

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

March 2019



Garbage Day is Now Fridays!

In this issue

Resource Page	Page 2
Next Board Meeting	Page 4
Community News	Page 4
Easter Egg Hunt	Page 4
Advertising Rates	Page 5
Financials	Page 5
Kindergarten Sign-Up	Page 6
Minutes	Page 7
Lifeguard Jobs	Page 9
Budget	Page 10
Calendar	Page 12

GLENCANNON BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Tony Sacco

Douglas Krantz

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



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

glencannon15317@yahoo.com ♦ 2 ♦

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 19, 2019 at **7:00 pm**, Meeting Room 4, 2nd floor
(at the Frank Sarris Public Library, 35 North Jefferson Avenue, Canonsburg, PA 15317)
All residents are welcome to attend!

**Republic Services has
changed our garbage
pick-up day to:**

Fridays

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

Townhouse category position that expires in
March 2020

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

**Mark your calendar for the
annual Easter Egg Hunt!**

Saturday, April 13th

Time TBA

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

Resident questions of the month

**Can I pay my monthly dues for the entire
year in advance?**

Yes, you can pay your assessment in advance for
as many months as you like.

We use quickbooks to keep track of monthly
payments and you will have a credit listed on your
account.

Be sure to keep track of when your next payment
is due, GHA sends a yearly statement (usually
February) so residents know where they stand but
we do not send a statement every month.

**What is the best way to contact
Glencannon Homes Association?**

Since our Secretary can't answer calls at every hour
of the day, try emailing your question to:

glencannon15317@yahoo.com

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

Glencannon Homes Association

Financial Report

As of January 31, 2019

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$22,260	\$-	\$-	\$22,260
Other	\$1,399	\$28,922	\$2,646	\$32,968
Total	\$23,659	\$28,922	\$2,646	\$55,228
Expenditures:				
Recreation Services	\$189	\$-	\$-	\$189
Commons Maintenance	\$174	\$-	\$-	\$174
Landscaping	\$3,000	\$-	\$-	\$3,000
Garbage Removal	\$4,080	\$-	\$-	\$4,080
Legal Services	\$-	\$-	\$-	\$-
Pond Renovation	\$-	\$-	\$3,597	\$3,597
Administrative	\$3,122	\$1,686	\$-	\$4,808
Total	\$10,565	\$1,686	\$3,597	\$15,848
Excess (Deficit):	\$13,094	\$27,237	\$(951)	\$39,380
Beginning Balance				
Beginning Balance	\$127,441	\$705,009	\$1,042,985	\$1,875,435
Revenue +	\$23,659	\$28,922	\$2,646	\$55,228
Expenditures -	\$(10,565)	\$(1,686)	\$(3,597)	\$(15,848)
Change in Working Capital	\$(1,660)	\$-	\$-	\$(1,660)
Transfers +/-	\$(500)	\$500	\$-	\$-
Ending Balance	\$138,375	\$732,746	\$1,042,034	\$1,913,155
Bank and Investment Accounts:				
Bank - Checking	\$19,122	\$20,722	\$21,371	\$61,216
Money Market	\$119,253	\$-	\$179,798	\$299,052
CD's	\$-	\$44,146	\$840,864	\$885,010
PNC Advisor Investments	\$-	\$667,878	\$-	\$667,878
Total	\$138,375	\$732,746	\$1,042,034	\$1,913,155

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

Advertise in the Glencannon Newsletter

NEW LOWER RATES!

Ad Size	Ad Fee
Full Page	\$45
Half Page	\$30
Quarter Page	\$20
Business Card	\$15
Line Ads	\$.25 / word

"Camera Ready" content supplied by advertiser, general text ads available for an additional fee

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

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 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.

There is **NO PARKING** in grassy areas on common grounds. Property owners (and their tenants) will be responsible for repairing damage. An initial letter will be sent followed by the costs added to the account if the damage is not fixed.

**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 BHH Affiliates, LLC

Canon-McMillan School District **2019-2020 ONLINE** **Kindergarten Registration**

Online registration will be open from March 1, 2019 through March 29, 2019

Please contact your child's school to request a secure ID Code in order to access the registration page on the website.

If you do not have a computer, please contact your child's school for assistance with registration.

Kindergarten screenings will be held Tuesday, May 21, 2019.

****Child must be 5 years old on or before September 1, 2019**

Our Insurance Carrier has requested the following reminder:

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

**PERSONNEL
STAFFERS
INC.**
Est. 1984
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

Glencannon Homes Association

February 12, 2019

Executive Meeting

Board members present: Terry Creighan – President, Jim Byer, Tony Sacco, John Ackerman and Doug Krantz.

Shawn Beard not present excused.

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

The board reviewed and discussed the financial reports.

NEW BUSINESS

The board discussed a policy for the Board Member Eligibility. The board discussed the details of the bylaws in regards to voting policies per household. There was ongoing discussion about two members in one household being on the board at the same time. Mr. Creighan made a motion to enact a policy that only one occupant from any living unit will be eligible to serve on the GHA Board of Directors at one time. Mr. Byer Seconded the motion. Vote: Mr. Krantz – Yes, Mr. Sacco – Yes and Mr. Ackerman – No. Motion passed: 4-1

The board also discussed the signboard at the pond. The plywood on the board will be removed and replaced with another material.

The board also discussed a specific property that needs attention regarding maintenance and appearance. A certified letter will be sent to the homeowner to identify the needed work.

OLD BUSINESS

The board discussed additional notification of the residents who share the dumpster on Hunting Creek and the needed repair of the area around it.

Meeting adjourned at 7:00 pm.

Glencannon Homes Association

February 12, 2019

Monthly Meeting of the Directors

Board members present: Terry Creighan – President, Jim Byer, Tony Sacco, John Ackerman and Doug Krantz.

Shawn Beard – not present and excused.

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

FINANCIALS

Mr. Byer made a motion to approve the financials that were discussed in the executive meeting. Mr. Krantz seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – yes and Mr. Ackerman – yes.

COMMONS

The board discussed the beds in the community and the plan to obtain bids for the maintenance of them. Once all of the bids are obtained, they will be reviewed and voted on.

ACC

There were 2 requests which were approved.

REC

The board discussed the contract with American Pools and the details being discussed before the pool season. The price of pool parties will be reviewed as well.

OLD BUSINESS

The open board positions that can be filled by the board only were discussed:

Townhouse – expires 2020 – No nomination

Townhouse – expires 2021 – No nomination

NEW BUSINESS

Nominations for three expiring positions:

Open position – A resident was present and nominated herself for the open position.

Another resident seconded the nomination. The board informed her that she was not eligible for the position since another person in her household is already on the board. The policy was reviewed with her and additional discussion occurred. Another resident submitted a letter in writing to the board secretary nominating herself for the open position. Mr. Krantz seconded the nomination.

Townhouse: Mr. Byer nominated Mr. Creighan for the position and he accepted. A resident nominated another resident for the position and she accepted the nomination as well.

Single Family Home: Mr. Krantz nominated Mr. Byer for the position and he accepted the nomination.

OPEN DISCUSSION

A Landscaper was present and provided a bid proposal for the board for the beds in the community. The details of the work he would like to do was discussed and the official bid will be sent to the office. Additional bids will be gathered.

A resident was present and talked to the board about a stump that needs removed on upper

Hunting Creek Road. This will be discussed with the landscapers.

Another resident was present for an update on the pond project. The board discussed with her that the permits are still in the process.

Another resident was present to discuss a letter she submitted last month for the newsletter and her feelings about the rebuttal from the board. Additional discussion occurred about other concerns she has about the board eligibility policy.

Another resident was present and discussed issues with the pool parking lot and the dumpster. The dumpster is currently locked for the winter and there is no collection. In addition, the board talked about the chain in the lot no longer being used.

Meeting adjourned at 7:40pm.

Respectfully submitted by Kimberly Spicer

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



Sunday, March 10th
Spring Ahead 1 Hour

Annual Meeting

Three board seats will expire in March, 2019,
a Single Family Home position, a
Townhouse position and an Open position.

**This year, we have three 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 19th regular
meeting or the annual meeting (the same night).

**The Annual Meeting will be Tuesday, March 19,
2019 at 7:30 pm at the Frank Sarris Public Library,
35 N. Jefferson Avenue Canonsburg, PA 15317.**

(Meeting Room 4, second floor)

All residents are invited to attend!

NOW HIRING SUMMER LIFEGUARDS!

Get ready to spend your summer earning cash, gaining experience, and
enjoying the outdoors!

Whether you're a student or adult looking for a summer job, you've come
to the right place! We have Lifeguard and Head Lifeguard positions
available. Apply today and refer your friends for extra bonuses! Previous
Lifeguarding experience is required to apply for a Head Lifeguard position.

JOB DESCRIPTION

As a Certified Lifeguard, your primary responsibility is to maintain a safe
swimming environment by enforcing all rules and regulations of the pool and
surrounding area.

In addition to rule enforcement, a Certified Lifeguard is responsible for
chemical maintenance and record-keeping. A Lifeguard is also responsible
for inspecting the facility on a daily basis and reporting any unsafe
conditions of faulty equipment to the office.

TO BE A LIFEGUARD, YOU MUST:

- Be a minimum of 15 years old
- Have or obtain Lifeguarding CPR/AED and First Aid certifications
- Not certified? We provide discounted training through American Red Cross

APPLY TODAY AT GUARDFORLIFE.COM/QUICK-APPLY

EMAIL: pitttreuit@americanpool.com



AMERICAN POOL & LIFEGUARDS
GUARD FOR LIFE

WWW.GUARDFORLIFE.COM

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 19, 2019

SINGLE FAMILY HOME POSITION

(Unopposed)

☐

Jim Byer

TOWNHOUSE POSITION

(Unopposed)

☐

Terry Creighan

OPEN POSITION

(Unopposed)

☐

Rebecca Ware

THIS BALLOT **MUST** ACCOMPANY THE
OFFICIAL ENVELOPE TO BE COUNTED

(available upon request)

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

glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Homes Association – 2019 Budget

		Income	
4010	Assessment Income		\$268,000
4012	Late Fee charges		\$4,500
4015	Resale & Lien LTR Income		\$1,900
4020	Interest Income		\$30
4025	Interest – Delinquent Accounts		\$4,000
4030	Newsletter Income		\$200
4031	Interest – Capital Reserves		\$20
4042	RC Concession Income		\$250
4043	RC Guest Fee Income		\$2,000
4044	RC Pool Rental		\$400
4045	RC Heights Passes		\$400
		Total Income	\$281,700
		Expenses	
Recreation			
5105	RC Management		\$41,000
5131	RC Electricity		\$3,500
5132	RC Gas		\$1,100
5133	RC Water		\$2,000
5140	RC Maintenance & Supplies		\$7,000
5141	Pool Chemicals		\$300
5145	Tennis Court Maintenance		\$2,500
5199	RC Misc.		\$100
			\$57,500
Commons			
5430	Commons Utilities		\$2,000
5440	Commons Maintenance & Supplies		\$15,000
5450	Pond Maintenance		\$500
5455	Playground Maintenance		\$20,000
5400	Other		\$4,000
5501	Landscaping		\$52,000
			\$93,500
Administration			
5710	Adm. Gross Wages		\$20,000
5715	Adm. Payroll Taxes		\$2,500
5730	Rubbish		\$58,900
5734	Bank Service Charges		\$2,000
5735	Legal fees		\$5,000
5740	Audit and Tax Prep		\$6,000
5745	Professional Services		\$1,200
5750	D & O Insurance		\$1,218
5751	Liability Insurance		\$8,200
5752	Workman's Comp. Insurance		\$1,000
5765	Office Equip. Maintenance		\$2,100
5770	Office Communication		\$1,800
5780	Office Supplies		\$2,400
5791	Newsletter Printing		\$3,100
5792	Newsletter Delivery		\$600
5795	Printing		\$100
5805	Bad Debts		\$6,500
5820	Pool Parties		\$500
5860	Community Day		\$1,000
5890	Activities – Other		\$75
5999	Admin. Misc.		\$482
6560	Payroll Expenses		\$25
			\$124,700
		Transfers to Reserve Investment Account	\$6,000
		Total Expenses	\$281,700

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 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Garbage & Recycling No School Canon-McMillan	2
3	4	5	6	7	8 Garbage	9
10 Daylight Saving Time Begins	11	12	13	14	15 Garbage & Recycling	16
17 St. Patrick's Day	18	19 Board Meeting 7:00 pm Annual Meeting 7:30 pm Frank Sarris Public Library	20 Seniors Lunch Kings 1:00 pm	21	22 Garbage	23
24	25	26	27	28	29 Garbage & Recycling	30
31						