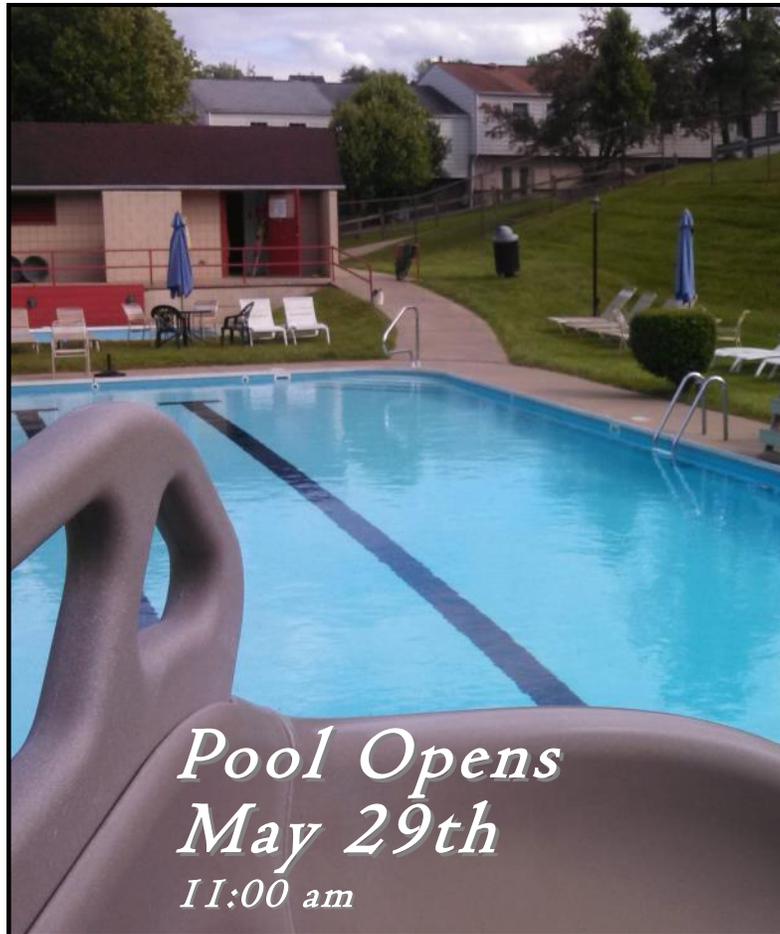


The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

May 2021



*Pool Opens
May 29th
11:00 am*

Back This Year!
Community Yard Sale
(Details Page 4)

In this issue

Resource Page	Page 2
Next Board Meeting	Page 4
Community News	Page 4
Open Board Positions	Page 4
Question of the Month	Page 4
Financials	Page 5
Minutes	Page 7
Advertising Rates	Page 9
Pool News	Page 9
ACC Form	Page 11
Calendar	Page 12

GLENCANNON BOARD OF DIRECTORS

Doug Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Jim Byer

Dave Wheeler

Gretchen Gregorchik



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
-----------------	--------------

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

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 next Monthly Meeting of the Directors
will be Tuesday, May 11th, at 7:00 pm at the pool**

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

Will pool parties be available this summer?

The GHA board has discussed this issue and at the time of printing this newsletter there are still too many cases of Covid-19 in PA.

Pool parties will not be available through the month of June; this will be monitored each month.

There will be no other events like hot dog day and movie night (at least) through the end of June as well.

Community Yard Sale

Will be held on
Saturday, June 26th, 2021

8:00 am to 1:00 pm



Rain Date
Sunday June 27th, 2021

The pool rules are posted on the website and at the pool, please be sure to read them.

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**

On the Glencannon Pond
Thank You

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$66,951	\$-	\$-	\$66,951
Other	\$2,848	\$10,530	\$(30)	\$13,348
Total	\$69,799	\$10,530	\$(30)	\$80,299
Expenditures:				
Recreation Services	\$5,783	\$-	\$-	\$5,783
Commons Maintenance	\$830	\$-	\$-	\$830
Landscaping	\$9,429	\$-	\$-	\$9,429
Garbage Removal	\$15,798	\$-	\$-	\$15,798
Legal Services	\$-	\$-	\$-	\$-
Pond Renovation	\$-	\$-	\$293	\$293
Administrative	\$10,693	\$2,242	\$-	\$12,936
Total	\$42,533	\$2,242	\$293	\$45,068
Excess (Deficit):	\$27,266	\$8,288	\$(323)	\$35,231
Beginning Balance	\$120,240	\$951,685	\$1,058,497	\$2,130,422
Revenue +	\$69,799	\$10,530	\$(30)	\$80,299
Expenditures -	\$(42,533)	\$(2,242)	\$(293)	\$(45,068)
Change in Working Capital	\$9,925	\$-	\$-	\$9,925
Transfers +/-	\$-	\$-	\$-	\$-
Ending Balance	\$157,431	\$959,973	\$1,058,175	\$2,175,579
Bank and Investment Accounts:				
Bank - Checking	\$19,120	\$20,731	\$10,432	\$50,283
Money Market	\$138,311	\$-	\$757	\$139,068
CD's	\$-	\$44,146	\$1,046,986	\$1,091,132
PNC Advisor Investments	\$-	\$895,096	\$-	\$895,096
Total	\$157,431	\$959,973	\$1,058,175	\$2,175,579

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

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

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.



PERSONNEL STAFFERS INC.
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
Office: (724) 941-3340 x1617
Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com

    A member of the franchise system of BHH Affiliates, LLC

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

April 13, 2021

Executive Meeting

ROLL CALL

Terry Creighan – President, Shawn Beard – Vice President, Jim Byer, John Ackerman, Doug Krantz, Gretchen Gregorchik and Dave Wheeler.

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

FINANCIALS

The financial reports were distributed last week and there were no additional questions or clarifications needed. The vote will occur at the next meeting.

COMMONS

The board discussed the status of the landscaping. Cramer Landscaping has started cutting and doing some other things needed in the community. They also discussed the bed contract and the amount submitted by MJ Donas. Mr. Beard made a motion to approve their bid for this year. Mr. Byer seconded the motion. Vote: Mr. Ackerman – yes, Mr. Creighan – yes, Mrs. Gregorchik – yes, Mr. Krantz – yes and Mr. Wheeler – yes.

The board also discussed the signs at the pond that need replaced.

REC

The contract with American Pools was discussed and is finalized. The board also noted that several residents have called asking to book pavilion rentals and afterhours parties. Due to Covid 19 restrictions, the board agreed to wait until the end of June to assess at that time. The three-year electrical inspection and the annual backflow testing will be scheduled. Also, the restoration of the baby pool should start in the next month. The deposit was sent and the time scheduled.

NEW BUSINESS

The officer elections were discussed and nominations gathered:

Mr. Beard nominated Mr. Creighan for president. Mr. Creighan stated he did not want to accept the nomination. Mr. Beard nominated Mr. Krantz for president, Mr. Byer seconded, and Mr. Krantz accepted. The board vote was unanimous via secret ballot with 7 yes votes.

Mr. Creighan nominated Mr. Beard for Vice President and Mr. Byer seconded. Mr. Beard accepted. The board vote was unanimous via secret ballot with 7 yes votes.

Mr. Ackerman nominated Mr. Krantz as ACC Chair and Mr. Byer seconded and Mr. Krantz accepted.

Mr. Creighan asked for nominations for commons chair. No one was interested in the position and the board discussed continuing to share the responsibility as a group. Each board member will continue to cover their designated areas.

Mr. Creighan nominated Mr. Byer for Financial chair and Mr. Krantz seconded. Mr. Byer accepted the nomination.

The monthly pond update from the Harshman CE Group was distributed to the board and discussed. Additional questions to be sent to the Harshman CE Group including details of the dredging, status of the permits and a timeframe to start the bidding process. Discussion also occurred about asking the Harshman CE Group to attend an upcoming meeting to answer any further questions.

The board also discussed common issues on Upper Hunting Creek that was reported by a resident. Two board members who are responsible for that area will look at the areas in question.

The pond sign board was also discussed and the improvements needed.

Meeting adjourned 6:55pm.

Glencannon Homes Association
April 13, 2021
Monthly Meeting of the Directors

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

ROLL CALL

Mr. Krantz – President, Shawn Beard – Vice President, Jim Byer, Terry Creighan, Dave Wheeler, John Ackerman, and Gretchen Gregorchik.

FINANCIALS

Mr. Byer made a motion to approve the financials, Mr. Creighan seconded the motion. Vote: Mr. Ackerman – abstain, Mr. Krantz – yes, Mrs. Gregorchik – yes and Mr. Wheeler - yes and Mr. Beard - Yes.

COMMONS

The board discussed the replacement of the split rail fence along the pool walkway. Multiple companies were contacted, and bids are being gathered. The bids needed for the pavilion resurfacing are also being gathered.

ACC

There were 3 requests which were approved.

OLD BUSINESS

There continues to be two open board positions available.

OPEN DISCUSSION

None

Meeting adjourned at 7:20 pm.

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.



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

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

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

Early Pool Schedule

End of school pool hours
apply until June 3, 2021

Saturday, May 29th	11:00 am to 8:00 pm
Sunday, May 30th	11:00 am to 7:00 pm
Memorial Day	11:00 am to 7:00 pm
Tuesday, June 1st	4:00 pm to 8:00 pm
Wed. June 2nd	4:00 pm to 8:00 pm
Thursday, June 3rd	11:00 am to 7:00 pm
Friday, June 4th	11:00 am to 7:00 pm
Saturday, June 5th	11:00 am to 8:00 pm

Pool News

American Pool management is back for a third year to run our facility.

Residents in good standing will sign in and the gate attendant will check to ensure 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. 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 baby pool will get a new floor surface that will not require painting, a new ceramic tile wall with water ledges, a new pump, and concrete repair and some block repair on the pool building near the baby pool. We hope to have the work done by Memorial Day or shortly thereafter.

Pool hours are slightly changed, it will open at 11:00 am daily and close at 7:00 pm every night except Saturdays, night swims, and shortened school days.

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 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.

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: _____

MAY 2021

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