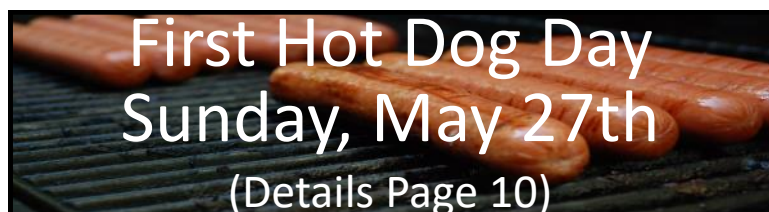


# The **Glencannon** Newsletter



Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

## May 2018



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### **GLENCANNON BOARD OF DIRECTORS**

**Terry Creighan, President**  
**Shawn Beard, Vice President**

John Ackerman

Alissa Baker

Jim Byer

Tony Sacco

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto: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](mailto:glencannon15317@yahoo.com)

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://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

<b>Mondays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Wednesdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto: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, May 8, 2018 at **7:00 pm**  
(at the Pool Pavilion, top of Driftwood Road)  
All residents are welcome to attend!

## 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.

## Open Board Positions

The following seats can be filled by the GHA  
board of directors at the April 10, 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

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

## Resident questions of the month

**I just moved to the neighborhood, what do I need to do to gain access to the pool this summer? Is there an additional fee?**

All Glencannon residents (who are in good standing with association dues) are eligible to use the pool with no additional charge, that includes immediate family members that live in the household.

Non-resident guests are to sign in and pay the daily guest fee or purchase a season pass; A resident must be present with guests (at all times).

**Why are so many utilities marked in Hickory Circle, Cricketwood Court and upper Hunting Creek Rd.?**

Verizon is planning to expand their internet service to these streets and hopefully Fios cable TV service. These streets are also slated to be re-paved this summer, completing what was started last summer.

**Is fishing allowed in the Glencannon pond?**

No, fishing, boating and swimming are not allowed by GHA's insurance carrier.



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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$66,951	\$-	\$-	\$66,951
Other	\$2,860	\$(5,525)	\$5,689	\$3,024
<b>Total</b>	<b>\$69,811</b>	<b>\$(5,525)</b>	<b>\$5,689</b>	<b>\$69,975</b>
<b>Expenditures:</b>				
Recreation Services	\$324	\$-	\$-	\$324
Commons Maintenance	\$566	\$-	\$-	\$566
Landscaping	\$11,092	\$-	\$-	\$11,092
Garbage Removal	\$12,230	\$-	\$-	\$12,230
Legal Services	\$(46)	\$-	\$-	\$(46)
Pond Renovation	\$-	\$-	\$41,836	\$41,836
Administrative	\$13,245	\$1,522	\$-	\$14,767
<b>Total</b>	<b>\$37,410</b>	<b>\$1,522</b>	<b>\$41,836</b>	<b>\$80,769</b>
<b>Excess (Deficit):</b>	<b>\$32,401</b>	<b>\$(7,048)</b>	<b>\$(36,147)</b>	<b>\$(10,793)</b>
<b>Beginning Balance</b>	<b>\$166,392</b>	<b>\$626,260</b>	<b>\$1,082,980</b>	<b>\$1,875,632</b>
<b>Revenue +</b>	<b>\$69,811</b>	<b>\$(5,525)</b>	<b>\$5,689</b>	<b>\$69,975</b>
<b>Expenditures -</b>	<b>\$(37,410)</b>	<b>\$(1,522)</b>	<b>\$(41,836)</b>	<b>\$(80,769)</b>
<b>Change in Working Capital</b>	<b>\$10,090</b>	<b>\$-</b>	<b>\$-</b>	<b>\$10,090</b>
<b>Transfers +/-</b>	<b>\$(1,500)</b>	<b>\$1,500</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$207,383</b>	<b>\$620,713</b>	<b>\$1,046,833</b>	<b>\$1,874,929</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$88,285	\$20,718	\$36,639	\$145,643
Money Market	\$119,097	\$-	\$38,783	\$157,880
CD's	\$-	\$44,146	\$971,411	\$1,015,557
PNC Advisor Investments	\$-	\$555,848	\$-	\$555,848
<b>Total</b>	<b>\$207,383</b>	<b>\$620,713</b>	<b>\$1,046,833</b>	<b>\$1,874,929</b>

## 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 May**, 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](http://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.

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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.)

## Early Pool Schedule

End of School pool hours apply until June 6, 2018

May 26th	11:00 am to 8:00 pm
May 27th	11:00 am to 8:00 pm
Memorial Day	11:00 am to 8:00 pm
May 29th	4:00 pm to 8:00 pm
May 30th	4:00 pm to 8:00 pm
May 31st	4:00 pm to 8:00 pm
June 1st	4:00 pm to 8:00 pm
June 2nd	11:00 am to 8:00 pm
June 3rd	11:00 am to 8:00 pm
June 4th	4:00 pm to 8:00 pm
June 5th	4:00 pm to 8:00 pm
June 6th	4:00 pm to 8:00 pm

**Regular Pool Hours Start on June 7th.  
The first Wednesday night swim will be  
Wednesday, June 13, 2018.**

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

## Pool News

Residents in good standing will sign in and the gate attendant will check to insure they are current with association dues. Please know your lot number and have a photo ID available upon request.

We will continue the guest pass classifications. In short, one unique individual attending frequently with a guest can purchase a season pass for \$35.00 (name will be on the pass). Residents can buy a transferrable pass to be used for multiple individuals for \$50.00. Again, a resident in good standing MUST be with these guests (at all times) for either to be used.

Children under the age of 13 must be accompanied by an adult or approved guardian. Underage children at the pool will be sent home.

The full list of rules is published at the pool and at [www.glencannonhomes.org](http://www.glencannonhomes.org).

## 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](http://www.depweb.state.pa.us).

Most Goodwill stores will accept Computers and electronics **however, they discontinued accepting TELEVISIONS.**

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**

**April 10, 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 6:30 pm.

The board discussed electing officers for the upcoming year.

Mr. Beard nominated Mr. Creighan for President. Mr. Byer seconded and Mr. Creighan accepted.

Mr. Creighan nominated Mr. Beard for Vice President. Mr. Byer seconded and Mr. Beard accepted.

Mr. Byer nominated Mr. Ackerman as commons chair. Mr. Beard seconded and Mr. Ackerman accepted.

Mr. Beard nominated Mrs. Baker as ACC Chair. Mr. Ackerman seconded and Mrs. Baker accepted.

Mr. Ackerman nominated Mr. Byer as Financial Chair. Mr. Beard seconded and Mr. Byer accepted.

### **POND MANAGEMENT**

The board discussed the monthly update provided by the Harshman CE Group. The discussion included time frames, details of permits and the need for additional bids. The proposal for the Wetland Declination Assessment was reviewed and Mr. Ackerman made a motion to approve. Mr. Beard accepted the motion. Vote: Mr. Creighan – yes, Mr. Byer – yes and Mrs. Baker – yes.

### **OLD BUSINESS**

The board discussed the ongoing work on the Rental Policy. Revisions for the resale confirmation and welcome letter were distributed and discussed. Additional feedback was gathered to add to the forms.

Meeting adjourned at 7:00pm.

*Respectfully submitted by Kimberly Spicer*

## **Glencannon Homes Association**

**April 10, 2018**

### **Monthly Meeting of the Directors**

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 7:00pm.

### **OPEN DISCUSSION**

A resident was present and discussed the details of the yard sale and if the date has been confirmed. Multiple dates were discussed within the month of June. The board also discussed with her the issues she has with storm water drainage. She provided a letter she wrote to North Strabane Township and provided photos. The board discussed sending another letter in order to determine if something can be done to fix it.

### **FINANCIALS**

The board discussed the financial reports that were distributed last week. Mr. Byer made a motion to approve and Mr. Ackerman seconded the motion. Vote: Mr. Creighan – yes, Mr. Beard – yes and Mrs. Baker – yes.

## ACC

1 request was submitted and approved

## REC

The board discussed that the cover is coming off the pool on the April 11th. The work needed in the pool area was discussed and Mr. Miele will be working through the spring. Republic services put a new dumpster in the pool parking lot.

## COMMONS

Cramer Landscaping is continuing to become familiar with the maps and what needs to be done. Several members of the board will be meeting with them next week to discuss the details again. The mulch that is needed for the common areas and the additional work needed at the beds was discussed as well.

Mr. Creighan made a motion to accept the bid from A to Z for the needed power washing at the playgrounds and the pond area, Mr. Ackerman seconded the motion. Mrs. Baker – Abstain, Mr. Byer – yes, Mr. Beard – yes.

## NEW BUSINESS

Board nominations were discussed and the 4 open seats. Mr. Sacco was present and stated he would like to be in the single family home seat that expires in 2020. Mr. Byer seconded the nomination.

## OLD BUSINESS

The board continued to discuss the rental policy and increasing the contact with landlords for issues that occur including parking and multiple other things. The board agreed that renters are to contact the landlord with any concerns and the landlord can call GHA to discuss.

Meeting adjourned at 8:00 pm.

*Respectfully submitted by Kimberly Spicer*

## The dumpster at the pool is for POOL USE ONLY.

The following items are strictly prohibited.

- **Construction waste**
- **Televisions**
- **Tires**
- **Car batteries**
- **Oil, gas or hazardous liquids**

**This area is under 24 hour  
surveillance**

## 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.***



# Community Yard Sale



2 Days

Will be held on Saturday, June 23rd,  
and  
Sunday June 24th, 2018  
8:00 am to 1:00 pm

Advertising and Signs will be supplied  
by Diane Tatano, Howard Hannah Real Estate

## Glencannon Pool Parties

Reserve the pavilion during normal  
pool hours for only \$25.00 (3 hours)  
plus \$3.00 per non-resident guest.

After-hours parties available,  
only \$90.00 from 8:00 pm to 11:00 pm.

(Book your party before June 8, 2018 and pay only \$75.00)

No additional fee for guests!

**Call (724) 745-4911**  
to reserve your date!

Our Insurance Carrier has requested the following reminder:

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

## 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**

**The first Hot Dog Day at the pool will be Sunday, May 27th from 1:00pm to 2:30pm.**

**Chips and Bottled Water too!**

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**Friday "Night Swims" will be back this year starting June, 22nd and ending August 17th**

## **WASHINGTON COUNTY USED TIRE COLLECTION**

**HELP MAKE A DIFFERENCE!!**

**Saturday, May 5, 2018**

10:00 am - 1:00 pm Washington County  
Fairgrounds Parking Lot (Field across from Trolley  
Museum) 2151 North Main Street Washington, PA  
15301

For more information call the Washington County  
Planning Commission at: 724-228-6811

## **Community Day 2018**

We are looking for someone to chair this years event.

**Please call the office if  
you are interested.**

**(724)745-4911**

A smaller "fun day" can be planned if enough volunteers are not available.

**New ideas welcome!**

## **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**

The pool rules will be published in the June and July newsletters. They can also be found online at [www.glencannonhomes.org](http://www.glencannonhomes.org) and they are published at the pool.

# 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 <b>ANTENNA</b> provided they are attached to the unit.
<input type="checkbox"/>	Exterior location of <b>CENTRAL AIR CODITIONING</b> unit if <u>not</u> within three [3] feet of current.
<input type="checkbox"/>	A sketch showing the size, location and elevation of any <b>DECK, BALCONY, PORCH</b> or <b>PATIO</b> . *Note: <b>Decks</b> require township approval after GHA approval.
<input type="checkbox"/>	Changes in grade or location of an existing <b>DRIVEWAY</b> .
<input type="checkbox"/>	Height, style, material and distance from property lines of <b>FENCE/PRIVACY SCREEN</b> .
<input type="checkbox"/>	A sketch showing the location of a <b>LAMP POST</b> from the property lines and building.
<input type="checkbox"/>	A sketch showing location of <b>OUTDOOR LIGHTING</b> fixture(s) from the property line/building.
<input type="checkbox"/>	<b>ROOF COVERING</b> not similar to the one provided by the developer.
<input type="checkbox"/>	<b>UTILITY SHEDS</b> must be constructed in the same manner, style, and material of the unit. *Note: <b>Sheds</b> require township approval after GHA approval.
<input type="checkbox"/>	<b>SIDING, DOOR, SHUTTERS</b> and <b>WINDOW</b> replacement.
<input type="checkbox"/>	Painting of <b>DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM</b> and <b>WINDOW TRIM</b> approved colors can be obtained by contacting the Secretary or going on-line to <a href="http://www.glencannonhomes.org">www.glencannonhomes.org</a> 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: \_\_\_\_\_

# MAY 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3 Garbage	4	5
6	7	8 Board Meeting 7:00 pm Pool Pavilion	9	10 Garbage & Recycling	11	12
13 Mother's Day	14	15 No School, Canon McMillan	16	17 Garbage	18	19 Armed Forces Day
20	21	22	23	24 Garbage & Recycling	25	26 Pool Opens 11:00 am
27 Hot Dog Day 1:00 pm - 2:30 pm	28 Memorial Day No School, Canon McMillan	29	30	31	1 Garbage	