

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

March 2020

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GLENCANNON BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Tony Sacco

Douglas Krantz

Rebecca Ware

Dave Wheeler



Sign up for the Annual
Easter Egg Hunt
March 28th, at 10:00 am

The 2020 Annual Meeting
Tuesday, March 17th
7:30 pm
(Details page 9)

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

Leah Kansco	770-773-6897
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**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

Next Monthly Meeting of the Directors,

Tuesday, March 17, 2020 at **7:00 pm**, (at the Frank Sarris Public Library,
35 North Jefferson Avenue, Canonsburg, PA 15317, 2nd floor, meeting room 4)
The Annual Meeting will be directly following this meeting at 7:30 pm.



Sunday, March 8th
Spring Ahead 1 Hour

The Glencannon Easter Egg Hunt Saturday, March 28, 2020

10:00 am

at Playground A

(Just off of Old Meadow Road)

Please RSVP with children's first and last
names by **March 26th** to:

glencannon15317@yahoo.com

Those without email can call the office at
(724)745-4911

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

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

Resident question of the month

**I'm hearing rumors of Coyotes in the area, is
this true and what can be done about them?**

Yes, there have been a few sightings in our area.
We placed a call to the state game commission and
they gave us some information. Coyotes travel in a
family unit, a male, female and their pups. This is their
mating season and they are extra noisy during that
time, and active. They are not dangerous to children
or humans at all, but would be to small dogs and cats;
it is recommended not leaving them unattended. Also,
if a human is outside with a small pet the human is not
in danger, it's only unattended small animals. The
game commission will not do anything about this
because the Coyotes are an important part of our
ecosystem and once their mating season is over, they
will disperse and move on to another area.

Help Wanted

We are looking for a new maintenance person
to help with tasks around Glencannon.

The first job would be to un-winterize the pool
building in April and help with getting the pool
ready before the pool management company
starts (maintenance, pressure washing, etc).

This is a paid independent contractor position
with flexible hours, wages are negotiable.

Those with electrical and plumbing experience
are preferred.

Please send your letter of interest and resume to:

Glencannon Homes Association

P.O. Box 831

McMurray PA, 15317

**Glencannon Homes Association
Financial Report
As of January 31, 2020**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$22,317	\$-	\$-	\$22,317
Other	\$845	\$3,956	\$378	\$5,178
Total	\$23,162	\$3,956	\$378	\$27,495
Expenditures:				
Recreation Services	\$153	\$-	\$-	\$153
Commons Maintenance	\$197	\$-	\$-	\$197
Landscaping	\$3,000	\$-	\$-	\$3,000
Garbage Removal	\$4,849	\$-	\$-	\$4,849
Legal Services	\$-	\$-	\$-	\$-
Pond Renovation	\$-	\$-	\$4,282	\$4,282
Administrative	\$6,028	\$1,962	\$-	\$7,991
Total	\$14,227	\$1,962	\$4,282	\$20,471
Excess (Deficit):	\$8,935	\$1,993	\$(3,904)	\$7,024
Beginning Balance				
Beginning Balance	\$140,690	\$820,973	\$1,050,403	\$2,012,066
Revenue +	\$23,162	\$3,956	\$378	\$27,495
Expenditures -	\$(14,227)	\$(1,962)	\$(4,282)	\$(20,471)
Change in Working Capital	\$9,569	\$-	\$-	\$9,569
Transfers +/-	\$(500)	\$1,000	\$-	\$500.00
Ending Balance	\$158,694	\$823,966	\$1,046,499	\$2,029,160
Bank and Investment Accounts:				
Bank - Checking	\$19,116	\$20,726	\$2,130	\$41,972
Money Market	\$139,579	\$-	\$1,035	\$140,613
CD's	\$-	\$44,146	\$1,043,334	\$1,087,480
PNC Advisor Investments	\$-	\$759,094	\$-	\$759,094
Total	\$158,694	\$823,966	\$1,046,499	\$2,029,160

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: pittrecruit@americanpool.com



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- Glencannon Resident
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dunngaragedoors.com

724-825-7630
412-279-0551

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.



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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.

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

Glencannon Homes Association February 11, 2020 Executive Meeting

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

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

FINANCIALS

The board discussed the financial reports and more specifically the AR list. Several properties will be notified that they already have a lien and they have 30 days to pay their balance. If they do not, the foreclosure process will begin with the attorney. In addition, further discussion occurred about the list of title searches being requested.

COMMONS

The board discussed tree work needed and the 3 bids that were obtained for the 4 trees that are being removed and the separate bids for stump removal. Also, one tree being trimmed. Mr. Beard made motion to accept the bid for 84 Tree and Mr. Byer seconded the motion. Vote: Mr. Sacco – yes, Mr. Wheeler – yes, Mr. Ackerman – yes and Mr. Creighan – yes.

The board also discussed the bids for the 2020-2021 Landscaping contract. Once all of bids are received, the board will review and vote.

The pond status was discussed and the update from the Harshman CE Group was distributed.

REC

The board discussed that the upcoming contract and prices for American Pools. There

was also discussion about the details of what is done by the pool company compared to other options.

There was no old or new business discussed.

Meeting Adjourned 6:50 pm.

Glencannon Homes Association February 11, 2020 Monthly Meeting of the Directors

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

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

FINANCIALS

The financial reports were discussed in the executive meeting and Mr. Byer made a motion to approve the reports and Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – Yes, Mr. Wheeler– yes and Mr. Ackerman – no.

ACC

There was one request this month which was approved.

COMMONS

The board discussed that there will be several trees removed in the community . In addition, the board reviewed the pond update. At this time, the emergency action plan is in process. The next step is determining the soil quality for disposal.

The board also reviewed the work that is being done with the playgrounds. This includes painting and hardware replacement.

OLD BUSINESS

None

NEW BUSINESS

Open board positions were discussed. There are 3 positions expiring. There were no mail requests received but Mr. Krantz sent a notification that he would like to maintain his open board position. Mr. Beard seconded the motion for Mr. Krantz to remain in his board position. The open townhouse position was presented to the residents at the meeting. There was no interest. Mr. Sacco stated that he would like retire from his board position at this time.

OPEN DISCUSSION

A resident was present and discussed the lines that need painted on the road on Village Drive turning on to McClelland road. He has notified the Township. He also discussed his concern about the coyotes that are in the community. He said that it was reported to him that there are many coyotes and he believes that several pets were harmed. The board informed him that the Secretary will reach out to the game commission for direction.

Another resident was present and discussed the trash that is being dumped behind the dumpster at the pool parking lot. This includes, televisions, Christmas trees and other trash. The board discussed having another community clean up to address that area and other areas in the community. There will be a notice in the newsletter for volunteers.

Meeting Adjourned at 7:20 pm.

We will be having a clean-up day in early April, please call the office if you would like to help.

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Annual Meeting

Three board seats will expire in March, 2020, a Single Family Home position, a Townhouse position and an Open position.

This year, we have one candidate running unopposed and two seats with no candidate

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 candidate, 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 17th regular meeting or the annual meeting (the same night).

The Annual Meeting will be Tuesday, March 17, 2020 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!

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 17, 2020

SINGLE FAMILY HOME POSITION

☐ No Candidate

TOWNHOUSE POSITION

☐ No Candidate

OPEN POSITION

☐ Douglas Krantz

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

(available upon request)

Canon-McMillan School District 2020-2021 ONLINE

Kindergarten Registration

Online registration will be open

March 2, 2020

You can access the online registration portal at that time by going to the Canon-McMillan website at:

www.cmsd.k12.pa.us

If you do not have a computer, please contact your child's school for assistance with registration. Kindergarten Screenings will be held April 28, 2020.

****Child must be 5 years old on or before September 1, 2020**

Holiday Trash Pick-Up

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

**New Year's Day
Memorial Day
Labor Day**

Although The 4th of July, Thanksgiving and Christmas are listed holidays, they take place after our normal collection day so pick-up is Wednesday for these three holidays.

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.

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



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.

WEDNESDAY IS PICK-UP DAY!

TRASH

Put all Non- Recyclable material in the trash



**Please take a moment
to review the new
recycling guidelines.**

Thank You!



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: _____

MARCH 2020

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