
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

March 2021



Photo by Madden Spicer

Annual Meeting Information
(Details Page 8)

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**GLENCANNON
BOARD OF DIRECTORS**

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Gretchen Gregorchik

Douglas Krantz

Dave Wheeler



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 March 16th, at 7:00 pm at the pool (Annual Meeting at 7:30 pm). In the event of rain, snow on the ground or temperatures below 50 degrees, the meeting will be canceled. 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

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; you should NOT leave 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.

Residents are reminded that trespassing on the frozen pond is **STRICTLY PROHIBITED**
Please be safe this winter

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.



Sunday, March 14th
Spring Ahead 1 Hour

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$22,274	\$-	\$-	\$22,274
Other	\$769	\$(5,341)	\$52	\$(4,519)
Total	\$23,043	\$(5,341)	\$52	\$17,755
Expenditures:				
Recreation Services	\$324	\$-	\$-	\$324
Commons Maintenance	\$329	\$-	\$-	\$329
Landscaping	\$3,000	\$-	\$-	\$3,000
Garbage Removal	\$5,164	\$-	\$-	\$5,164
Legal Services	\$-	\$-	\$-	\$-
Pond Renovation	\$-	\$-	\$293	\$293
Administrative	\$5,368	\$2,242	\$-	\$7,610
Total	\$14,184	\$2,242	\$293	\$16,719
Excess (Deficit):	\$8,859	\$(7,583)	\$(240)	\$1,036
Beginning Balance	\$120,240	\$951,685	\$1,058,497	\$2,130,422
Revenue +	\$23,043	\$(5,341)	\$52	\$17,755
Expenditures -	\$(14,184)	\$(2,242)	\$(293)	\$(16,719)
Change in Working Capital	\$9,271	\$-	\$-	\$9,271
Transfers +/-	\$-	\$-	\$-	\$-
Ending Balance	\$138,370	\$944,102	\$1,058,257	\$2,140,729
Bank and Investment Accounts:				
Bank - Checking	\$19,120	\$20,730	\$10,432	\$50,282
Money Market	\$119,251	\$-	\$31,452	\$150,702
CD's	\$-	\$44,146	\$1,016,373	\$1,060,519
PNC Advisor Investments	\$-	\$879,226	\$-	\$879,226
Total	\$138,370	\$944,102	\$1,058,257	\$2,140,729

Lamppost Alert

GHA has noticed 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.

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

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.



Est. 1994


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www.personnelstaffers.com

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HomeServices



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REALTOR®

The Preferred Realty
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McMurray, PA 15317
Office: (724) 941-3340 x1617
Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com

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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
February 9, 2021
Executive Meeting
Canceled

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

Thank you for your
cooperation.

Glencannon Homes Association
February 9, 2021
Monthly Meeting of the Directors
Canceled

Let's Keep Glencannon Clean

If you are a walker of our lovely community, we would like to ask you to **Take Along a Bag** (a plastic grocery bag will do) with you on your walk and pick up any trash, papers, bottles, cans, or cups, and especially - Dog-Poo - for you dog owners, that you might encounter on your walk. *Pitching in can make a difference* to keep our community clean.



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

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**

On the Glencannon Pond
Thank You



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

Annual Meeting

Three board seats will expire in March, 2021, 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 16th regular meeting or the annual meeting (the same night).

The Annual Meeting will be Tuesday, March 16, 2021 at 7:30 pm at the Pool.

In the event of rain, snow on the ground, or temperatures below 50 degrees, the meeting will be canceled.

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 16, 2021

SINGLE FAMILY HOME POSITION

John Ackerman

TOWNHOUSE POSITION

Dave Wheeler

OPEN POSITION

Shawn Beard

THIS BALLOT MUST ACCOMPANY THE OFFICIAL ENVELOPE TO BE COUNTED

(available upon request)

Canon-McMillan School District 2021-2022 ONLINE

Kindergarten Registration

Online registration will be open

March 1, 2021

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

www.cmsd.k12.pa.us or call (724)746-2940

If you do not have a computer, please contact your child's school for assistance with registration. Registration Location: Canon-McMillan School District Central Office, 1 N Jefferson Avenue, Canonsburg, PA 15317.

**Child must be 5 years old on (or before) September 1, 2021

Advertise in the Glencannon Newsletter

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

Glencannon Pond Repairs – Project Status Update

Permit Applications:

- Township Grading Permit** : We have received a copy of the Stormwater Consistency Letter from the Township Engineer. We will need to follow up with the Township with copies of the approved permits from DEP, WCCD, etc. once they have all been obtained. At that point, there will be a permit fee to pick up the permit from the Township
- Joint Permit Application** –DEP has issued the permit approval for their portion of the joint permit. The DOA has just sent a draft copy of their portion of the permit at the time of me writing this for our review. I have not had a chance to review it yet as they just sent it, but once I have, we will need to send them a signed receipt voucher with a filing fee of \$10 within the next 30 days before they issue the final permit. It looks like either the applicant (Glencannon) or their agent (Harshman) can sign the page. NPDES (National Pollutant Discharge Elimination System) Permit – Approved by DEP and WCCD.
- Chapter 105 Dam Amendment/Authorization Letter & Dam Permit** – DEP Comments for the Dam Permit have been addressed and submitted. The Emergency Action Plan (EAP) has been approved by DEP and PEMA. Final approval from the DEP Dam Safety Department for the dam permit is still pending. They have been contacted to check on the status and provided them with copies of the other approved permits. The technical review is mostly completed and should not take too much longer, but that they will still need to publish the project in the PA Bulletin for a 30-day review period before approving the permit.
- General Permit 7 (GP-7)** – Approved by WCCD.

Miscellaneous:

- Once all permits have been obtained, we can start preparing the bid package and bidding the project.
- We will also need to work on finalizing arrangements regarding the disposal of the dredge material prior to construction.

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 registration 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.

NOW HIRING 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 Head Lifeguard positions.

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

CONTACT US FOR MORE INFORMATION:

PHONE: 412-781-5950

EMAIL: pittrecruit@americanpool.com

TEXT SWIM TO 25000 TO APPLY TODAY!



GUARDFORLIFE.COM



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: _____

MARCH 2021

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