
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

October 2018



***Leaf collection and
Trick-or-Treat information
(Details page 6)***

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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, October 9, 2018 at **7:00 pm**
(at the Pool Pavilion, top of Driftwood Road)
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 question of the month

Where will the monthly meetings be in the winter months?

The meetings will take place at 7:00 pm the second Tuesday of the month at the Frank Sarris Public Library located at 35 North Jefferson Avenue, Canonsburg, PA 15317;

November through April 2019.

Community Landscaping

We are looking for new ideas and suggestions from the residents on each street. For example, a group from Pheasant Cove will come up with a plan and bring their work to the GHA board of directors. Once we finalize project details, bids/prices will be obtained, final approval will occur and the board will see that it is carried out.

****Update**** A resident has submitted ideas for improvements along Hunting Creek (near Pheasant Cove) and this work is going to be done. Also, some residents in Hickory Circle are developing ideas for improvements.

Talk to your neighbors and submit your names to the office, we will connect individual inquiries to be part of your local group.

**Glencannon Homes Association
Financial Report
As of August 31, 2018**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$178,751	\$-	\$-	\$178,751
Other	\$9,792	\$18,769	\$10,717	\$39,278
Total	\$188,543	\$18,769	\$10,717	\$218,029
Expenditures:				
Recreation Services	\$31,088	\$-	\$-	\$31,088
Commons Maintenance	\$2,381	\$-	\$-	\$2,381
Landscaping	\$38,540	\$-	\$-	\$38,540
Garbage Removal	\$32,630	\$-	\$-	\$32,630
Legal Services	\$3,350	\$-	\$-	\$3,350
Pond Renovation	\$-	\$-	\$45,987	\$45,987
Administrative	\$30,517	\$4,665	\$-	\$35,182
Total	\$138,507	\$4,665	\$45,987	\$189,159
Excess (Deficit):	\$50,036	\$14,104	\$(35,270)	\$28,871
Beginning Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Revenue +	\$188,543	\$18,769	\$10,717	\$218,029
Expenditures -	\$(138,507)	\$(4,665)	\$(45,987)	\$(189,159)
Change in Working Capital	\$10,418	\$-	\$-	\$10,418
Transfers +/-	\$(4,000)	\$4,000	\$-	\$-
Ending Balance	\$222,846	\$644,365	\$1,047,710	\$1,914,921
Bank and Investment Accounts:				
Bank - Checking	\$103,739	\$20,720	\$32,488	\$156,948
Money Market	\$119,107	\$-	\$58	\$119,165
CD's	\$-	\$44,146	\$1,015,164	\$1,059,310
PNC Advisor Investments	\$-	\$579,498	\$-	\$579,498
Total	\$222,846	\$644,365	\$1,047,710	\$1,914,921

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.)

Trick-or-Treat

In North Strabane
will be Wednesday,
October 31st



from



6:00 pm to 8:00 pm

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.

Leaf Collection in North Strabane starts October 22nd and continues on Wednesdays through the end of November. The collection day is affected by weather and may vary from week to week.

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.

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Est. 1984

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www.glencannonhomes.org

**Glencannon Homes Association
September 11, 2018
Executive Meeting**

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

Doug Krantz and Shawn Beard not present and excused.

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

The board reviewed the financial reports that were distributed last week. Vince Eannace will be present at the October meeting with the 2017 audit review. The budget consumption was discussed for the various accounts.

COMMONS

Cherrytree has completed much of the tree work. The commons chair will meet with them to make sure everything is done.

The lights inside the pool grounds were fixed. The landscapers will be billed for the repair of the one they damaged.

POND MANAGEMENT

An update from Shawn Mooney from the Harshman Group was distributed. The board discussed the community meeting to discuss the progress with the pond project. The meeting was originally discussed for October. Mr. Creighan made a motion to wait until the spring when more information can be provided. Mr. Byer seconded the motion. Vote: Mr. Ackerman – No, Mr. Sacco – Abstain.

REC

The board discussed the issues that have occurred at the pool including staffing and

daily maintenance. Changes needed for the 2019 summer were discussed.

NEW BUSINESS

The board discussed a particular property that has needed repairs. A second letter will be sent to the resident.

Meeting adjourned at 7:00 pm.

Respectfully submitted by Kimberly Spicer

**Glencannon Homes Association
September 11, 2018
Monthly Meeting of the Directors**

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

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

FINANCIALS

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

COMMONS

The board discussed the progress made by the landscapers. There are minimal issues this month with the work.

There is a volunteer interested in doing the bed on Pheasant Cove. The details of the work were discussed and the total cost will be obtained.

ACC

There were no requests this month.

OLD BUSINESS

There are open board positions available.
No new nominees.

OPEN DISCUSSION

There were 4 residents present:

Resident #1 stated that the board and community should be doing more for the trees, bushes and flowers in the neighborhood. She stated that there needs to be more care for these items. She also discussed the work she would like done with the bed on Pheasant Cove. The cost and plans will be discussed and finalized with the board.

Resident #2 discussed the drain pipe that goes from the pond and carries water. She discussed with the board that she thinks it needs repaired. The board said they would look into it.

Resident #3 discussed the needed repairs in the community including the steps going down to the pond. The board discussed that this has been in the plans for improvement. Bids and the scope of work is needed to start the project.

Resident #4 discussed her concerns with the condition of the pool this summer. She discussed issues with the lifeguards and also the cleanliness of the pool and the chairs. The board informed her that changes and improvements are starting for next summer.

Meeting adjourned at 8:00pm.

Respectfully submitted by Kimberly Spicer

*A long time resident of
Glencannon is starting
a social group for
senior citizens in the
neighborhood!
The group will meet at
Kings on the 3rd
Wednesday of each
month at 1:00 pm.*

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.***

Here's what you can do to help!

Sort Smarter

Know what can **ALWAYS** be placed in your recycling container.



✓ PLASTICS



✓ METAL CANS, ALUMINUM FOIL,
ALUMINUM FOIL PANS



✓ CARDBOARD & PAPER



✓ PAPER CONTAINERS
AND CARTONS

Be sure your recyclables are
EMPTY, CLEAN and **DRY**
before placing them
in your recycling container.



Empty.



Clean.



Dry.

One dirty item can contaminate
thousands of pounds of collected
materials. Make sure your items
are empty, clean and dry before
placing them into recycling
containers.

These items should **NEVER** be placed in your recycling container.

Aerosol Cans
Appliances
Batteries
Bubble Wrap
Christmas Lights

Coat Hangers
Electrical Cords
Food Waste
Garden Hoses
Plastic Grocery Bags

Sports Equipment
Stuffed Animals
Styrofoam
Syringes
Razor Blades

Tires
Wood
Yard Waste

When in doubt, throw it out.



We'll handle it from here.®

**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.

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.*



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

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

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: _____

OCTOBER 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4 Garbage	5	6
7	8 Columbus Day	9 Board Meeting 7:00 pm Pool Pavilion	10	11 Garbage & Recycling	12 2 Hr. early dismissal Canon-McMillan	13
14	15	16	17	18 Garbage	19	20
21	22 Leaf Collection starts this week	23	24	25 Garbage & Recycling	26	27
28	29	30	31 Halloween Trick or Treat North Strabane 6:00 - 8:00 pm	Daylight saving time ends Sunday, November 4th this year, clocks back 1 hour.		