

The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

November 2017



**Daylight Saving Time
Ends Sunday Morning
November 5, 2017**

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GLENCANNON BOARD OF DIRECTORS

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

John Ackerman

Alissa Baker

Jim Byer

Sheila Christopher

Phone: (724) 745-4911

e-mail: 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
Fran Toma	724-413-5738

Teen Yard Work

Cody Kusluch	724-678-5640
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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

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

Next Monthly Meeting of the Directors,

Tuesday, November 14, 2017 at **7:00 pm**
(at the Frank Sarris Public Library located at 35 North Jefferson Avenue)
All residents are welcome to attend!

Leaf Collection in North Strabane continues on Wednesdays through the end of November. The collection day is affected by weather and may vary from week to week.

Open Board Positions

The following seats can be filled by the GHA board of directors at the November 14, 2017 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

Now that leaves are being collected by the township, I've seen some people rake their leaves in the street, is this acceptable?

No, North Strabane township requests leaves to be piled at the edge of the property (in the grass).

Piles of leaves in the street creates unnecessary obstacles for motorists causing safety issues.

Can I pay my monthly assessment of \$43 online?

Yes, most banks offer online banking and Glencannon Homes Association can be added to your list of payees? Be sure to use your lot number as the account number.

It is also possible to set up reminders and auto-deductions through most banks.

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 September 30, 2017**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$200,810	\$-	\$-	\$200,810
Other	\$12,305	\$45,182	\$10,119	\$67,607
Total	\$213,115	\$45,182	\$10,119	\$268,417
Expenditures:				
Recreation Services	\$45,103	\$-	\$-	\$45,103
Commons Maintenance	\$5,977	\$-	\$-	\$5,977
Landscaping	\$45,353	\$-	\$-	\$45,353
Garbage Removal	\$36,720	\$-	\$-	\$36,720
Legal Services	\$9,940	\$-	\$-	\$9,940
Pond Renovation	\$-	\$-	\$1,075	\$1,075
Administrative	\$31,336	\$4,309	\$-	\$35,645
Total	\$174,429	\$4,309	\$1,075	\$179,813
Excess (Deficit):	\$38,686	\$40,873	\$9,044	\$88,604
Beginning Balance	\$110,084	\$561,233	\$1,077,552	\$1,748,869
Revenue +	\$213,115	\$45,182	\$10,119	\$268,417
Expenditures -	\$(174,429)	\$(4,309)	\$(1,075)	\$(179,813)
Change in Working Capital	\$20,842	\$-	\$-	\$20,842
Transfers +/-	\$(4,500)	\$4,500		\$-
Ending Balance	\$165,112	\$606,606	\$1,086,597	\$1,858,315
Bank and Investment Accounts:				
Bank - Checking	\$136,366	\$20,717	\$9,000	\$166,083
Money Market	\$28,746	\$-	\$102,293	\$131,038
CD's	\$-	\$44,146	\$972,303	\$1,016,449
PNC Advisor Investments	\$-	\$541,744	\$-	\$541,744
Total	\$165,112	\$606,606	\$1,083,597	\$1,855,315

Recycling Events

The Washington County Planning Commission will host electronics recycling throughout 2017 on the first (sometimes 2nd) Tuesday of the month 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 for your convenience:
November 7th and December 12th.

Most of the electronics are free of charge to dispose, however some restrictions apply.

For more detailed information visit:
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.

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.)

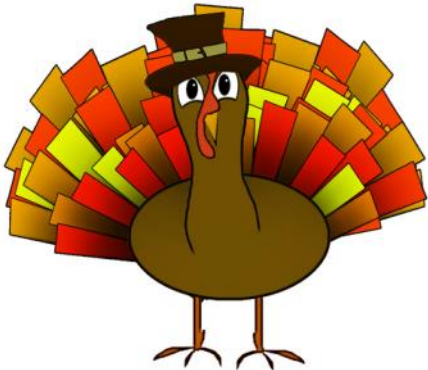
Electronics Disposal

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 Allied Waste Services at :
412-429-2600 to schedule a return pick-up.



Happy Thanksgiving

PERSONNEL
STAFFERS
INC.

Est. 1994

Specializing in Office Staffing

4150 Washington Road, Suite 108
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Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli

hermaine@personnelstaffers.com
marcia@personnelstaffers.com
kris@personnelstaffers.com

Lamppost Alert

There are 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.

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

October 2, 2017

Executive Meeting

Board members present: Terry Creighan – President, Shawn Beard – Vice President, John Ackerman, Jim Byer, Alissa Baker, Sheila Christopher and Ed Frohnaphel, Jr. Rita Manolas and Dave Chirdon not present and excused.

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

FINANCIALS

The financial information for September 2017 was reviewed. The board will vote on financials next week at the regular meeting.

ACC

No requests this month.

REC

The cover was on put on the slide and additional work is being done to winterize the pool area.

COMMONS

The grass is being cut and the leaves are being removed. The landscaping contract was discussed and the proposals for the 2018/2019 season will be sent out to 8 different companies this week.

The pond project was discussed and we are currently in the permitting process with the DEP.

OLD BUSINESS

The lights on Village Drive were discussed as well as the repairs needed for the guard rails on Hunting Creek Road.

The issue with residents using trash cans was discussed. In addition, the board discussed the various rental properties that are not being

maintained and action to address this.

The Directors and Officers and the Liability insurance policies are due for renewal in November. The premiums were discussed for the renewals.

The playground and tennis court project was discussed and the possibility of using a project manager to get that done. The board discussed advertising this in the newsletter in November.

Meeting adjourned at 7:45pm.

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association

October 10, 2017

Monthly meeting of the Directors

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Alyssa Baker and John Ackerman. Jim Byer and Sheila Christopher, not present and excused.

Mr. Creighan called the meeting to order at 7:30 pm.

Vince Eannace from Stelmack, Dobransky & Eannace presented the results of the 2016 Financial Audit. The results of the Audit indicated that all information was accurate and Glencannon maintains a good financial status.

FINANCIALS

The board discussed their financial packets that were distributed over the last week. Mr. Beard made a motion to approve the financials. Mrs. Baker seconded the motion. Vote: Mr. Ackerman - yes, Mr. Creighan – yes.

ACC

No requests this month.

REC

The winterizing of the pool area is almost completed.

COMMONS

The aerator will be taken out soon and will need some minor repairs. The common landscaping areas were discussed and additional work that is needed.

OLD BUSINESS

The landscaping bids were discussed for the 2018/2019 season. A tour was setup for an interested landscaping company and the bid deadline was extended to 10/22/2017.

The board discussed the issue with residents putting their trash out on days other than trash days. A letter was developed for the newsletter that provides a reminder to residents about using trash cans.

The board also discussed looking for a project manager for the community. A letter was also developed for the newsletter to find an interested candidate.

Meeting adjourned at 8pm.

Respectfully submitted by Kimberly Spicer

Reminder:

Only ONE bulk item (couches, refrigerators, furniture, etc.) can be included with your usual weekly refuse.

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

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.*

WANTED

PROJECT MANAGER

Glencannon Homes Association is seeking a volunteer who has experience in Project Management. This person would manage and oversee all aspects of a specified project to ensure it is completed on-time and within budget.

Projects would be community based that are approved by the board; the Project Manager would have overall responsibility for managing scope, cost, schedule, outside vendors, and contractual deliverable. PM will be expected to prepare reports for board members regarding project status.

Example – GHA has a need to refurbish the tennis court; the Project Manager will prepare a project plan and timeline, obtain bids, interact with contractors and oversee the final completion of the project. This position will report directly to the board and appear upon request at monthly meetings.

Interested parties should submit their resume and letter of interest detailing qualifications to Mrs. Kimberly Spicer, P.O. Box 831, McMurray, PA 15317

We are expecting an active two years ahead with the pond project getting underway. The GHA board has an engineering firm to pilot the pond work (with board supervision) however, we are looking for new board members that can help oversee a project manager and improvement projects, experience with: construction, landscaping, painting, paving, management , administration and many others can be helpful.

If you would like to see improvements throughout Glencannon, come to the December meeting and join the GHA board!

The dumpsters at each of the apartment and condo buildings are ONLY to be used by the residents living in those buildings.

Thank you for your cooperation.

Dear Resident,

We are writing to remind all residents of the North Strabane township ordinance, 105 Standards for Storage of Solid Waste, which is inline with the Glencannon Homes Association By-laws. This ordinance **requires** all trash to be stored in trash cans. See below:

North Strabane Township Ordinance 105 Standards for Storage of Solid Waste.

1. The storage of all solid waste shall be practiced so as to prevent the attraction, harborage or breeding of insects or rodents and to eliminate conditions harmful to public health or which create safety hazards, odors, unsightliness or public nuisances.
2. Any person producing municipal waste shall provide a sufficient number of approved containers to store all waste materials generated during periods between regularly scheduled collections and shall place and store all waste materials therein. Solid containers shall be of capacity not less than seven nor more than 32 gallons and shall be watertight with a close-fitting lid and have handles thereon. Every such container shall be maintained in good condition and shall be replaced by such person or responsible occupant of the premises when the same becomes unsanitary or offensive. No such container or trash bag shall be filled so full that the waste material overflows therefrom. Such waste material that is scattered shall not be gathered up by the hauler but shall be the responsibility of the offending person(s) or responsible occupant of the subject dwelling unit. Rubbish in grocery bags, loose piles, wet boxes or containers in excess of 32 gallons or larger drums shall not be picked up.
3. Any person storing municipal waste for collection shall comply with the minimum standards for storage of municipal waste set forth in Title 25, Chapter 285, Subchapter A, or DER regulations for the storage of municipal waste.
4. The placement of solid waste for collection earlier than 24 hours prior to normally scheduled pickup time is hereby prohibited.

Glencannon covenants Article VII

(I) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

For the safety of our neighborhood we ask that residents abide by this. The Board reserves the right to issue a fine to residents who do not comply.

Sincerely,

The Glencannon Homes Association Board of Directors

REQUEST FOR REVIEW FORM
ARCHITECTURAL CONTROL COMMITTEE [ACC]
GLENCANNON HOMES ASSOCIATION

The **sole purpose** of the ACC is to provide **standards and guidelines** for the Residents and the ACC so as to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

CHECK BOX[ES] THAT APPLIES TO YOUR REQUEST:

- Exterior **ANTENNA** provided they are attached to the unit.
- Exterior location of **CENTRAL AIR CODITIONING** unit if not within three [3] feet of current.
- A sketch showing the size, location and elevation of any **DECK, BALCONY, PORCH** or **PATIO**.
- Changes in grade or location of an existing **DRIVEWAY**.
- Height, style, material and distance from property lines of **FENCE**.
- A sketch showing the location of a **LAMP POST** from the property lines and building.
- A sketch showing the location of **OUT DOOR LIGHTING** fixture[s] from the property line and building.
- The height, style, material and distance from property line for **PRIVACY SCREEN**.
- ROOF COVERING** not similar to the one provided by the developer.
- SCREEN & STORM DOORS** do not require approval as long as they abide by unit style.
- UTILITY METERS** are not to be moved or painted with approval.
- UTILITY SHEDS** must be constructed in the same manner, style, and material of the unit.
- SIDING, DOOR, SHUTTERS** and **WINDOW** replacement.
- Painting of **DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM** and **WINDOW TRIM** – approved colors can be obtained by contacting the Secretary or going on line www.glencannonhomes.org to view the Architectural Policy.

NAME: _____ DATE: _____

STREET ADDRESS: _____ LOT NO.: _____

TELEPHONE: _____ EMAIL ADDRESS: _____

OWNER SIGNATURE: _____

ACC RECOMMENDATIONS / COMMENTS: _____

ACC COMMITTEE SIGNATURE: _____ DATE: _____

NOVEMBER 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Garbage	3	4
5 Daylight Saving Time Ends Turn Clocks Back 1 Hour	6	7 Election Day No School Canon-McMillan	8	9 Garbage & Recycling	10	11 Veterans Day
12	13	14 Board Meeting 7:00 pm At the Frank Sarris Public Library	15	16 Garbage	17	18
19	20	21	22	23 Thanksgiving No School Canon-McMillan	24 Garbage & Recycling No School Canon-McMillan	25
26	27 No School Canon-McMillan	28 No School Canon-McMillan	29 Leaf Collection ends this week	30 Garbage		