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*The*  
**Glencannon**  
Newsletter



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

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October 2017



**Leaf Collection Dates**

(Details Pages 4)

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**GLENCANNON**

**BOARD OF DIRECTORS**

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

John Ackerman

Alissa Baker

Jim Byer

Dave Chirdon

Sheila Christopher

Ed Frohnafel, Jr.

Rita Manolas

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Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

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### 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](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.

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

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

### Next Monthly Meeting of the Directors,

Tuesday, October 10, 2017 at **7:00 pm** (at the pool pavilion)

The monthly meetings will be 7:00 pm until next June.

All residents are welcome to attend!

## Trick-or-Treat

In North Strabane  
will be Tuesday,  
October 31st

from

6:00 pm to 7:30 pm

Leaf Collection in North Strabane starts October 23rd and continues on Wednesdays through the end of November. The collection day is affected by weather and may vary from week to week.

### Resident questions of the month

**My neighbor does not use garbage cans, bags are set by the curb, should GHA residents use a garbage can?**

Yes, GHA's Declaration of Covenants require residents to store refuse in a sanitary container. In addition, the ACC guidelines require refuse to be stored in a container and NOT in the front of the residence; see page 5 for details.

The primary reason to use a container is to prevent animals and rodents from tearing into the bags making a mess and causing potential safety hazards for those walking their dogs.

**My neighbor has been moving out and they have been setting garbage by the curb for almost a week in advance, is this allowed?**

No, garbage is to be placed on the curb the night before garbage pick-up. It would be a good idea to politely remind them of this.

GHA is looking into options for this problem including notification of residents/landlords and fines.

**There is a wooden fence near the apartment building and GHA shed that has some missing and broken panels, what is being done about this?**

GHA recently voted to repair/replace the wooden panels and repaint the fence. The work should be finished by mid November.

**Glencannon Homes Association  
Financial Report  
As of August 31, 2017**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$178,450	\$-	\$-	\$178,450
Other	\$11,060	\$41,678	\$9,570	\$62,308
<b>Total</b>	<b>\$189,510</b>	<b>\$41,678</b>	<b>\$9,570</b>	<b>\$240,758</b>
<b>Expenditures:</b>				
Recreation Services	\$39,636	\$-	\$-	\$39,636
Commons Maintenance	\$5,817	\$-	\$-	\$5,817
Landscaping	\$40,476	\$-	\$-	\$40,476
Garbage Removal	\$32,640	\$-	\$-	\$32,640
Legal Services	\$7,189	\$-	\$-	\$7,189
Pond Renovation	\$-	\$-	\$512	\$512
Administrative	\$28,270	\$4,309	\$-	\$32,579
<b>Total</b>	<b>\$154,028</b>	<b>\$4,309</b>	<b>\$512</b>	<b>\$158,849</b>
<b>Excess (Deficit):</b>	<b>\$35,482</b>	<b>\$37,369</b>	<b>\$9,058</b>	<b>\$81,909</b>
<b>Beginning Balance</b>	<b>\$110,084</b>	<b>\$561,233</b>	<b>\$1,077,552</b>	<b>\$1,748,869</b>
<b>Revenue +</b>	<b>\$189,510</b>	<b>\$41,678</b>	<b>\$9,570</b>	<b>\$240,758</b>
<b>Expenditures -</b>	<b>\$(154,028)</b>	<b>\$(4,309)</b>	<b>\$(512)</b>	<b>\$(158,849)</b>
<b>Change in Working Capital</b>	<b>\$21,900</b>	<b>\$-</b>	<b>\$-</b>	<b>\$21,900</b>
<b>Transfers +/-</b>	<b>\$(4,000)</b>	<b>\$4,000</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$163,465</b>	<b>\$602,602</b>	<b>\$1,086,610</b>	<b>\$1,852,678</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$134,720	\$20,716	\$9,563	\$164,999
Money Market	\$28,745	\$-	\$102,159	\$130,904
CD's	\$-	\$44,146	\$971,888	\$1,016,034
PNC Advisor Investments	\$-	\$537,740	\$-	\$537,740
<b>Total</b>	<b>\$163,465</b>	<b>\$602,602</b>	<b>\$1,083,610</b>	<b>\$1,849,678</b>

## 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: October 3rd, 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](http://www.glencannonhomes.org)**

We will post other events for 2017 as information is available.

## 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 6:00 p.m. the night before collection day**, and should be removed the next day.

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

### NOTICE:

Vehicles without current registration or current inspection 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.**

Our Insurance Carrier has requested the following reminder:

**No Fishing  
No Swimming  
No Boating**

On the Glencannon Pond  
*Thank You*

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.

### 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](http://www.depweb.state.pa.us).

Most Goodwill stores will accept Computers and electronics **however, they discontinued accepting TELEVISIONS.**

Over-sized trucks (including trailers) are **NOT** to be parked on Glencannon commons areas (specifically in the grass) or in commons parking pads.

## **Glencannon Homes Association**

**September 5, 2017**

### **Executive Meeting**

No meeting was held due to a lack of a quorum (five or more board members).

## **Glencannon Homes Association**

**September 12, 2017**

### **Monthly meeting of the Directors**

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Rita Manolas, Ed Frohnaphel, Jr. , Dave Chirdon, Alissa Baker and John Ackerman.

Jim Byer and Sheila Christopher, not present and excused.

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

#### **OPEN DISCUSSION**

A resident was present to discuss the issues with the parking spaces on Hickory Circle. The board discussed the property lines and where the common property is in that area.

#### **FINANCIALS**

The board discussed their financial packets that were distributed over the last week. They discussed the upcoming bills and Ms. Manolas made a motion to accept the financials and Mr. Ackerman seconded the motion. Vote: Ms. Baker – yes, Mr. Beard – yes, Mr. Creighan – yes, Mr. Frohnaphel, Jr. – yes, Mr. Chirdon- abstain.

#### **ACC**

There were 3 requests this month and they were approved. The board also discussed the grass that needs cut on individual property and that the township was notified. North Strabane Township was also contacted regarding the cars in the neighborhood that have an expired inspection sticker.

#### **REC**

The cover is on the pool and the pump room is winterized. Additional winterizing will occur in the next few weeks. A list is being prepared of needed items for the 2018 pool season.

#### **COMMONS**

The board discussed the work being done by Mr. Miele including painting of light poles and wood replacement for the walkway near the pool house; he will also trim small trees and repair the fence near the shed. The fall cleanup is underway with the beds. The details of the landscaping work was discussed and trees that need addressed in the neighborhood.

The cornstalks will be purchased and put up by the HOPE committee. The beds in the neighborhood are also being weeded by the committee and discussion occurred about how to dispose of the weeds. The landscaping contract for 2018/2019 was discussed and proposals will be sent out over the last month for additional bids.

#### **NEW BUSINESS**

The board discussed cars that are parked on common property and destroying the grass. A letter will be sent to the residents regarding this issue. The board also discussed issues with residents putting their trash out and not in trash cans. The bylaws will be reviewed to determine if there is an established rule and if it needs addressed.

#### **OLD BUSINESS**

The board discussed the work that needs done at the rec. area. Bids are being obtained to asphalt the access road and the basketball court this year. Additional work will be done on the tennis court next spring.

The board also discussed that the permit with the DEP is underway and the engineers will be in contact to discuss the work.

Meeting adjourned at 8:10pm

*Respectfully submitted by Kimberly Spicer*

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

Services at :

**412-429-2600** to

schedule a

return pick-up.

## 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**

## Reminder:

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

## 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.***

### *Let's Keep Glencannon Clean*

If you are a walker of our lovely community, we would like to ask you to **Take Along a Bag** (a plastic grocery bag will do) with you on your walk and pick up any trash, papers, bottles, cans, or cups, and especially - **Dog-Poo** - for you dog owners, that you might encounter on your walk. *Pitching in can make a difference to keep our community clean.*





# Advertise in the Glencannon Newsletter!

<b>Ad Size</b>	<b>Ad Fee</b>	<b>Typing Fee</b>
Full page	\$60	\$6
Half page	\$45	\$5
Quarter page	\$30	\$4
Business Card	\$17	\$ —
Line ads		<b>\$ .40 / word</b>

Discounts apply when consecutive ads are placed

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.

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price ad when you purchase 3

Web site ads are available at the following rates:

\$75.00 (for 1 year, on the home page.)

\$95.00 (for 1 year, on all pages.)

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.



Specializing in Office Staffing

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

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 and we have enhanced imaging this year.

**Don't be one of the people that had the police show up at their door with a citation (like last year).**

# Attention Landlords!

**You are responsible for informing your tenants the following information**

- The dues payment of \$43 is due the first of the month and establish which of you will be paying this amount.
- 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

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.**

**Consider Joining  
Where Your Ideas Count**

**H.O.P.E**  
**Helping Other People's Environment**



A Committee comprised of Glencannon Residents  
Following the Golden Rule

**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](http://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: \_\_\_\_\_

# OCTOBER 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5 Garbage	6	7
8	9 Columbus Day	10 Board Meeting 7:00 pm At the pool pavilion	11	12 Garbage & Recycling	13 2 Hour Early Dismissal Canon-McMillan	14
15	16	17	18	19 Garbage	20	21
22	23 Leaf Collection starts this week	24	25	26 Garbage & Recycling	27	28
29	30	31 Halloween  Trick or Treat North Strabane 6:00 - 7:30 pm	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>Daylight saving time ends Sunday, November 5th this year, clocks back 1 hour.</b> </div>			