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



Visit our web site: www.glencannonhomes.org

November 2021



**Leaf collection continues
until December 4th
Meeting changes for November**

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**GLENCANNON
BOARD OF DIRECTORS**

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

Terry Creighan
John Ackerman
Jim Byer
Dave Wheeler
Gretchen Gregorchik

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
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

Teen Yard Work

Johnny Ackerman	724-413-2677
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Dog Walking

Jen Marsh	412-216-3060
Jordan Elm	412-432-6580
Leah Kansco	770-773-6897
Janine Dolanch	724-531-0095

**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
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

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 Monthly Meeting of the Directors
will be cancelled for November 2021
Due to the issues related to the Covid 19 Pandemic.**

Multiple attempts were made to secure a location for the winter months. Due to changing business hours and meeting restrictions, it was not possible to secure a location on the second Tuesday of November at 7pm.

If anyone planned to attend the November meeting with specific questions, email them to the office at glencannon15317@yahoo.com.

Check for updates in subsequent newsletters.

Playground A Renovation

The playground off of Old Meadow road is closed as it undergoes a major improvement. It will remain closed until the spring.

All of the equipment (except for the swing sets) will be removed and replaced.

We are also hoping to add a new soft surface in the spring.

For more information including drawings, photos and descriptions can be found at:

www.glencannonhomes.org

Return to Standard Time

Sunday, November 7th, 2:00 am



**Have Questions?
Don't forget about
the website!**

www.glencannonhomes.org
The ACC form, ACC guidelines,
payment stubs and much more can be
found there!
Community Announcements are
posted there as a means of
communication
between newsletters.

Glencannon Homes Association

Financial Report

As of September 30, 2021

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 201,025	\$ -	\$ -	\$ 201,025
Other	\$ 11,246	\$ 48,479	\$ 197	\$ 59,923
Total	\$ 212,271	\$ 48,479	\$ 197	\$ 260,948
Expenditures:				
Recreation Services	\$ 54,638	\$ -	\$ -	\$ 54,638
Commons Maintenance	\$ 44,868	\$ -	\$ -	\$ 44,868
Landscaping	\$ 34,173	\$ -	\$ -	\$ 34,173
Garbage Removal	\$ 47,701	\$ -	\$ -	\$ 47,701
Legal Services	\$ 1,102	\$ -	\$ -	\$ 1,102
Pond Renovation	\$ -	\$ -	\$ 5,001	\$ 5,001
Administrative	\$ 36,721	\$ 6,973	\$ -	\$ 43,694
Total	\$ 219,203	\$ 6,973	\$ 5,001	\$ 231,177
Excess (Deficit):	\$ (6,931)	\$ 41,506	\$ (4,804)	\$ 29,770
Beginning Balance	\$ 120,240	\$ 951,685	\$ 1,058,497	\$ 2,130,422
Revenue +	\$ 212,271	\$ 48,479	\$ 197	\$ 260,948
Expenditures -	\$ (219,203)	\$ (6,973)	\$ (5,001)	\$ (231,177)
Change in Working Capital	\$ (18,829)	\$ -	\$ -	\$ (18,829)
Transfers +/-	\$ 20,000	\$ (22,000)		\$ (2,000.00)
Ending Balance	\$ 114,480	\$ 971,191	\$ 1,053,693	\$ 2,139,364
Bank and Investment Accounts:				
Bank - Checking	\$ 95,358	\$ 20,733	\$ 5,723	\$ 121,814
Money Market	\$ 19,122	\$ -	\$ 1,128	\$ 20,250
CD's	\$ -	\$ 44,146	\$ 1,046,842	\$ 1,090,988
PNC Advisor Investments	\$ -	\$ 906,312	\$ -	\$ 906,312
Total	\$ 114,480	\$ 971,191	\$ 1,053,693	\$ 2,139,364

REMINDER:

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.

Holiday Trash Pick-Up

New Year's Day, The 4th of July, Thanksgiving and Christmas are listed holidays, they take place after our normal collection day.

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.

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.



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Est. 1994


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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.*

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 Executive Meeting - Minutes October 12, 2021

Roll Call

Doug Krantz – President, Shawn Beard – Vice President, Jim Byer, Dave Wheeler and John Ackerman. Gretchen Gregorchik and Terry Creighan was not present and excused.

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

Financials

The financial reports that were distributed last week were discussed. The board discussed several properties that have been notified of potential foreclosure. Plans were discussed to address additional delinquent properties.

Commons

The board discussed the meeting last month with the realtors about the interest in purchasing a portion of the green space on 19. Mr. Beard made a motion to not pursue this with them any further, Mr. Byer seconded the motion. Vote: Mr. Krantz – yes, Mr. Ackerman – abstain and Mr. Wheeler – abstain.

The landscaping contract was discussed and the status of the bids. Mr. Beard made a motion to accept the bid from Cramer with additional changes and expectations to the contract for a total of \$42,500. Mr. Byer seconded the motion. Vote: Mr. Ackerman – yes, Mr. Wheeler – yes and Mr. Krantz – yes.

The Board discussed replacing three lights and adding one more on Hunting Creek. It was decided to table this discussion until it is decided what is to be done with the pond lights. A Board Member is looking into our options regarding the light that is on the ground. We will also be contacting the Contractor to get an estimate on when the part for Hickory Circle should be in stock.

The board also talked about several properties that were notified of repairs or improvements needed. The status of what was done and not done was discussed and additional notification of ACC fines.

New Business

Finding a meeting location for the winter months was discussed and the multiple places that were contacted with no success. The board discussed providing finalized details in the upcoming newsletters.

Mr. Krantz made a motion to adjourn at 7pm and Mr. Beard seconded the motion. Vote: Mr. Wheeler – yes, Mr. Byer – yes and Mr. Ackerman – yes.



Glencannon Homes Association Monthly Meeting of the Directors October 12, 2021

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

Roll Call

Doug Krantz – President, Shawn Beard – Vice President, Jim Byer, Dave Wheeler and John Ackerman. Terry Creighan and Gretchen Gregorchik not present and excused.

Financials

Mr. Byer made a motion to approve the financials. Mr. Beard seconded the motion. Vote: Mr. Ackerman – yes, Mr. Krantz – yes and Mr. Wheeler – yes.

Commons

The renewal of the landscaping contract with Cramer was discussed. In addition, The tree work is nearly completed by Cherrytree. They will return when equipment is repaired as their schedule allows. The update on the lights on Hunting Creek and Hickory Circle was provided.

The update on Playground A was provided: The equipment is being removed and a scrap dealer will be taking the metal pieces this Wednesday. The plastic pieces will be disposed of in the pool dumpster and the contractors may have some room in their own dumpster they are using for the concrete being removed. Additional pricing details were discussed as well.

Rec

A report was provided: the pool has been painted and will be winterized by American Pool in the coming weeks. The pool will have to be re-filled to halfway, but there should be minimal algae in the spring, so the water will be useable. Once all the pool winterizing is done, the building will be winterized. The new baby pool surface requires water to be in the pool over the winter, purchasing a safety cover (like the main pool) will be considered. A new medium duty tarp for the slide is needed as well. We had a few closures at the end of pool season due to lack of staffing, but overall, our lifeguards did a good job this year.

ACC

Three requests were submitted and approved.

Old Business

The open board positions were discussed. The four residents present were not interested.

Open Discussion

A resident was present to discuss issues with a fence on a neighboring property that he believes is over the height requirement. The board agreed to look at it and notify the homeowner.

Another resident was present and discussed the interest in purchasing the common space on 19. She expressed her concerns and that she does not feel it should be a consideration due to environmental issues that would occur. The board discussed that the decision to sell property is a community vote and they could not sell property. They did get the information and voted at the executive meeting to not go any further in the process.

Mr. Byer motioned to adjourn at 7:30pm and Mr. Beard seconded the motion. Vote: Mr. Ackerman – yes, Mr. Krantz – yes and Mr. Wheeler – yes.

Questions of the Month:

Can GHA refer me to a handyman to do repairs at my home?

The association will not recommend any specific handy person. We encourage handy people to contact the office via email if they would like their name and phone number in the newsletter.

What is the process for ordering a resale packet?

Please send a check for \$75 to: GHA PO Box 831 McMurray, PA 15317. Indicate with the check what property it is for and where you would like the packet emailed to. Please order the packet well in advance of closing. GHA has 10 days from the date of receiving the check to send the resale packet. The packet has to be sent to the buyer at least five days prior to closing. We cannot accommodate rush requests or in-person payments.

Our Insurance Carrier has requested the following reminder:

No Fishing, No Swimming, No Boating

At the Glencannon Pond

Thank You



Advertise in the Glencannon Newsletter

Ad Size

Full Page
Half Page
Quarter Page
Business Card
Line Ads

Ad Fee

\$45
\$30
\$20
\$15
\$.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.

Food Truck scheduling for the
spring will begin in January
2022. Please notify the office
of any suggestions or interest.

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.



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.

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.

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



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.

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: _____

NOVEMBER 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Garbage & Recycling	2 Election Day No School Canon-McMillan	3	4	5	6
7 Daylight Saving Time Ends Turn Clocks Back 1 Hour	8 Garbage	9	10	11 Veterans Day	12	13
14	15 Garbage & Recycling	16	17	18	19	20
21	22 Garbage	23	24 2 Hr. Early Dismissal Canon-McMillan	25 Thanksgiving No School Canon-McMillan	26 No School Canon-McMillan	27
28	29 Garbage & Recycling No School Canon-McMillan	30				