

The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

March 2018



The Annual Meeting of
The Members will be
March 20, 2018 - 7:00 pm
(Details Page 10)

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GLENCANNON BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Alissa Baker

Jim Byer

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Sarah Ackerman	724-745-3989
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

Natalie Ackerman	724-745-3989
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, March 13, 2018 at **7:00 pm**
(at the Frank Sarris Public Library located at
35 North Jefferson Avenue, 2nd floor, Meeting room 4)
All residents are welcome to attend!

The Glencannon Easter Egg Hunt

Sunday, March 25, 2018
1:00 pm

At Playground A

(Just off of Old Meadow Road)

Please RSVP with children's first and last names by **March 22nd** to: venusbarato@yahoo.com; those without email can call the office at (724)745-4911.

RSVP is required so we have enough eggs for all children.

The event will start off with an Easter Story being read to the children, Easter music will be playing, plus, there will be 5 golden eggs with special prizes.

The Easter eggs will be turned in with each child receiving a treat bag with candy and bunny ears.

Kindergarten Online Registration

If your child will be five years old on, or before, September 1, 2018 (Policy 201) you may register via our online registration process.

1. During the month of March, contact your child's school and notify the secretary that you have a child that you want to register for Kindergarten.
2. The school secretary will provide you with a unique login code.
3. Throughout March log back on to this site and use your unique login number to access our online Kindergarten Registration system.
4. Completely answer all questions online.
(You may log off and on using your unique login until you finalize your application through March 31)
5. Print all documents at end of registration.
6. Click on the 'Submit' button to finalize the online process.
7. Once you submit your application, you will be provided with a specific time slot for you and your child to attend our Kindergarten Screening on May 16, 2018.
8. Bring all printed forms, filled out completely, with you to the Kindergarten Screening at your designated appointment.

Lifeguards Wanted

Call the office at:
(724) 745-4911

Or send a letter of inquiry to:
**P.O. Box 831
McMurray, PA 15317**

Please have your application submitted ASAP, these spots fill up quickly.

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$22,360	\$-	\$-	\$22,360
Other	\$624	\$13,651	\$2,873	\$17,149
Total	\$22,984	\$13,651	\$2,873	\$39,509
Expenditures:				
Recreation Services	\$101	\$-	\$-	\$101
Commons Maintenance	\$203	\$-	\$-	\$203
Landscaping	\$3,046	\$-	\$-	\$3,046
Garbage Removal	\$4,080	\$-	\$-	\$4,080
Legal Services	\$-	\$-	\$-	\$-
Pond Renovation	\$-	\$-	\$15	\$15
Administrative	\$7,466	\$1,522	\$-	\$8,988
Total	\$14,896	\$1,522	\$15	\$16,433
Excess (Deficit):	\$8,088	\$12,129	\$2,858	\$23,075
Beginning Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Revenue +	\$22,984	\$13,651	\$2,873	\$39,509
Expenditures -	\$(14,896)	\$(1,522)	\$(15)	\$(16,433)
Change in Working Capital	\$3,805	\$-	\$-	\$3,805
Transfers +/-	\$(500)	\$500	\$-	\$-
Ending Balance	\$177,785	\$638,889	\$1,085,838	\$1,902,512
Bank and Investment Accounts:				
Bank - Checking	\$58,692	\$20,718	\$8,460	\$87,870
Money Market	\$119,093	\$-	\$315,637	\$434,730
CD's	\$-	\$44,146	\$761,741	\$805,887
PNC Advisor Investments	\$-	\$574,025	\$-	\$574,025
Total	\$177,785	\$638,889	\$1,085,838	\$1,902,512

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: **(NONE IN MARCH)**, April 3rd, June 12th, 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.)

Lamppost Alert

There are several lampposts that have been burned-out for a long period of time, these properties will be sent a letter informing them to have the post repaired.

These lampposts provide most of the lighting on our streets which is essential for safety and helps to curb vandalism.

Thank you in advance for your cooperation.

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



Specializing in Office Staffing

4150 Washington Road, Suite 108
McMurray, PA 15317
Phone: 724.942.5860
Fax: 724.942.5866
www.personnelstaffers.com

Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

hermaine@personnelstaffers.com
marcia@personnelstaffers.com
kris@personnelstaffers.com

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.**

Reminder:

Only ONE bulk item (couches, refrigerators, furniture, etc.) can be included with your usual weekly refuse.

The only sign that is permitted on Glencannon properties is a real estate (for sale) sign.

Contractor signs, advertising and political signs are not permitted (at any time).

Thank you for your cooperation.

Glencannon Homes Association

February 6, 2018

Executive Meeting

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

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

FINANCIALS

The financial reports from January 2018 were distributed. The board discussed the AR list and will vote on the reports next week.

REC

The board discussed that Mr. Miele may be able to help with some of the maintenance this spring and with the opening of the pool. One toilet in the men's room at the pool should be replaced and it was recommended to replace the two wireless cameras with HD cameras. The board discussed purchasing two new tables for the pool area.

COMMONS

Cramer Landscaping has accepted the offer for the 2018/2019 contract. The board discussed meeting with them to sign the contract. There are also things that need done in the community by O'Brien's prior to their contract ending. A list was composed and they will be contacted in order to have it completed. The board also discussed a light that may be out on Hunting Creek.

POND MANAGEMENT

Information from the Harshman Group was discussed regarding the needed Environmental Assessment which was not included in the original bid.

Mr. Ackerman made a motion to approve. Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Byer- yes and Mrs. Baker – yes. The checks for the various permits needed were discussed and will be sent to the Harshman Group.

ACC

The board discussed the improvements needed with various properties in the community. There were no requests sent this month.

OLD BUSINESS

The board discussed an email received by a resident for work that needs done to a driveway shared by 15 residents. The board discussed reaching out to the one resident who is not willing to contribute to the job. The board discussed sending this resident a letter and giving him 10 days to respond. If he refuses to contribute, his portion will be paid as the last payment and his property will be assessed. Mr. Creighan made a motion to approve. Mrs. Baker seconded the motion. Vote: Mr. Beard – yes, Mr. Byer – yes and Mr. Ackerman – yes.

NEW BUSINESS

The board was provided an update on the foreclosure notice for one of the properties in the community. In addition, the rental policy was discussed and one particular property that has generated many complaints. The home owner will be notified.

The board also discussed the meeting schedule for March. The meetings will be on March 13th and the Annual Meeting will be March 20th at 7:00 pm.

Meeting adjourned at 7:55pm.

Respectfully submitted by Kimberly Spicer

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

Glencannon Homes Association
February 13, 2018
Monthly meeting of the Directors

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Alyssa Baker and John Ackerman.

Jim Byer not present and excused.

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

OPEN DISCUSSION

None

FINANCIALS

The board discussed the financial reports and Mrs. Baker made a motion to approve.

Mr. Ackerman seconded the motion. Vote:

Mr. Creighan – yes and Mr. Beard – yes.

ACC

The board discussed properties in the neighborhood that are in need of repair and improvement. They discussed how to address these issues including sending letters notifying them of the issues.

COMMONS

The board discussed a tree in Hickory Circle that a resident called about. They reviewed pictures and need to determine whose property the tree is on. Three members of the board met with Cramer Landscaping and had the contract signed and provided them a tour of the neighborhood and a copy of the maps. Their contract will begin on 3/1/2018.

REC

The Rec Chair has been in contact with the pool manager, John Richards. He is interested in returning this summer and has been recertifying

some of the lifeguards.

OLD BUSINESS

An update on the AR list was provided including properties that have been issued a foreclosure notice.

The board discussed the rental policy that is in the process of being developed. The information was obtained from the attorney about what can be included in the policy. The board also discussed the township ordinances effecting rental properties.

Meeting adjourned at 8:00 pm.

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.*

Open Board Positions

The following seats can be filled by the GHA board of directors at the **March 13, 2018** monthly meeting:

Townhouse category position that expires in March 2018

Open category position that expires in March 2019

Open category position that expires in March 2020

Single Family Home category position that expires in March 2020

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

The dumpsters at each of the apartment and condo buildings are ONLY to be used by the residents living in those buildings.

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

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

GHA has received some calls from residents complaining about their neighbors. We have posted in this publication for these residents to come to a monthly meeting to discuss the issue.

Please DO NOT call the GHA phone line with these complaints. The response you will get from our Secretary is to send an email to the board or come to a monthly meeting.

Thank You

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**

On the Glencannon Pond

Thank You



Sunday, March 11th
Spring Ahead 1 Hour

Annual Meeting

Three board seats will expire in March, 2018, a Single Family Home position, a Townhouse position and an Open position.

This year, we have two candidates running unopposed.

As required in the by-laws, we are fulfilling the nomination and ballot process. We have printed the official ballot in the newsletter instead of mailing them to every resident. ***(This will result in a cost savings of over \$300 in postage and printing expenses).***

If you would like to cast a vote for the unopposed candidates, you may still do so. Simply contact the Association at 724-745-4911 or glencannon15317@yahoo.com to request an official ballot envelope. Ballots must be returned in an official ballot envelope to be considered valid. You may also pick up an official ballot envelope at either the March 13th regular meeting or the annual meeting.

The Annual Meeting will be Tuesday, March 20, 2018 at 7:00 pm at the Frank Sarris Public Library, 35 N. Jefferson Avenue Canonsburg, PA 15317.

(Computer Lab—First Floor, **NOTE CHANGE)

All residents are invited to attend!

GLENCANNON HOMES ASSOCIATION
OFFICIAL BALLOT

Each household in good standing is eligible to vote for one candidate from each category for the Annual Meeting of the Members on March 20, 2018

SINGLE FAMILY HOME POSITION

John Ackerman
(Unopposed)

TOWNHOUSE POSITION

No Candidate

OPEN POSITION

(Unopposed)

Shawn Beard

THIS BALLOT MUST ACCOMPANY THE OFFICIAL ENVELOPE TO BE COUNTED

(available upon request)

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: _____

MARCH 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Garbage & Recycling	2 No School Canon-McMillan	3
4	5	6	7	8 Garbage	9	10
11 Daylight Saving Time Begins	12	13 Board Meeting 7:00 pm At the Frank Sarris Public Library	14	15 Garbage & Recycling	16	17 St. Patrick's Day
18	19	20 Annual Meeting 7:00 pm At the Frank Sarris Public Library (1st Floor Computer Lab)	21	22 Garbage	23	24
25 Easter Egg Hunt Playground A 1:00 pm	26	27	28	29 Garbage & Recycling 2 Hr. Early Dismissal Canon-McMillan	30 Good Friday No School Canon-McMillan	31