

# The **Glencannon** Newsletter

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

## July 2019



*Movie nights each  
Summer month  
at the pool  
(Details page 10)*

### *In this issue*

Resource Page .....	Page 2
Next Board Meeting .....	Page 4
Community News .....	Page 4
Board Position Available .....	Page 4
Question of the Month .....	Page 4
Pool Parties .....	Page 4
Financials .....	Page 5
Minutes .....	Page 7
Advertising Rates .....	Page 9
New Pool Events .....	Page 10
ACC Form .....	Page 11
Calendar .....	Page 12

### **GLENCANNON**

### **BOARD OF DIRECTORS**

**Terry Creighan, President**

**Shawn Beard, Vice President**

John Ackerman

Jim Byer

Tony Sacco

Douglas Krantz

Rebecca Ware

Dave Wheeler



# 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](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

**Next Monthly Meeting of the Directors,**  
Tuesday, July 9, 2019 at **7:00 pm**, At the Pool Pavilion  
All residents are welcome to attend!

## **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 question of the month**

**Can I build a shed or a fence on my property?**

ALL sheds or fences will first need approval from Glencannon ACC (the form is on page 11 of this newsletter) and if you are approved, you will then need approval from North Strabane township. You can find their required paperwork on the North Strabane website. North Strabane will not approve any project without Glencannon ACC approval.

## 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 date!

Please allow a 3 week advance notice!

**Glencannon Homes Association  
Financial Report  
As of May 31, 2019**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$111,545	\$-	\$-	\$111,545
Other	\$5,728	\$48,194	\$12,217	\$66,139
<b>Total</b>	<b>\$117,273</b>	<b>\$48,194</b>	<b>\$12,217</b>	<b>\$177,684</b>
<b>Expenditures:</b>				
Recreation Services	\$25,866	\$-	\$-	\$25,866
Commons Maintenance	\$8,108	\$-	\$-	\$8,108
Landscaping	\$21,000	\$-	\$-	\$21,000
Garbage Removal	\$27,715	\$-	\$-	\$27,715
Legal Services	\$488	\$-	\$-	\$488
Pond Renovation	\$-	\$-	\$7,910	\$7,910
Administrative	\$15,841	\$3,496	\$-	\$19,337
<b>Total</b>	<b>\$99,017</b>	<b>\$3,496</b>	<b>\$7,910</b>	<b>\$110,423</b>
<b>Excess (Deficit):</b>	<b>\$18,256</b>	<b>\$44,698</b>	<b>\$4,307</b>	<b>\$67,261</b>
<b>Beginning Balance</b>	<b>\$127,441</b>	<b>\$705,009</b>	<b>\$1,042,985</b>	<b>\$1,875,435</b>
<b>Revenue +</b>	<b>\$117,273</b>	<b>\$48,194</b>	<b>\$12,217</b>	<b>\$177,684</b>
<b>Expenditures -</b>	<b>\$(99,017)</b>	<b>\$(3,496)</b>	<b>\$(7,910)</b>	<b>\$(110,423)</b>
<b>Change in Working Capital</b>	<b>\$10,393</b>	<b>\$-</b>	<b>\$-</b>	<b>\$10,393</b>
<b>Transfers +/-</b>	<b>\$(2,500)</b>	<b>\$2,500</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$153,590</b>	<b>\$752,207</b>	<b>\$1,047,292</b>	<b>\$1,953,088</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$19,113	\$20,723	\$17,059	\$56,895
Money Market	\$134,477	\$-	\$156,200	\$290,677
CD's	\$-	\$44,146	\$874,033	\$918,179
PNC Advisor Investments	\$-	\$687,337	\$-	\$687,337
<b>Total</b>	<b>\$153,590</b>	<b>\$752,207</b>	<b>\$1,047,292</b>	<b>\$1,953,088</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.

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

**Holiday Trash Pick-Up**

The following days push back collection by one day (to Saturdays).

**New Year's Day**

**Memorial Day**

**July 4th**

**Labor Day**

**Thanksgiving Day**

**Christmas Day**

## 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 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.

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).

**Thank you for your cooperation**

**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 BHI Affiliates, LLC

## 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**

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

**PERSONNEL  
STAFFERS  
INC.**  
Est. 1994

Specializing in Office Staffing

4150 Washington Road, Suite 108  
McMurray, PA 15317  
Phone: 724.942.5860  
Fax: 724.942.5866  
[www.personnelstaffers.com](http://www.personnelstaffers.com)

Hermaine G. Muno  
Marcia M. Sacco  
Kris Piscatelli

[hermaine@personnelstaffers.com](mailto:hermaine@personnelstaffers.com)  
[marcia@personnelstaffers.com](mailto:marcia@personnelstaffers.com)  
[kris@personnelstaffers.com](mailto:kris@personnelstaffers.com)

## **Glencannon Homes Association**

**June 11, 2019**

### **Executive Meeting**

Board members present: Terry Creighan – President, Shawn Beard Vice-President, Doug Krantz, Dave Wheeler, Rebecca Ware and John Ackerman.

Tony Sacco, not present and excused.

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

The financial reports were discussed and the final vote will occur at the regular meeting.

### **COMMONS**

The progress with the landscapers was discussed and the ongoing communication with them. The board also discussed the timeliness and getting them to cut on a consistent weekly basis. The board also discussed issues with a tree that fell and also trimming some of the ones in the community. The maps are being reviewed to determine the property lines and responsibility for some of the work that needs done.

### **REC**

The board discussed the recent issues with the pump and that the mechanical seal is leaking. This is scheduled for repair this week. There is also a movie night scheduled this week at the pool.

### **OLD BUSINESS**

The aerator was replaced over the last week and installed. The pond project was also discussed and what can be done after the permit process completed and the engineer bids are obtained. Mr. Creighan made a motion to start the work as soon as the permits are obtained and it is the dry time of the year. Mr. Byer seconded the motion. Vote: Mr. Beard – yes, Mr. Ackerman – yes, Mr. Krantz – yes, Mr. Wheeler – yes, Mrs. Ware – yes.

The board also talked about the issues with Republic Services and their rate increase. This increase has not occurred yet and the board continues to talk to them about the need for notice due to budget planning. The details of the

contract will be evaluated to determine if it is legal to raise mid contract.

The board also talked about the Accounts Receivable list and going forward with the foreclosure process on delinquent accounts.

### **NEW BUSINESS**

The financial chair discussed with the board a proposal for a Good Steward Program. The details were discussed regarding credits for certain residents who are in good standing or who do additional work for the community. Further details of the program were discussed and will be finalized in the future.

Meeting adjourned at 7:00pm.

*Respectfully submitted, Kimberly Spicer*

## **Glencannon Homes Association**

**June 11, 2019**

### **Monthly Meeting of the Directors**

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Rebecca Ware, Doug Krantz, John Ackerman, Dave Wheeler and Jim Byer. Tony Sacco not present and excused.

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

### **FINANCIALS**

Mr. Krantz made a motion to approve the financial reports from May of 2019. Mr. Byer seconded the motion. Mr. Creighan – yes, Mr. Ackerman – yes, Mrs. Ware – yes, Mr. Wheeler – yes and Mr. Beard – yes.

### **COMMONS**

The board discussed the a recent meeting with Cramer Landscaping and that they need to be in the community more. The grass needs to be cut at the beginning of the week (each week). In addition, additional jobs that are needed and Cramer Landscaping were discussed with them. They reported that they have more employees to get these done. The drainage project was also discussed and JG Landscaping has scheduled to start on 7/1/2019.

The bed project was discussed and the recent communications with Cramer Landscaping about getting them finished as soon as possible. The details of what was done so far were discussed as well. The bed on Hickory Circle and upper Hunting Creek will be done last because they are the most complex.

The aerator has been replaced and is operating in the pond.

The Pond project was discussed and the time frames have not been determined. The permit process is still underway. The work for the beds was also discussed and will begin soon as well.

#### **REC**

The pool pump was discussed and that it has a minor leak. BR Pools will be coming tomorrow to repair it. It is unclear whether they can fix it on site or if they have to take it out. The new community events were discussed and Movie night will occur tomorrow.

#### **ACC**

There was 1 request and it was approved. The ACC chair is still getting the paint colors organized and will present it in the coming months.

#### **OPEN DISCUSSION**

The board discussed that there is now going to be a 2 minute limit for each resident who wants to speak at the meeting. This is so everyone gets a chance to talk. The residents present were informed that if there are any lengthy issues, they can email the board.

The first resident discussed issues with the cluster box on Meadowview that recently fell down. He stated that the residents who use that box would like it replaced. He asked for the board's assistance to get everyone who is responsible to purchase the box. He discussed the details of the box and will email the board about what is finalized.

A second resident was present about issues with branches from a tree near her house. The board discussed with her that the branches were looked at and it was not noted that they are touching her house. It was suggested that other members of the board look at them as well. This resident also discussed the issues with the parking spaces on

Hickory Circle and their need for repair. The board discussed with her that this will be something that will be planned in the future.

A vendor from an exterminating company was present and notified the board and the residents present about his business. He stated that he has been doing work in the neighborhood and provided his contact information. It was suggested to him that he can also advertise in the community newsletter.

A third resident was present and asked about rumors regarding a highway coming through Glencannon. The board stated that they have no information about that and believe that the proposal was denied several years ago.

A fourth resident was present and complimented one of the community members for his work with Veterans and also his dedication to the Glencannon Clean up. He went above and beyond to get the trash out of the hillside near the pool parking lot.

A fifth resident was present and read a letter to the board regarding a rebuttal to the minutes from last month. She said that she felt she was disrespected because a private matter was brought up publically. She also noted that the information about a meeting of the members is not public knowledge. She stated that going forward, the president of the board should say "yes" to a meeting of the members.

Meeting adjourned 7:22 pm.

*Respectfully submitted, Kimberly Spicer*

Our Insurance Carrier has requested the following reminder:

**No Fishing**

**No Swimming**

**No Boating**

**On the Glencannon Pond**

*Thank You*

## 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.*

## Pool Schedule

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



**Wednesday night swims continue until August 21st**

**Pool hours  
July 4th,  
11:00 am to 7:00 pm**

**The next Hot Dog Day at the pool will be Sunday, September 1st from 1:00pm to 2:30pm. Chips and Bottled Water too!**

## Advertise in the Glencannon Newsletter

### Ad Size

Full Page

Half Page

Quarter Page

Business Card

Line Ads

### Ad Fee

\$45

\$30

\$20

\$15

\$.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



# TOWNVIEW

Health & Rehabilitation Center

SPECIALIZING IN  
**CARDIAC & REHAB**

## HIGHMARK RANKING 2018

### Competitive Ranking

Geography	Total	Your Place
All Pennsylvania:	199	27
Micro-Market:	9	1

300 BARR STREET | CANONSBURG, PA 15317  
724.746.5040

## *Summer Events* at the pool

### July

Wednesday, July 10th  
Family Movie Night  
The Incredibles  
Chips donated by Townview

Sunday July 14th  
Airbrushing & Pizza  
3:00 pm to 4:30 pm

Wednesday, July 24th  
Hula Hoop Entertainer  
7:00 pm to 8:00 pm  
Bring yours for lessons

### August

Saturday, August 10th  
Caricature Artist  
2:00 pm to 4:00 pm

Wednesday, August 14th  
Family Movie Night  
The Lion King  
Chips donated by Townview

Saturday, August 31st  
Live Music, Classic Rock  
2:00 pm to 4:00 pm

### September

Sunday, September 1st  
Hot Dog Day  
1:00 pm to 2:30 pm

# 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: \_\_\_\_\_

# JULY 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 Wednesday Night Swim Pool open to 10:00 pm	4 Independence Day	5	6 Garbage & Recycling
7	8	9 Board Meeting 7:00 pm Pool Pavilion	10 Wednesday Night Swim Pool open to 10:00 pm Movie Night	11	12 Garbage	13
14 Airbrushing and Pizza 3:00 pm - 4:30 pm	15	16	17 Wednesday Night Swim Pool open to 10:00 pm	18	19 Garbage & Recycling	20
21	22	23	24 Wednesday Night Swim Pool open to  Hula Hoop Entertainer, 7p	25	26 Garbage	27
28	29	30	31 Wednesday Night Swim Pool open to 10:00 pm			