$-	\$22,503
Total	\$67,519	\$3,089	\$34,928	\$105,537
Excess (Deficit):	\$49,865	\$(3,084)	\$(28,562)	\$18,220
Beginning Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Revenue +	\$117,384	\$5	\$6,367	\$123,757
Expenditures -	\$(67,519)	\$(3,089)	\$(34,928)	\$(105,537)
Change in Working Capital	\$11,544	\$-	\$-	\$11,544
Transfers +/-	\$(2,500)	\$2,500	\$-	\$-
Ending Balance	\$225,301	\$625,677	\$1,054,418	\$1,905,396
Bank and Investment Accounts:				
Bank - Checking	\$106,199	\$20,719	\$43,547	\$170,466
Money Market	\$119,101	\$-	\$39,042	\$158,143
CD's	\$-	\$44,146	\$971,829	\$1,015,975
PNC Advisor Investments	\$-	\$560,811	\$-	\$560,811
Total	\$225,301	\$625,677	\$1,054,418	\$1,905,396

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: 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

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.)

Pool Schedule

Mondays	Noon pm to 8:00 pm
Tuesdays	Noon pm to 8:00 pm
Wednesdays	Noon pm to 10:00 pm
Thursdays	Noon pm to 8:00 pm
Fridays	Noon pm to 10:00 pm
Saturdays	11:00 am to 8:00 pm
Sundays	11:00 am to 8:00 pm

No night swim Wednesday, July 4th

The Pool will close at 7:00 pm that night

Wednesday Night Swims continue until August 22nd

Friday Night Swims continue until August 17th

If you have an issue with your garbage collection, please call Allied Waste Services at : **412-429-2600** to schedule a return pick-up.

Pool News

Residents in good standing will sign in and the gate attendant will check to insure they are current with association dues. Please know your lot number and have a photo ID available upon request.

We will continue the guest pass classifications. Residents can purchase a pass (for an individual) for \$35.00 (name will be on the pass). Residents can buy a transferrable pass to be used for multiple individuals for \$50.00. Again, a resident in good standing MUST be with these guests (at all times) for either to be used.

Children under the age of 13 must be accompanied by an adult or approved guardian. Underage children at the pool will be sent home.

The full list of rules is published in this newsletter, at the pool and at www.glencannonhomes.org.

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.**



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kris@personnelstaffers.com

Let's Keep Glencannon Clean

If you are a walker of our lovely community, we would like to ask you to **Take Along a Bag** (a plastic grocery bag will do) with you on your walk and pick up any trash, papers, bottles, cans, or cups, and especially - *Dog-Poo* - for you dog owners, that you might encounter on your walk. *Pitching in can make a difference* to keep our community clean.



Glencannon Homes Association

June 12, 2018

Executive Meeting

Board members present: Terry Creighan – President, Shawn Beard – Vice President, John Ackerman, Jim Byer and Tony Sacco.

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

The financial reports were distributed last week and the board discussed the details.

COMMONS

The board discussed the grass cutting which has been completed by the Landscapers with minimal issues. The mulch areas were done as well. The board discussed further projects that need done including paving the walkways, steps and other areas in the rec center. Cramer Landscaping was contacted about this. The idea of synthetic surface playgrounds was discussed as well.

POND MANAGEMENT

The board was provided a copy of the pond management update from the Harshman Group. Further discussion occurred regarding the future plans.

Meeting adjourned at 7:00 pm.

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association

June 12, 2018

Monthly Meeting of the Directors

Board members present: Terry Creighan – President, Shawn Beard – Vice President, John Ackerman, Jim Byer and Tony Sacco.

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

OPEN DISCUSSION

A resident was present and discussed getting the asphalt work done in her group of townhomes.

She discussed with the board about one of the residents not participating in the needed work and the association's role in getting him involved. The details of the bylaws were discussed and the steps that can be taken to get the work done.

Another resident was present and discussed the issues with people not stopping at the stop signs on Hunting Creek Road. The board discussed with her about contacting North Strabane Police about having officers patrolling the stop signs.

A resident was present and discussed the fence beside the sidewalk outside of the pool. She said that she thinks the wood is rotted and asked that the board look at it. She stated that she thinks it is a safety issue. The board informed her that they would look at the area and determine the repairs needed.

Two residents discussed the issues with water drainage into their homes on Pheasant Cove. They would like the origin of the water to be addressed. The board stated that they would look at the area.

A resident was present and discussed issues with the volleyball court and the sand not being swept each day. She also said that some of the life guards are not wearing the lifeguard designated red swim suits and are not easily identified. The pool manager will be made aware of these issues.

Another resident came to also discuss the storm water problems. The board also told her that more conversations need to occur with the township to address the issue. She also stated that she has been a member of the HOPE committee and she thinks that there is a lot of good work done. She stated that she thinks it is important for everyone to participate in order to make the community look good.

A resident on Pheasant Cove discussed a common tree behind her home that is effecting her satellite reception. The board stated that they are obtaining prices on trimming.

A resident came to discuss the HOPE committee and dividing it into groups based on the different areas. She discussed the people who are interested in participating. She asked to have a motion to divide the group. The board told her that a motion is not necessary and the group can just divide the work as they would like. The different groups can discuss what they want to do with the board as needed.

Two residents were present from Cricketwood Court to discuss issues with dogs not being on leashes. There is one particular dog which has attacked their dog and injured it. They have contacted the police. They would like additional signs put up in the community.

Another resident also discussed more storm water issues in her home and neighbors. She also asked why the landscapers did not put down the weed barrier prior to mulching. The board and a resident discussed the responsibility of directing the landscapers which should come from only the board and commons chair. The resident also asked about auditing financials. The annual audit was discussed which is done by Stelmack Dobransky and Eannace. There is monthly reviews done by the financial chair and all checks require 2 signatures. The board stated that if anyone is interested in getting on the board and reviewing this information they are welcome to do so. This particular resident also asked about the pond status. The board discussed with her that the permits are being obtained and the work will be started once that is done.

FINANCIALS

Mr. Sacco made a motion to approve financials. Mr. Byer seconded the motion. Vote: Mr. Ackerman – yes, Mr. Creighan – yes, Mr. Beard – yes.

COMMONS

The commons chair discussed his contact with the landscapers. He discussed the weed barrier and the price of it. The board had an entire discussion about the responsibility of contact with the landscapers.

There were different views about recent conversations with Cramer Landscaping and that they may be getting conflicting instructions. There was also conflicting opinions about discussing all of this at a public meeting or in executive session. A few residents were involved at different points of the discussion related to landscaping issues in the neighborhood.

The board discussed with the residents present that additional board members are needed if they are interested.

REC

The rec chair reported that the ceilings were painted in the pool house bathrooms. There were some maintenance repairs in the pump room.

Meeting adjourned at 8:30pm.

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.***

The dumpster at the pool is
for POOL USE ONLY.

The following items are strictly prohibited.

- **Construction waste**
- **Televisions**
- **Tires**
- **Car batteries**
- **Oil, gas or hazardous liquids**

This area is under 24 hour
surveillance

PAVING

**North Strabane Township will
be paving all roads in
Glencannon from the pond
to Foxchase.**

Preparation work has begun.

**Please be careful and expect
some occasional delays when
driving through these areas**

Glencannon Pool Parties

**Reserve the pavilion during normal
pool hours for only \$25.00 (3 hours)
plus \$3.00 per non-resident guest.**

**After-hours parties available,
only \$90.00 from 8:00 pm to 11:00 pm.
No additional fee for guests!**

**Call (724) 745-4911
to reserve your spot!**

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**

On the Glencannon Pond
Thank You

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

The next Hot Dog Day at the pool will be

Sunday, July 8th from

1:00pm to 2:30pm.

Chips and Bottled Water too!

Friday "Night Swims" will continue until August 17th

Pool Reminders:

- * Children under 13 years of age must be accompanied by a parent or designated guardian to enter the pool.
- *Alcohol is **NOT** permitted at the pool (at any time).
- *Anyone jumping the fence after hours will be prosecuted.
24 hour video surveillance is in use.
- *Your lot number is needed to sign in, photo I.D may be requested.

Thanks!

Diane Tatano for sponsoring our community yard sale.

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

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: _____

JULY 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 Independence Day NO NIGHT SWIM Pool closes at 7:00 pm	5	6 Garbage & Recycling Friday Night Swim Pool open to 10:00 pm	7
8 Hot Dog day at the pool 1:00 pm to 2:30 pm	9	10 Board Meeting 7:00 pm Pool Pavilion	11 Wednesday Night Swim Pool open to 10:00 pm	12 Garbage	13 Friday Night Swim Pool open to 10:00 pm	14
15	16	17	18 Wednesday Night Swim Pool open to 10:00 pm	19 Garbage & Recycling	20 Friday Night Swim Pool open to 10:00 pm	21
22	23	24	25 Wednesday Night Swim Pool open to 10:00 pm	26 Garbage	27 Friday Night Swim Pool open to 10:00 pm	28
29	30	31				