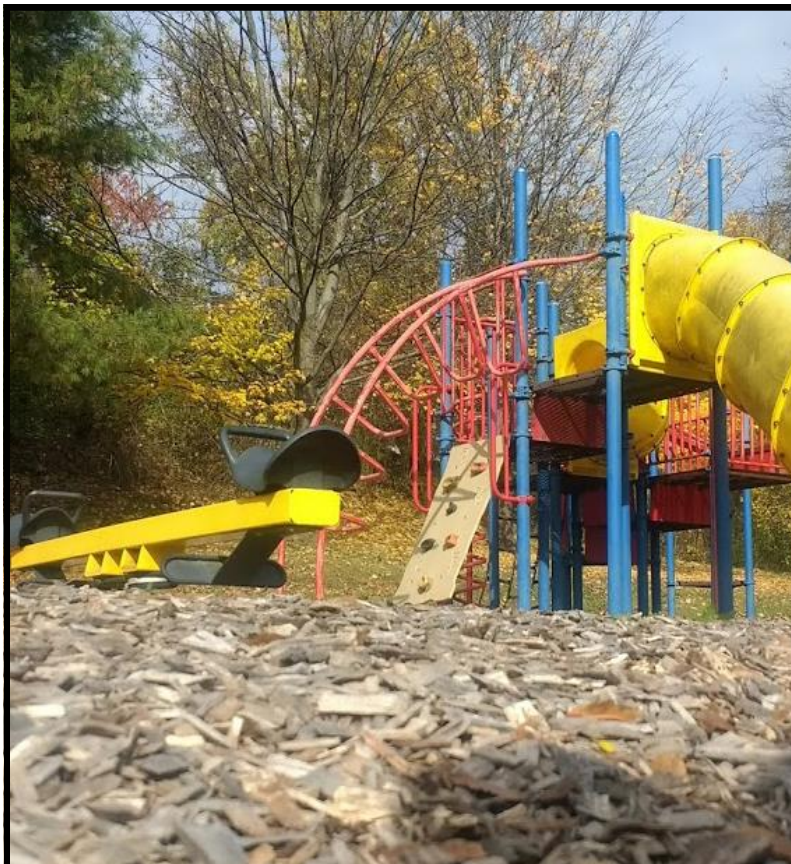


The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

November 2018



**Daylight Saving Time
Ends Sunday Morning
November 4, 2018**

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GLENCANNON BOARD OF DIRECTORS

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

John Ackerman

Jim Byer

Tony Sacco

Douglas Krantz

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

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

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 13, 2018 at **7:00 pm**

(at the Frank Sarris Public Library, 35 North Jefferson Avenue, Canonsburg, PA 15317)

All residents are welcome to attend!

Republic services has requested that plastic bags are NOT included in your recycling container.

Thanks for your attention to this matter.

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 2021

Open category position that expires in March 2019

Townhouse 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.

Is it possible to join the Glencannon Board of Directors without being present at the monthly meeting?

Yes, all you would need to do is submit a letter of interest with relevant details of your residency and contact information. Someone at the meeting will have to second your nomination and the board will vote on the matter.

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.

**Glencannon Homes Association
Financial Report
As of September 30, 2018**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$201,091	\$-	\$-	\$201,091
Other	\$11,337	\$17,444	\$12,212	\$40,993
Total	\$212,428	\$17,444	\$12,212	\$242,084
Expenditures:				
Recreation Services	\$36,423	\$-	\$-	\$36,423
Commons Maintenance	\$10,904	\$-	\$-	\$10,904
Landscaping	\$43,540	\$-	\$-	\$43,540
Garbage Removal	\$36,711	\$-	\$-	\$36,711
Legal Services	\$3,350	\$-	\$-	\$3,350
Pond Renovation	\$-	\$-	\$46,799	\$46,799
Administrative	\$32,707	\$4,665	\$-	\$37,371
Total	\$163,634	\$4,665	\$46,799	\$215,098
Excess (Deficit):	\$48,794	\$12,780	\$(34,588)	\$26,986
Beginning Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Revenue +	\$212,428	\$17,444	\$12,212	\$242,084
Expenditures -	\$(163,634)	\$(4,665)	\$(46,799)	\$(215,098)
Change in Working Capital	\$9,991	\$-	\$-	\$9,991
Transfers +/-	\$(4,500)	\$4,500	\$-	\$-
Ending Balance	\$220,677	\$643,540	\$1,048,392	\$1,912,609
Bank and Investment Accounts:				
Bank - Checking	\$101,568	\$20,721	\$31,676	\$153,964
Money Market	\$119,109	\$-	\$1,813	\$120,923
CD's	\$-	\$44,146	\$1,014,903	\$1,059,049
PNC Advisor Investments	\$-	\$578,673	\$-	\$578,673
Total	\$220,677	\$643,540	\$1,048,392	\$1,912,609

E-Recycling Events

*****New Location*****

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 **Washington Mall in the Parking Lot adjacent to the Toys R Us - 301 Oak Spring Road.**

One left this year: 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 several dates in past years.

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.)

Garbage Container Regulations

This is a reminder to all residents of North Strabane township concerning 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.

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

Summarized, 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.

The placement of solid waste for collection earlier than 24 hours prior to normally scheduled pickup time is hereby prohibited.

Glencannon covenants Article VII

(l) 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.

Thank You,
The Glencannon Homes Association
Board of Directors

glencannon15317@yahoo.com



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.**

Our Insurance Carrier has requested the following reminder:

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

If you have an issue with your garbage collection, please call

Allied Waste Services at :

412-429-2600 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.

www.glencannonhomes.org

**Glencannon Homes Association
October 9, 2018
Executive Meeting**

Board members present: Terry Creighan – President, Jim Byer, Tony Sacco, John Ackerman, Doug Krantz and Shawn Beard.

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

Vince Eannace from Stelmack, Dobransky and Eannace presented the 2017 Audit to the board. Mr. Eannace stated that the financials are good and no changes are needed at this time.

FINANCIALS

The board reviewed and discussed the distributed financials from September 2018.

COMMONS

The tree work was completed by Cherrytree. Mr. Ackerman informed the board he is resigning as Commons Chair.

NEW BUSINESS

The board discussed the Trash Removal contract with Republic/Allied Services which is up for renewal in January 2019. The existing contract was distributed for review as well as the proposal for the new year.

Meeting adjourned at 7:00pm.

Respectfully submitted by Kimberly Spicer



Happy Thanksgiving

**Glencannon Homes Association
October 9, 2018
Monthly Meeting of the Directors**

Board members present: Terry Creighan – President, Jim Byer, John Ackerman, Tony Sacco, Doug Krantz and Shawn Beard..

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

FINANCIALS

Mr. Byer made a motion to approve the financial reports from last month. Mr. Krantz seconded the motion. Vote: Mr. Creighan – yes, Mr. Ackerman – yes, Mr. Sacco – yes, Mr. Beard – yes

COMMONS

There were 25 trees removed by Cherrytree. Additional work that will need addressed was discussed.

POND MANAGEMENT

The monthly update from the Harshman Group was distributed and reviewed by the board. They discussed the needed permit for the work. Mr. Ackerman made a motion to approve the payment. Mr. Beard seconded the motion. Vote: Mr. Krantz – yes, Mr. Creighan – yes, Mr. Sacco – yes, Mr. Byer – yes.

REC

American Pool completed the pool winterizing. The 2019 pool season was discussed and bids for pool management companies are being gathered.

ACC

There were no requests this month.

OLD BUSINESS

There are open board positions available.
No new nominees.

OPEN DISCUSSION

There were 3 residents present:

Resident #1 stated that there are still storm water problems in the area of her home. The board agreed to look into the situation.

Resident #2 brought up to the board that the lights in the pool parking lot need fixed as soon as possible for safety reasons. The board discussed with her they will look into getting the bucket truck from Cramer Landscaping to have them replaced.

Resident #3 discussed the needed repairs in the community including the steps going down to the pond and the pool lights. He also suggested a gazebo for the pond area. The board discussed this with him and would consider it once the pond project is underway.

Meeting adjourned at 7:50 pm.

Respectfully submitted by Kimberly Spicer

**Return to Standard Time
Sunday, November 4th, 2:00 am**



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.*

*****Correction: Our printed version of this page had the wrong date for the meeting, it should read November 13th at the library, 7:00 pm.**

Proposed Development on Property Neighboring Glencannon

The Board of Glencannon Homes Association has been informed about a proposed development of 60-70 acres on the Eddy Farm property located across from the entrance of Indian Ridge on McDowell Lane, which is directly up stream from the Glencannon Pond. They are proposing two developments to be named Scenic Valley:

1.) Presbyterian SeniorCare Network

A Four to five story building with four wings consisting of 190 beds in 125 rooms.

2.) Laurel Landing

Originally planned as a community of 88 patio homes and 35 townhomes, this community will connect **Meadowview Drive to Valleyview Drive** and extend beyond. The concept has since been changed to approximately 51 carriage homes and no patio homes or townhomes. They have narrowed the building contractors down to two possibilities.

The Developers are asking for an easement to tie into a sewage line located beside the pond. Additionally, as part of our watershed most, if not all, storm water would contribute to our pond. They plan to maintain a wooded area along the natural spring area that borders the upper part of Foxchase.

Interested parties are welcome to share any concerns they may have at the next Board Meeting scheduled on **Tuesday, November 13, 2018** at 7:00 PM at the Frank Sarris Canonsburg Public Library. Parking and entrance in the back of the building (by the football stadium).

**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.

**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**

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.



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

Attention Landlords!

You are responsible for informing your tenants the following information

- The monthly payment of \$43 is due the first of the month. Owners have ultimate responsibility, if tenants are asked to pay the dues on their own; fees will be added to the owners account for non-payment.
- Garbage pick-up is on Thursdays and refuse should be on the curb the night before (with the exception of holiday weeks that are pushed back a day).
- The property should be maintained, grass cut, bushes trimmed and toys should not be left for days on end.
- Clean-up after your pets.
- Vehicles are not to be parked on common grounds grassy areas.
- Noise levels should be kept to a minimum

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.

glencannon15317@yahoo.com ◇

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: _____

NOVEMBER 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Garbage	2	3
4 Daylight Saving Time Ends Turn Clocks Back 1 Hour	5	6 Election Day <div style="background-color: black; color: white; padding: 2px; text-align: center;">No School Canon-McMillan</div>	7	8 Garbage & Recycling	9	10
11	12	13 Board Meeting 7:00 pm Frank Sarris Public Library	14	15 Garbage	16	17
18	19	20	21 Seniors Lunch Kings 1:00 pm	22 Thanksgiving Day <div style="background-color: black; color: white; padding: 2px; text-align: center;">No School Canon-McMillan</div>	23 Garbage & Recycling <div style="background-color: black; color: white; padding: 2px; text-align: center;">No School Canon-McMillan</div>	24
25	26 <div style="background-color: black; color: white; padding: 2px; text-align: center;">No School Canon-McMillan</div>	27	28 Leaf Collection ends this week	29 Garbage	30	