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



November 2019

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GLENCANNON

BOARD OF DIRECTORS

Terry Creighan, President

Shawn Beard, Vice President

John Ackerman

Jim Byer

Tony Sacco

Douglas Krantz

Rebecca Ware

Dave Wheeler



*Be sure to check out the newly
refurbished stagecoach at
playground A (Old Meadow Road)*



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
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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
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
Republic 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 12, 2019 at **7:00 pm**, (at the Frank Sarris Public Library,
35 North Jefferson Avenue, Canonsburg, PA 15317, 2nd floor, meeting room 4)

All residents are welcome to attend!

Open Board Position

The following seat can be filled by the GHA board of directors at the next monthly meeting:

Townhouse category position that expires in March 2020

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

Are the swing sets going to be put back up this year?

Yes, the swing sets (all playgrounds) and stage coach at playground A have been undergoing repainting and refurbishment. All of the chains and hardware have been taken down and has been inspected. Some new parts and swings are on order and will be installed when they are delivered.

Reminder!

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.

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.

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.

Return to Standard Time
Sunday, November 3rd, 2:00 am



**Glencannon Homes Association
Financial Report
As of September 30, 2019**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$201,240	\$-	\$-	\$201,240
Other	\$12,598	\$86,087	\$24,367	\$123,052
Total	\$213,838	\$86,087	\$24,367	\$324,292
Expenditures:				
Recreation Services	\$53,047	\$-	\$-	\$53,047
Commons Maintenance	\$28,428	\$-	\$-	\$28,428
Landscaping	\$36,150	\$-	\$-	\$36,150
Garbage Removal	\$52,110	\$-	\$-	\$52,110
Legal Services	\$1,308	\$-	\$-	\$1,308
Pond Renovation	\$-	\$-	\$14,773	\$14,773
Administrative	\$41,188	\$5,392	\$-	\$46,580
Total	\$212,231	\$5,392	\$14,773	\$232,396
Excess (Deficit):	\$1,606	\$80,695	\$9,595	\$91,896
Beginning Balance	\$127,441	\$705,009	\$1,042,985	\$1,875,435
Revenue +	\$213,838	\$86,087	\$24,367	\$324,292
Expenditures -	\$(212,231)	\$(5,392)	\$(14,773)	\$(232,396)
Change in Working Capital	\$11,663	\$-	\$-	\$11,663
Transfers +/-	\$(4,500)	\$4,500	\$-	\$-
Ending Balance	\$136,210	\$790,204	\$1,052,579	\$1,978,993
Bank and Investment Accounts:				
Bank - Checking	\$19,114	\$20,725	\$10,196	\$50,036
Money Market	\$117,095	\$-	\$771	\$117,866
CD's	\$-	\$44,146	\$1,041,612	\$1,085,758
PNC Advisor Investments	\$-	\$725,333	\$-	\$725,333
Total	\$136,210	\$790,204	\$1,052,579	\$1,978,993

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.

Voter Poll Changes:

The precincts in Washington County have been re-drawn.

Although it appears Glencannon residents will still report to the Fire Station on Rt. 19 to vote, your precinct number is most likely changed. Please check the voter polling card that was sent to you or visit:

www.dos.pa.gov for more information

Holiday Trash Pick-Up

The following days push back collection by one day (to Saturdays).

New Year's Day

Memorial Day

July 4th

Labor Day

Thanksgiving Day

Christmas Day

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 Republic 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.

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

**BERKSHIRE
HATHAWAY**
HomeServices



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McMurray, PA 15317
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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

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Glencannon Homes Association

October 8, 2019

Executive Meeting

Board members present: Terry Creighan – President, Doug Krantz, Dave Wheeler, Rebecca Ware, Tony Sacco and John Ackerman. Shawn Beard and Jim Byer not present and excused.

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

FINANCIALS

The board discussed the financial reports. Clarification was provided with the budget consumption. The vote will occur at the regular meeting.

COMMONS

JG Landscaping is finishing the work on the drainage, sidewalk and steps and the final invoice and work was reviewed. The board also discussed the pond inspection reports and the emergency action plan that was done in 2012. The invoices were discussed as well from North Strabane Township as part of the engineering fees.

Cramer Landscaping will be taking care of the tree that is down at playground A.

REC

The pools area is completed and winterized for the year. The parts to repair the grill were purchased as well.

OLD BUSINESS

A particular ACC request was reviewed and issues with the fence that was put up. It is over the height requirement and is made of plywood. The request will be denied and a formal response sent.

NEW BUSINESS

The board discussed a resident request to have

a property maintenance committee and policy to address all of the properties that are in need of improvements or cleaned up. The board discussed a need for a master list of properties to be notified. Several board members will assist in the process. The ACC chair will begin the process.

Two properties were discussed that have been notified multiple times and are still in need of improvement. The board will vote to fine these individuals until the changes are made.

Meeting Adjourned 7:00 pm.

Glencannon Homes Association

October 8, 2019

Monthly Meeting of the Directors

Board members present: Terry Creighan – President, Doug Krantz, Dave Wheeler, Rebecca Ware, Tony Sacco and John Ackerman. Shawn Beard and Jim Byer not present and excused.

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

FINANCIALS

The board discussed the financials from the previous month. Mr. Krantz made a motion to approve the reports and Mrs. Ware seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – Yes, Mr. Wheeler – yes and Mr. Ackerman – abstain.

COMMONS

The board discussed that there is a tree down in playground A. The landscapers were notified and will take care of it. The stair and walkway project with JG Landscaping is being finalized this week. In addition, Cramer Landscaping will begin leaf collection in the community.

REC

The pool house has been winterized by Mr. Miele. American Pools also completed the closure process.

ACC

The ACC Chair discussed the submitted requests. He reported that one request was denied and a response is being developed to be send to the resident.

OLD BUSINESS

There is one Townhouse position and the residents present were informed. No one expressed interest.

NEW BUSINESS

The voting locations were discussed and once it is finalized, information will be posted on the bulletin board.

The board discussed resident requests to have the newsletter delivered electronically. The board discussed that the bylaws state they have to be delivered to each home each month. The newsletters are also posted to

the website. However, other options were discussed about people opting out of the delivery which will be discussed in the future.

OPEN DISCUSSION

A resident was present and stated that she wanted to thank the board for the work that was done on the drainage project behind the pool house. She also expressed that the walkway and stairs looks really good and she appreciated all of the work done.

The board also discussed with her the status of the pond and that the permits are being finalized. The work will begin during the next dry season (most likely July-September 2020).

Another resident was present and stated that he would like to thank the landscapers for clearing the area all around the pool and tennis courts. He stated that it is possible to walk the whole way around the area. He also brought up a tree that needs addressed on Pheasant Cove.

Meeting Adjourned at 7:15pm

Respectfully submitted, Kimberly Spicer

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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.*

Advertise in the Glencannon Newsletter

NEW LOWER RATES!

Ad Size	Ad Fee
Full Page	\$45
Half Page	\$30
Quarter Page	\$20
Business Card	\$15
Line Ads	\$.25 / word

“Camera Ready” content supplied by advertiser, general text ads available for an additional fee

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

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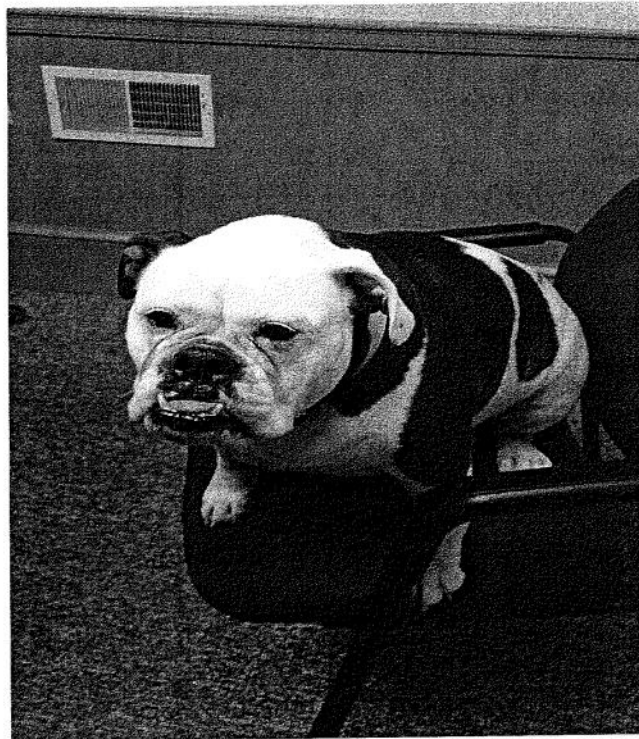
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P.S.
This is
Roxie



When is the last time you reviewed your policy?

Brian Fisher Allstate Insurance
148 WEST PIKE STREET CANONSBURG PA 15317
OFFICE 724-746-4470

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 2019

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