
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

June 2021



Community Yard Sale
(Details Page 4)

In this issue

Resource Page	Page 2
Next Board Meeting	Page 4
Community News	Page 4
Open Board Positions	Page 4
Questions of the Month	Page 4
Financials	Page 5
Minutes	Page 7
Advertising Rates	Page 9
Pool News	Page 9
ACC Form	Page 11
Calendar	Page 12

GLENCANNON BOARD OF DIRECTORS

Doug 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
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

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

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, June 8, at 7:00 pm at the pool**

All residents are invited to attend!

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.

Resident question of the month

Can residents of neighboring communities use the Glencannon pool?

Only Glencannon residents can use the pool, however, they may bring guests for \$3.00 per day provided they are with them the entire time at the pool.

When will the baby pool be finished?

Contractors have started this project, depending on the weather, they are hoping to be finished by mid-June.

Community Yard Sale

Will be held on
Saturday, June 26th, 2021
8:00 am to 1:00 pm



Rain Date
Sunday June 27th, 2021

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

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**

On the Glencannon Pond
Thank You

**Glencannon Homes Association
Financial Report
As of April 30, 2021**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$89,311	\$-	\$-	\$89,311
Other	\$3,946	\$34,107	\$(30)	\$38,023
Total	\$93,257	\$34,107	\$(30)	\$127,334
Expenditures:				
Recreation Services	\$20,629	\$-	\$-	\$20,629
Commons Maintenance	\$847	\$-	\$-	\$847
Landscaping	\$12,857	\$-	\$-	\$12,857
Garbage Removal	\$21,116	\$-	\$-	\$21,116
Legal Services	\$-	\$-	\$-	\$-
Pond Renovation	\$-	\$-	\$1,063	\$1,063
Administrative	\$25,202	\$4,564	\$-	\$29,765
Total	\$80,650	\$4,564	\$1,063	\$86,276
Excess (Deficit):	\$12,607	\$29,543	\$(1,093)	\$41,057
Beginning Balance	\$120,240	\$951,685	\$1,058,497	\$2,130,422
Revenue +	\$93,257	\$34,107	\$(30)	\$127,334
Expenditures -	\$(80,650)	\$(4,564)	\$(1,063)	\$(86,276)
Change in Working Capital	\$5,462	\$-	\$-	\$5,462
Transfers +/-	\$-	\$-	\$-	\$-
Ending Balance	\$138,309	\$981,228	\$1,057,405	\$2,176,942
Bank and Investment Accounts:				
Bank - Checking	\$19,120	\$20,731	\$9,662	\$49,514
Money Market	\$119,188	\$-	\$757	\$119,945
CD's	\$-	\$44,146	\$1,046,986	\$1,091,132
PNC Advisor Investments	\$-	\$916,351	\$-	\$916,351
Total	\$138,309	\$981,228	\$1,057,405	\$2,176,942

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

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.**

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.



Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
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**BERKSHIRE
HATHAWAY**
HomeServices



Deborah A Panza
REALTOR®

The Preferred Realty
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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 May 11, 2021 Executive Meeting

ROLL CALL

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

John Ackerman and Dave Wheeler not present and excused.

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

FINANCIALS

The financial reports that were distributed last week were discussed. The vote will occur at the next meeting.

COMMONS

Cramer Landscaping has been cutting the grass in the community. The tree list was discussed and distributed to the board including the trees that need trimmed or removed. The area around the guardrail was discussed and will be cleaned up. The board will review the list and the work being proposed and will provide feedback. The board also discussed a tree on private property that needs removed due to its condition and possible safety concern. A letter will be sent to this homeowner informing them that it needs removed.

The landscaping contract was discussed and will expire in September of 2021. The board discussed reviewing the contract and adjusting as needed for the winter months. Bids will be gathered as well.

The split rail fence near the pool was discussed, and options to complete some of the repairs in house. The split rail fence at Playground A was also discussed and the repairs needed.

REC

The electrical inspection is being scheduled and the power washing at the pool has been

scheduled. The renovations to the baby pool are scheduled for late May. The opening of the pool is underway and there are still some minor repairs that need done.

NEW BUSINESS

The surfacing of Playground A was discussed. The amount to resurface was identified and the bids that were obtained. In addition, removing the merry go round will be part of the bid as well as replacing the community garbage cans. [note: due to materials shortages, this project will need to be tabled and reviewed in a few months.]

The board also discussed the sign board at the pond. Mrs. Gregorchik made a motion to remove the sign board, Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Krantz – yes, Mr. Byer – yes.

The board discussed that Cramer Landscaping will be asked to remove the sign board at the pond.

Meeting adjourned 7:00 pm.

Glencannon Homes Association May 11, 2021 Monthly Meeting of the Directors

Mr. Krantz called the meeting to order at 7:02pm.

ROLL CALL

Mr. Krantz – President, Shawn Beard – Vice President, Jim Byer, Terry Creighan, and Gretchen Gregorchik. Dave Wheeler and John Ackerman not present and excused.

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

The bed project was discussed and the original contractor chosen can no longer do the job until late June. Cramer Landscaping was contacted to complete the job and they have agreed to do it in May. The amount for the job was discussed and is lower than the original bid. The bid for watering of the beds after they are done is still needed.

REC

The board discussed that the baby pool renovations will begin soon. There were new chairs purchased as well for the season. American Pools will continue for another summer to manage the pool. The Covid restrictions were discussed, and some will be lifted after Memorial Day per the PA Governor orders. The board discussed scheduling parties and rentals starting in the month of July but a final decision will be made soon.

ACC

There were 3 requests which were approved.

OPEN DISCUSSION

Two residents were present and discussed a paving project on the common driveway on Meadowview Drive. They distributed packets to the board to determine the work being done and the bid for replacement. They also discussed 2 of

the homeowners in this group are refusing to contribute to the project. They provided the documentation that the bids were sent to these homeowners in the last few months. The board discussed reaching out to these homeowners. They will be notified that if they will not contribute, their portion can be paid by GHA and their account will be assessed the amount. Mr. Creighan made a motion to start this procedure by contacting the homeowners who have not agreed to the project. Mr. Beard seconded the motion. Vote: Mrs. Gregorchik – yes, Mr. Byer - yes and Mr. Krantz – yes.

Meeting adjourned at 7:20 pm.

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.

Pick-up is Tuesday after Memorial Day and Labor Day.



Looking for a Real Estate Agent?

Contact **Brianne Hall** (Lic: RS354673)

Your Neighborhood

Realty One Group Gold Standard Agent

375 Valley Brook Road
Suite 102

McMurray, PA 15317

☎ 724.344.1254

☎ 724.941.1427

✉ brianne@goldstandardpittsburgh.com



See the

Glencannon
web site for an
updated color
coded, 2021
garbage and
recycling
calendar

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

**NEW LOWER
RATES!**

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

Early Pool Schedule

End of school pool hours
apply until June 3, 2021

Tuesday, June 1st	4:00 pm to 8:00 pm
Wed. June 2nd	4:00 pm to 8:00 pm
Thursday, June 3rd	11:00 am to 7:00 pm
Friday, June 4th	11:00 am to 7:00 pm
Saturday, June 5th	11:00 am to 8:00 pm
Sunday, June 6th	11:00 am to 7:00 pm
Monday, June 7th	11:00 am to 7:00 pm
Tuesday, June 8th	11:00 am to 7:00 pm

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.

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.

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

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.

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 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: _____

JUNE 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Garbage & Recycling	2	3 Last Day of School Canon-McMillan	4	5
6	7 Garbage	8 Board Meeting 7:00 pm At the Pool	9	10	11	12
13	14 Garbage & Recycling	15	16	17	18	19
20 Father's Day	21 Garbage	22	23	24	25	26 Community Yard Sale 8:00 am to 1:00 pm
27 Community Yard Sale Rain Date	28 Garbage & Recycling	29	30			