

The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

July 2021



Food Trucks Coming to Glencannon!
(Details Page 4)

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GLENCANNON BOARD OF DIRECTORS

Doug Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Jim Byer

Dave Wheeler

Gretchen Gregorchik

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

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
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Dog Walking

Jen Marsh	412-216-3060
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
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

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

**The next Monthly Meeting of the Directors
will be Tuesday, July 13, at 7:00 pm at the pool**

All residents are invited to attend!

Question of the Month:

Can GHA trim trees that are causing debris to backup in my gutters?

Regular gutter maintenance is the responsibility of the homeowner/renter. Debris from trees can travel hundreds of feet. It is cost prohibitive for the GHA Board to be responsible for tree maintenance for non-safety related issues.

Volunteers Needed

Are you creative?

**Do you have experience with
Microsoft Publisher?**

**Please email the office if you
would like to learn more about
creating the
Community Newsletter.**

**Perfect for students looking to
build their resume!**

Food Trucks coming to the Pool Parking Lot!



Olympus Gyros & Catering

July 13, 2021

July 21, 2021

5:00 pm to 7:00 pm

4:30pm to 6:30pm

**Glencannon Homes Association
Financial Report
As of May 31, 2021**

Income Statement:	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Revenues:				
Association Fees	\$ 111,671	\$ -	\$ -	\$ 111,671
Other	\$ 5,013	\$ 40,808	\$ 285	\$ 46,106
Total	\$ 116,684	\$ 40,808	\$ 285	\$ 157,777
Expenditures:				
Recreation Services	\$ 30,534	\$ -	\$ -	\$ 30,534
Commons Maintenance	\$ 847	\$ -	\$ -	\$ 847
Landscaping	\$ 16,286	\$ -	\$ -	\$ 16,286
Garbage Removal	\$ 26,433	\$ -	\$ -	\$ 26,433
Legal Services	\$ -	\$ -	\$ -	\$ -
Pond Renovation	\$ -	\$ -	\$ 1,063	\$ 1,063
Administrative	\$ 30,318	\$ 4,564	\$ -	\$ 34,882
Total	\$ 104,418	\$ 4,564	\$ 1,063	\$ 110,044
Excess (Deficit):	\$ 12,267	\$ 36,245	\$ (777)	\$ 47,734
Beginning Balance				
Beginning Balance	\$ 120,240	\$ 951,685	\$ 1,058,497	\$ 2,130,422
Revenue +	\$ 116,684	\$ 40,808	\$ 285	\$ 157,777
Expenditures -	\$ (104,418)	\$ (4,564)	\$ (1,063)	\$ (110,044)
Change in Working Capital	\$ 4,960	\$ -	\$ -	\$ 4,960
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 137,466	\$ 987,930	\$ 1,057,720	\$ 2,183,116
Bank and Investment Accounts:				
Bank - Checking	\$ 19,121	\$ 20,732	\$ 9,662	\$ 49,514
Money Market	\$ 118,346	\$ -	\$ 251,025	\$ 369,370
CD's	\$ -	\$ 44,146	\$ 797,033	\$ 841,179
PNC Advisor Investments	\$ -	\$ 923,052	\$ -	\$ 923,052
Total	\$ 137,466	\$ 987,930	\$ 1,057,720	\$ 2,183,116

Glencannon *Pool Parties*

Available starting July 1, 2021

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

After hours parties are also available, only \$90
for 3 hours after pool closing (Wednesdays not available).
Saturdays 8:00 pm to 11:00 pm, all other days 7:00 pm to 10:00 pm.

No additional fee for guests!

Call (724) 745-4911

To reserve your date!

Alcohol is not permitted, payment and signed waiver required before the date of your party

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.

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.

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.

**PERSONNEL
STAFFERS
INC.**

Est. 1994

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marcia@personnelstaffers.com

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**BERKSHIRE
HATHAWAY**
HomeServices



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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.

**Glencannon Homes Association
Executive Meeting - Minutes
June 8, 2021**

ROLL CALL

Doug Krantz – President, Shawn Beard – Vice President, Jim Byer, Terry Creighan, Gretchen Gregorchik.

John Ackerman and Dave Wheeler, not present.

Mr. Krantz called the meeting to order at 6:33pm

Mr. Shawn Mooney from the Harshman CE Group was present to discuss the status of the pond project. He discussed the finalization of the permit process. Once that is completed, the bid process will begin, and he distributed a copy of the bid specs for review. Shawn stated that it could occur as early as this year if there are no setbacks. Shawn answered various questions from the board about details of the plan and the location for the dredging material.

FINANCIALS

The financial reports were distributed last week, and the AR list was discussed with several properties identified for liens and foreclosure. Notification of the foreclosure process will begin for these properties through Sweat Law. The vote for the financial reports will occur at the next meeting.

COMMONS

The needed work to Playground A was discussed. Jeffreys and Associates was contacted to begin the bid process. A meeting is set up to meet with them to discuss surfacing and a list of item removal and replacement. Mr. Beard made a motion to accept the bid to mulch the area by Cramer in the meantime, Mrs. Gregorchik seconded the motion. Vote: Mr. Byer – yes, Mr. Krantz – yes and Mr. Creighan – yes.

The tree project with 3 obtained bids were distributed to the board. The details of the work and the prices given by each company were discussed. Mr. Beard made a motion to approve the bid for Cherrytree, Mr. Creighan seconded the motion.

Vote: Mr. Byer – yes, Mrs. Gregorchik – yes, Mr. Krantz – yes.

REC.

The baby pool renovations were discussed and should be done in the next week. There was damage done by the landscapers to the railing at the pool. The contractor doing the baby pool repaired the damage and Cramer Landscaping to cover the cost. Repair is needed to the outdoor shower and will be done soon.

NEW BUSINESS

The board discussed if additional signage is needed in the community. The attorney will be contacted for further clarification.

The board discussed bringing food trucks to the neighborhood this summer. Contacts will be made to attempt to schedule.

The newsletter was discussed and how it will be prepared going forward. Volunteers from the board and the community are needed.

Meeting adjourned 7:00pm

**Glencannon Homes Association
Monthly Meeting of the Directors - Minutes
June 8, 2021**

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

ROLL CALL

Mr. Krantz – President, Shawn Beard – Vice President, Jim Byer, Terry Creighan, Gretchen Gregorchik.

Dave Wheeler and John Ackerman not present.

FINANCIALS

Mr. Byer made a motion to approve the financials. Mr. Beard seconded the motion. Vote: Mr. Krantz – yes, Mrs. Gregorchik – yes and Mr. Creighan - Yes.

COMMONS

Cramer Landscaping continues to do the grass cutting and the beds were completed. The tree project was discussed and Cherrytree will begin the work in the next few months.

ACC

There were 2 requests which were approved.

OPEN DISCUSSION

Two residents were present to discuss the Meadowview Paving project. The ACC request was submitted and the bid details. The 2 homeowners that have not agreed to participate were contacted by GHA again. The next step is to contact the Attorney and verify the work being done and the cost being assessed on their properties. These two homeowners will be notified via certified mail of the amount that will be assessed once that is finalized.

Another resident was present and stated that there is a lot of speeding on the streets. She suggested that a speed bump be considered, and the board also talked about contacting North Strabane Police to patrol more. This resident also asked if the fencing around the tennis court be painted. The board discussed with her that the repair or replacement of the fence is being discussed. She also discussed that here is a house in the community where no one is living. She said that there is a suspicion that there

The pool rules are posted on the website and at the pool, please be sure to read them.

are teens going in the house. The police were notified about this as well.

Several residents present discussed the concerns with the motorized bikes being used in the neighborhood. The board has been in contact with North Strabane police who stated that they are not legal to be on the streets. Glencannon also confirmed that there is still the intent to press charges on anyone riding any motorized vehicles on common property. A letter stating this is on file at the police department.

Meeting adjourned at 7:20.

Holiday Trash Pick-Up

Labor Day has a push back for collection by one day for a Tuesday pick-up.

Although New Year's Day, The 4th of July, Thanksgiving and Christmas are listed holidays, they take place after our normal collection day.

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**
On the Glencannon Pond
Thank You

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

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

Pool Schedule

Mondays	11:00 am to 7:00 pm
Tuesdays	11:00 am to 7:00 pm
Wednesdays	11:00 am to 10:00 pm
Thursdays	11:00 am to 7:00 pm
Fridays	11:00 am to 7:00 pm
Saturdays	11:00 am to 8:00 pm
Sundays	11:00 am to 7:00 pm

Open through Labor Day
 September 6th, 2021

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

* Mask and social distancing requirements are relaxed, however non-vaccinated individuals are asked to social distance and wear a mask in the restrooms.

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

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 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4 Independence Day	5 Garbage	6	7	8	9	10
11	12 Garbage & Recycling	13 TOTOPO FOOD TRUCK 5PM-7PM Board Meeting 7:00 pm At the Pool	14	15	16	17
18	19 Garbage	20	21 OLYMPUS GYROS FOOD TRUCK 4:30pm to 6:30pm At the Pool	22	23	24
25	26 Garbage & Recycling	27	28	29	30	31