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



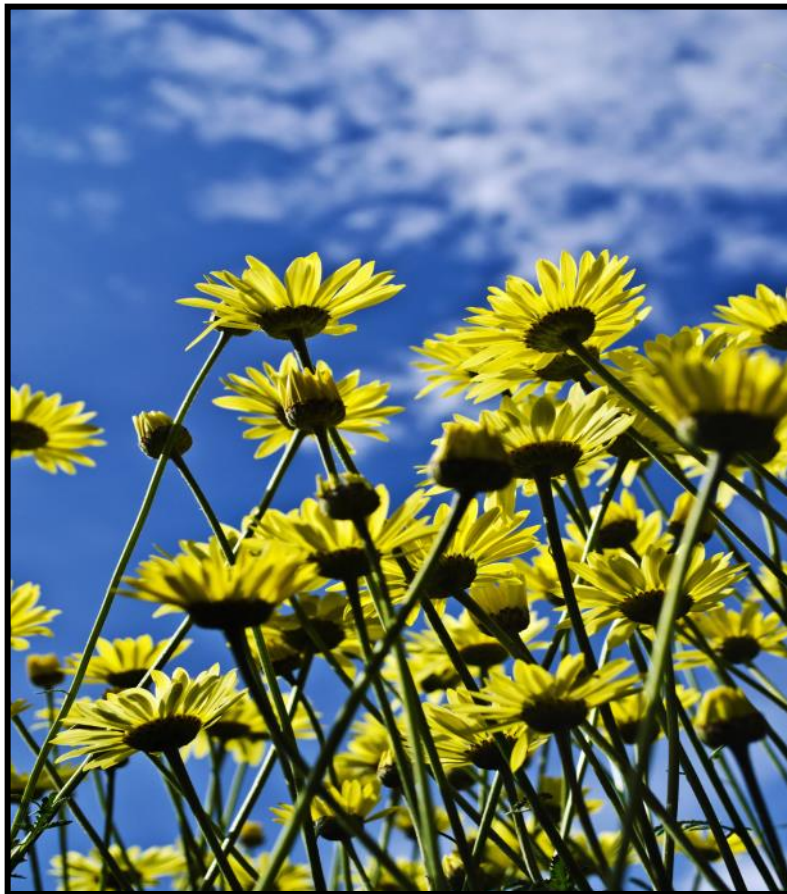
Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

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**May 2022**

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**Pool Opens Memorial  
Day weekend**

**GLENCANNON  
BOARD OF DIRECTORS**

**Douglas Krantz, President  
Shawn Beard, Vice President**

Terry Creighan

John Ackerman

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
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](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.

Condo owners who are selling, are reminded to provide their realtors and buyers the contact information for both their condo and home owners association.

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

**The next Monthly Meeting of the Directors  
will be held on May 10, 2022 at the pool at 7:00 PM  
All residents are invited to attend!**

## COMMON PARKING SPACES ON OLD MEADOW

The spaces next to playground A have been designated for residents while they are visiting the park only. Signs are installed at these spaces.

\*Playground A will be ready for use once the caution tape is taken down.

Any items left in common areas will be removed.

This includes fishing poles, toys and any other personal items.

PA American Water will be starting work on Pheasant Cove on May 2, 2022.

They are replacing the main water line at one of the cul de sacs and will be connecting the lines to Driftwood for more of a circular feed. Please contact PA American Water with any additional questions.

## Food Trucks Starting in June!

\*Olympos Gyro\*  
June 1 from 4pm to 7pm

\*Totopos\*  
June 3 from 5pm to 7pm

\*Southside Barbecue\*  
June 6 from 4pm to 7pm

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.



**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

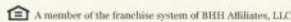


[www.personnelstaffers.com](http://www.personnelstaffers.com)

**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



## 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 March 31, 2022**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 66,544	\$ -	\$ -	\$ 66,544
Other	\$ 1,821	\$ (52,328)	\$ (701)	\$ (51,208)
<b>Total</b>	<b>\$ 68,365</b>	<b>\$ (52,328)</b>	<b>\$ (701)</b>	<b>\$ 15,336</b>
<b>Expenditures:</b>				
Recreation Services	\$ 856	\$ -	\$ -	\$ 856
Commons Maintenance	\$ 6,904	\$ -	\$ -	\$ 6,904
Landscaping	\$ 8,500	\$ -	\$ -	\$ 8,500
Garbage Removal	\$ 16,771	\$ -	\$ -	\$ 16,771
Legal Services	\$ 852	\$ -	\$ -	\$ 852
Pond Renovation	\$ -	\$ -	\$ 4,060	\$ 4,060
Administrative	\$ 13,802	\$ 2,375	\$ -	\$ 16,177
<b>Total</b>	<b>\$ 47,685</b>	<b>\$ 2,375</b>	<b>\$ 4,060</b>	<b>\$ 54,120</b>
<b>Excess (Deficit):</b>	<b>\$ 20,680</b>	<b>\$ (54,703)</b>	<b>\$ (4,761)</b>	<b>\$ (38,784)</b>
<b>Beginning Balance</b>	<b>\$ 150,021</b>	<b>\$ 1,003,230</b>	<b>\$ 1,052,071</b>	<b>\$ 2,205,322</b>
<b>Revenue +</b>	<b>\$ 68,365</b>	<b>\$ (52,328)</b>	<b>\$ (701)</b>	<b>\$ 15,336</b>
<b>Expenditures -</b>	<b>\$ (47,685)</b>	<b>\$ (2,375)</b>	<b>\$ (4,060)</b>	<b>\$ (54,120)</b>
<b>Change in Working Capital</b>	<b>\$ (2,059)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,059)</b>
<b>Transfers +/-</b>	<b>\$ 44,146</b>	<b>\$ (44,146)</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Balance</b>	<b>\$ 212,788</b>	<b>\$ 904,381</b>	<b>\$ 1,047,309</b>	<b>\$ 2,164,479</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 193,664	\$ 20,735	\$ 80	\$ 214,480
Money Market	\$ -	\$ -	\$ 404	\$ 404
CD's	\$ 19,124	\$ -	\$ 1,046,825	\$ 1,065,949
PNC Advisor Investments	\$ -	\$ 883,646	\$ -	\$ 883,646
<b>Total</b>	<b>\$ 212,788</b>	<b>\$ 904,381</b>	<b>\$ 1,047,309</b>	<b>\$ 2,164,479</b>

## 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



# Service Dogs for Veterans Fundraiser Event Saturday, June 4th!

The VFW is raising money to work with our partner, **Guardian Angels Medical Service Dogs**, to provide service dogs to Veterans in need. No Veteran that has received a service dog has ever committed suicide. Our goal this year is to raise enough money for 2 dogs!

## Doors open at 11:30

Open to the public! We are asking for a \$5.00 donation to be a Member for the day. We're also asking current Members for a \$5.00 donation at the door.  
BYOC – Bring your own chair (camp/folding chair)

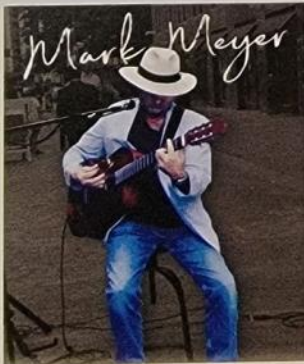
## Live bands all day!!

12-2pm Kelley Jeanne  
2-4pm J Craiger Band  
4-6pm Jasperillo  
6-8pm Mark Meyers  
8-10pm Jordan McLaughlan

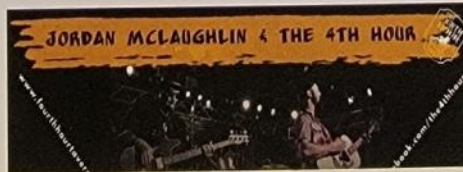


## Please join us:

VFW Post 764  
460 Valleybrook Road  
McMurray, PA 15317



KELLEY JEANNE



50/50 Raffle every 2 hours + Multiple Basket Auctions  
Food and Drinks available for purchase...

# Community Yard Sale

Will be held on  
**Saturday, June 11th, 2022**  
8:00 am to Noon



★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★  
★  
★ Sponsored by  
★  
★ Diana Tatano at  
★  
★ Howard Hanna  
★  
★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

**Rain Date**  
**Sunday June 12th, 2022**

## 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





## Early Pool Schedule

End of school pool hours  
apply until June 2, 2022

Saturday, May 28th	11:00 am to 8:00 pm
Sunday, May 29th	11:00 am to 7:00 pm
Memorial Day	11:00 am to 7:00 pm
Tuesday, May 31st	4:00 pm to 8:00 pm
Wednesday June 1st	4:00 pm to 8:00 pm
Thursday, June 2nd	4:00 pm to 8:00 pm
Friday, June 3rd	Noon to 7:00 pm
Saturday, June 4th	11:00 am to 8:00 pm

## Pool News

American Pool management is back this 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 main pool has been painted and is ready for the 2022 season.

Pool hours are slightly changed, it will open at noon on weekdays, 11:00 AM on weekends, and close at 7:00 pm every night except Saturdays and scheduled Wednesday night swims. As usual, the pool operates on shortened hours while school is open.

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.**



# QUESTIONS OF THE MONTH

## How do I know my property lines?

Please refer to the survey on your property for details of your lines. Glencannon is not responsible for showing property lines.

## Can my neighbor be notified about issues that have occurred?

The GHA office will notify by letter any residents who need to make improvements to their property based on the ACC guidelines. Any neighbor issues outside of ACC will not be addressed. It is always best practice to address issues with your neighbor as they may not be aware of how something is concerning to others. You may contact North Strabane at 724.745.8880 with any building code or safety concerns.

## Why are work trucks being parked on the street or cul de sacs in the neighborhood?

The streets in Glencannon are owned by North Strabane Township and they police and ticket these areas. Please notify the township of these issues. The pool parking lot cannot be used as an alternative. Parking is prohibited on township streets within Glencannon. Residential driveways are not designed to withstand the weight of tri-axle and larger vehicles. Glencannon reserves the right to request residents repair any damage caused by large trucks in an effort to maintain esthetics of the community.



## 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](mailto:pittrecruit@americanpool.com)



**NEW APPLICANTS**  
**TEXT SWIM TO 25000**

**RETURNING GUARDS**  
**SCAN THIS QR CODE**



American Pool Lifeguards  
**GUARD FOR LIFE**

[GUARDFORLIFE.COM](http://GUARDFORLIFE.COM)

A copy of the pool  
rules can be found  
on the website.

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

Please review prior  
to opening day:

May 28, 2022

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



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

# 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 2022

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