

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

March 2022



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GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Jim Byer

Dave Wheeler

Gretchen Gregorchik



Sunday, March 13th
Spring Ahead 1 Hour at 2am



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
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

Yard Work, Snow and Leaf Removal

Johnny Ackerman	724-413-2677
Kyle Blystone	724-263-9943
Jordan Elm	412-432-6580

Dog Walking

Jen Marsh	412-216-3060
Jordan Elm	412-432-6580
Leah Kansco	770-773-6897
Janine Dolanch	724-531-0095

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
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 (repairs)	888-409-8035
Comcast	800-266-2278
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

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

**The Monthly Meeting of the Directors
will be held on March 15, 2022 at the pool at 7:00 PM
Annual Meeting to follow at 7:30 PM
All residents are invited to attend!**

Open Board Position

The following seat can be filled by the GHA board of directors at the next monthly meeting:

Townhouse category position that expires in March 2023

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.

With Spring Approaching and home projects underway, please see the ACC Guidelines on the website with any questions and for a copy of the ACC form.

Volunteers Needed:

Please contact the office via email if you are interested in helping out. Help needed with obtaining bids, food truck leads and becoming a board member!

2021 statements were sent in January. Please contact the office if there are any questions.

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.

Holiday Trash Pick-Up

The following days (this year) push back collection by one day.

**Memorial Day
4th of July
Labor Day**

Although New Year's Day, Thanksgiving and Christmas are listed holidays, they take place after our normal collection day.

Pick-up is Tuesday after Memorial Day, 4th of July, and Labor Day.



Est. 1994

Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
kris@personnelstaffers.com

4150 Washington Road, Suite 108 • McMurray, PA 15317
Phone: 724.942.5860 • Fax: 724.942.5866


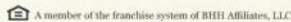
www.personnelstaffers.com

BERKSHIRE HATHAWAY
HomeServices



Deborah A Panza
REALTOR®

The Preferred Realty
4215 Washington Rd
McMurray, PA 15317
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Direct: (412) 877-0064
dpanza@TPRSold.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

Financial Report

As of January 31, 2022

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 22,188	\$ -	\$ -	\$ 22,188
Other	\$ (50)	\$ (33,869)	\$ 254	\$ (33,665)
Total	\$ 22,138	\$ (33,869)	\$ 254	\$ (11,477)
Expenditures:				
Recreation Services	\$ 521	\$ -	\$ -	\$ 521
Commons Maintenance	\$ 6,221	\$ -	\$ -	\$ 6,221
Landscaping	\$ 2,125	\$ -	\$ -	\$ 2,125
Garbage Removal	\$ 5,317	\$ -	\$ -	\$ 5,317
Legal Services	\$ 371	\$ -	\$ -	\$ 371
Pond Renovation	\$ -	\$ -	\$ 560	\$ 560
Administrative	\$ 3,453	\$ 2,375	\$ -	\$ 5,828
Total	\$ 18,008	\$ 2,375	\$ 560	\$ 20,943
Excess (Deficit):	\$ 4,130	\$ (36,244)	\$ (306)	\$ (32,420)
Beginning Balance	\$ 150,021	\$ 1,003,230	\$ 1,052,071	\$ 2,205,322
Revenue +	\$ 22,138	\$ (33,869)	\$ 254	\$ (11,477)
Expenditures -	\$ (18,008)	\$ (2,375)	\$ (560)	\$ (20,943)
Change in Working Capital	\$ (2,435)	\$ -	\$ -	\$ (2,435)
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 151,716	\$ 966,986	\$ 1,051,765	\$ 2,170,467
Bank and Investment Accounts:				
Bank - Checking	\$ 132,593	\$ 20,735	\$ 3,580	\$ 156,908
Money Market	\$ 19,123	\$ -	\$ 343	\$ 19,466
CD's	\$ -	\$ 44,146	\$ 1,047,842	\$ 1,091,988
PNC Advisor Investments	\$ -	\$ 902,106	\$ -	\$ 902,106
Total	\$ 151,716	\$ 966,986	\$ 1,051,765	\$ 2,170,467

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.

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



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

Questions of the Month:

How can I get the payment slips to make payments?

Please see our website at www.glencannonhomes.org for the payment slips available to print or email the office and a copy will be mailed to you.

What do I do if I am behind on my dues?

Please contact the office to discuss the payment arrangement policies.



The board is aware of the lights
out
on Village Drive. A contractor
was identified and planning
underway to
repair and replace the lights.

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.



Annual Meeting

Three board seats will expire in March, 2022, a Single Family Home position, a Townhouse position, and an Open position.

This year, we have 1 candidate running unopposed and two seats without a nomination.

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 15th regular meeting or the annual meeting (the same night).

The Annual Meeting will be Tuesday, March 15, 2022 at 7:30 pm at the Pool. In the event of rain, or 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 15, 2022

SINGLE FAMILY HOME POSITION

No Candidate

TOWNHOUSE POSITION

Terry Creighan

OPEN POSITION

No Candidate

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

(available upon request)

Canon-McMillan School District 2022-2023 ONLINE Kindergarten Registration

Online registration will be open
March 1, 2022

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
May 17, 2022.

Welcome to
Kindergarten!

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

glencannon15317@yahoo.com



www.glencannonhomes.org

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.

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

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.

Have Questions? Don't forget about the website!

www.glencannonhomes.org
The ACC form, ACC guidelines, payment stubs and much more can be found there! Community Announcements are posted there as a means of communication between newsletters.



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.

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

Questions for the 2022 Pool Season

Can I use the pool if I am on a payment arrangement?

All residents can use the pool as long as they do not have an overdue balance on their dues. Usage of the pool cannot occur until after the payment arrangement is finished.

Can I book a pavilion or afterhours party?

Please contact the office via email after 5/1/2022 for information on rentals.

I am new to the neighborhood, how do I access the pool?

Please have your lot number available to sign in. Also have photo ID available upon request.

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 areas.

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



NEW APPLICANTS
TEXT SWIM TO 25000

RETURNING GUARDS
SCAN THIS QR CODE

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



American Pool Lifeguards
GUARD FOR LIFE

GUARDFORLIFE.COM

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 2022

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