
The
Glencannon
N e w s l e t t e r



Visit our web site: www.glencannonhomes.org

May 2020



Photo by Victoria Falleroni

**Garbage Day is now
on Mondays!**

(Details pages 9, 10 and 12)

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**GLENCANNON
BOARD OF DIRECTORS**

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

John Ackerman

Jim Byer

Douglas Krantz

Rebecca Ware

Dave Wheeler

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

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 May Monthly Meeting of the Directors
Is Cancelled! Due to Covid-19**
Please send an email with any questions or concerns

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

Open Board Positions

The following seats can be filled by the GHA board of directors at the next monthly meeting (June):

Townhouse category position that expires in March 2023

Single Family Home 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.

Resident question of the month
How much cheaper was County Hauling than Republic? We should return to Republic as County does not take glass and it is unsafe.

GHA is saving a substantial amount of money (otherwise we would have to increase dues) by utilizing the services of County Hauling which meets or exceeds the industry standards that are set by various government entities. They (and all other refuse companies) do not accept glass because of the changing status of the industry both country-side as well as world-wide. One major factor includes China significantly lowering the percentage of "dirty" recyclables that they will accept. Glass is a major contributor to dirty recyclables as it can break and shatter in transit.

Playgrounds and courts will re-open AFTER the self-distancing guidelines have been lifted. Please educate your children on safe social-distancing practices.

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$67,037	\$-	\$-	\$67,037
Other	\$2,604	\$(73,903)	\$7,666	\$(63,633)
Total	\$69,641	\$(73,903)	\$7,666	\$3,404
Expenditures:				
Recreation Services	\$514	\$-	\$-	\$514
Commons Maintenance	\$3,334	\$-	\$-	\$3,334
Landscaping	\$12,250	\$-	\$-	\$12,250
Garbage Removal	\$4,849	\$-	\$-	\$4,849
Legal Services	\$2,216	\$-	\$-	\$2,216
Pond Renovation	\$-	\$-	\$4,867	\$4,867
Administrative	\$7,689	\$1,962	\$-	\$9,652
Total	\$30,852	\$1,962	\$4,867	\$37,682
Excess (Deficit):	\$38,789	\$(75,866)	\$2,799	\$(34,278)
Beginning Balance	\$140,690	\$820,973	\$1,050,403	\$2,012,066
Revenue +	\$69,641	\$(73,903)	\$7,666	\$3,404
Expenditures -	\$(30,852)	\$(1,962)	\$(4,867)	\$(37,682)
Change in Working Capital	\$20,925	\$-	\$-	\$20,925
Transfers +/-	\$(1,500)	\$2,000	\$-	\$500.00
Ending Balance	\$198,904	\$747,107	\$1,053,202	\$1,999,213
Bank and Investment Accounts:				
Bank - Checking	\$19,116	\$20,727	\$1,545	\$41,388
Money Market	\$179,787	\$-	\$5,800	\$185,588
CD's	\$-	\$44,146	\$1,045,857	\$1,090,003
PNC Advisor Investments	\$-	\$682,234	\$-	\$682,234
Total	\$198,904	\$747,107	\$1,053,202	\$1,999,213

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



WWW.GUARDFORLIFE.COM

DUNN GARAGE DOORS, INC.

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- All Family
- Glencannon Resident
- Replacements a Specialty

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Sales / Installation
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.

Our Insurance Carrier has requested the following reminder:

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

Glencannon Homes Association
April 14, 2020
Executive Meeting
Cancelled.

Glencannon Homes Association
April 14, 2020
Monthly Meeting of the Directors
Cancelled.

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 Pond Repairs – Project Status Update

Permit Applications:

- a) Township Grading Permit – a copy of the Stormwater Consistency Letter from the Township Engineer. Harshman will need to follow up with the Township with copies of the approved permits from DEP, WCCD, etc. once they have been obtained. There will be a permit fee to pick up the permit from the Township.
- b) Joint Permit Application (DEP) – The Environmental Due Diligence report has been submitted to DEP supporting clean fill. CP Contracting Company who has an import site in the Finleyville area that would be able to take the dredge material that needs disposed of. Signatures are needed for the FP-001 form for clean fill.
- c) Joint Permit Application (DOA) – DEP will forward the Department of the Army a copy of the info regarding the disposal location and clean fill determination for the project.
- d) NPDES (National Pollutant Discharge Elimination System) Permit – The Stormwater Consistency Letter provided by the Township Engineer has been provided to the WCCD and DEP for review. We are awaiting a response from them.
- e) Chapter 105 Dam Amendment/Authorization Letter & Dam Permit – DEP Comments received for the dam permit have mostly been addressed. The only remaining comment that needs addressed is the finalized revision of the Emergency Action Plan (EAP). The EAP has been submitted to the County & Township for review and signatures. The Township has signed off on the EAP we are waiting to receive a signed copy from the County. Once the County signs off on the EAP, it will be submitted to PEMA and DEP for review and signatures. Once the EAP has received all signatures and has been finalized, a comment response will be provided to DEP addressing their comments.
- f) General Permit 7 (GP-7) – Approved by WCCD.

Miscellaneous:

- a) Once all permits have been obtained, we can start preparing the bid package and bidding the project.
- b) Currently the goal is to aim for construction in the Summer of 2020 assuming all permits have been obtained by then. The dam permit may be a source of delay as it is waiting on a finalized version of the EAP which is still be reviewed by various agencies. It is possible COVID-19 could delay this.
- c) The field behind 101 Hunting Creek Road has been evaluated as a disposal location, and while it can be used to dispose of some of the material after proper preparation, it will not sustain all of it.

Coronavirus Disease 2019 (COVID-19)

Know How it Spreads

- There is currently no vaccine to prevent coronavirus disease 2019 (COVID-19).
- The best way to prevent illness is to avoid being exposed to this virus.
- The virus is thought to spread mainly from person-to-person. Between people who are in close contact with one another (within about 6 feet).
- Through respiratory droplets produced when an infected person coughs or sneezes.
- These droplets can land in the mouths or noses of people who are nearby or possibly be inhaled into the lungs.

Take steps to protect yourself

- Wash your hands often with soap and water for at least 20 seconds especially after you have been in a public place, or after blowing your nose, coughing, or sneezing.
- If soap and water are not readily available, use a hand sanitizer that contains at least 60% alcohol. Cover all surfaces of your hands and rub them together until they feel dry.
- Avoid touching your eyes, nose, and mouth with unwashed hands.
- Avoid close contact with people who are sick
- Put distance between yourself and other people if COVID-19 is spreading in your community. This is especially important for people who are at higher risk of getting very sick.

Take steps to protect others

- Stay home if you are sick, except to get medical care. Learn what to do if you are sick.
- Cover your mouth and nose with a tissue when you cough or sneeze or use the inside of your elbow.
- Throw used tissues in the trash.
- Immediately wash your hands with soap and water for at least 20 seconds. If soap and water are not readily available, clean your hands with a hand sanitizer that contains at least 60% alcohol.
- If you are sick: You should wear a facemask when you are around other people.
- If you are NOT sick: You do not need to wear a facemask unless you are caring for someone who is sick (and they are not able to wear a facemask). Facemasks may be in short supply and they should be saved for caregivers.

Clean and disinfect

- Clean AND disinfect frequently touched surfaces daily. This includes tables, doorknobs, light switches, countertops, handles, desks, phones, keyboards, toilets, faucets, and sinks.
- If surfaces are dirty, clean them: Use detergent or soap and water prior to disinfection.

For more information go to: <https://www.coronavirus.gov/>

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 so pick-up is Tuesday after Memorial Day and Labor Day.

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.

KDT Driver Training

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(Check with your Insurance Company for their requirements)

412 851-9540 or 724 743-4311

Visit our Website: KDTDRIVERTRAINING.Com

Or

KDTDRIVERTRAINING1.Com

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

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.*



Beds and playgrounds are scheduled to be addressed in May. Despite bidding taking place in late January, we've had unforeseen delays; specifically, the Coronavirus pandemic and two contractors backing out.

BULK ITEMS

Due to the pandemic, County Hauling has temporarily suspended the pick-up of bulk items in your garbage. We will post when it is OK to resume placing them at the curb.

County Hauling has also asked us to remind residents that construction waste, televisions, tires and landscape timbers are not permitted to be with your weekly refuse.

Thank You

Pool Opening

At the time of publishing for this newsletter, we are currently under stay-at-home orders with the likely scenario of some businesses opening on a limited basis on May 8th under the "yellow" phase of PA regulations.

We are monitoring the situation and awaiting further details from state officials.

It appears we will need to be under the "green" phase to fully operate so our pool opening may be delayed into June.

Please monitor the web site and pond sign board for details about the pool.

Thank you for your patience.

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



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



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

Please take a moment to review the new recycling guidelines.

Coronavirus can live on different surfaces for several days, please be sure to place trash in the proper receptacles to help the possible spread

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: _____

MAY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Garbage & Recycling	5 Cinco de Mayo	6	7	8	9
10 Mother's Day	11 Garbage	12 Board Meeting CANCELLED!	13	14	15	16
17	18 Garbage & Recycling	19	20	21	22	23 Original Pool Opening, Most Likely Postponed
24	25 Memorial Day	26 Garbage	27	28	29	30
31	1 Garbage & Recycling					