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



October 2019



***Leaf collection and
Trick-or-Treat information***
(Details page 4)

In this issue

Resource Page	Page 2
Next Board Meeting	Page 4
Community News	Page 4
Board Position Available	Page 4
Question of the Month	Page 4
Financials	Page 5
Minutes	Page 7
Dog Laws and Advice	Page 9
Advertising Rates	Page 9
Pond Update	Page 10
ACC Form	Page 11
Calendar	Page 12

GLENCANNON

BOARD OF DIRECTORS

Terry Creighan, President

Shawn Beard, Vice President

John Ackerman

Jim Byer

Tony Sacco

Douglas Krantz

Rebecca Ware

Dave Wheeler



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
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, October 8, 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 questions of the month

My father was chased by two large dogs, can you elaborate on dog owner responsibilities and the possible legal issues?

Plain and simple, if you see a large dog loose and running free (even if it's well away from you), call the police because someone can be injured.

Those with aggressive dogs are 100% responsible for the actions and damage caused by the dog(s).

We've had an increased number of reported incidents and some of those cases have ended up in court with hefty fines and awarded damages to the people harmed.

Trick-or-Treat

In North Strabane
will be Thursday,
October 31st



from



6:00 pm to 8:00 pm

Leaf Collection in North Strabane starts October 21st and 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 August 31, 2019**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$178,880	\$-	\$-	\$178,880
Other	\$10,906	\$80,854	\$24,031	\$115,791
Total	\$189,786	\$80,854	\$24,031	\$294,671
Expenditures:				
Recreation Services	\$51,580	\$-	\$-	\$51,580
Commons Maintenance	\$14,838	\$-	\$-	\$14,838
Landscaping	\$36,150	\$-	\$-	\$36,150
Garbage Removal	\$42,261	\$-	\$-	\$42,261
Legal Services	\$989	\$-	\$-	\$989
Pond Renovation	\$-	\$-	\$15,776	\$15,776
Administrative	\$38,661	\$5,392	\$-	\$44,053
Total	\$184,480	\$5,392	\$15,776	\$205,648
Excess (Deficit):	\$5,307	\$75,462	\$8,255	\$89,023
Beginning Balance	\$127,441	\$705,009	\$1,042,985	\$1,875,435
Revenue +	\$189,786	\$80,854	\$24,031	\$294,671
Expenditures -	\$(184,480)	\$(5,392)	\$(15,776)	\$(205,648)
Change in Working Capital	\$15,485	\$-	\$-	\$15,485
Transfers +/-	\$(4,000)	\$4,000	\$-	\$-
Ending Balance	\$144,233	\$784,471	\$1,051,239	\$1,979,943
Bank and Investment Accounts:				
Bank - Checking	\$20,507	\$20,725	\$9,192	\$50,424
Money Market	\$123,726	\$-	\$3,903	\$127,629
CD's	\$-	\$44,146	\$1,038,144	\$1,082,290
PNC Advisor Investments	\$-	\$719,600	\$-	\$719,600
Total	\$144,233	\$784,471	\$1,051,239	\$1,979,943

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



Deborah A Panza
REALTOR®

The Preferred Realty
4215 Washington Rd
McMurray, PA 15317
Office: (724) 941-3340 x1617
Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com



A member of the franchise system of BHH Affiliates, LLC

DUNN GARAGE DOORS, INC.

PA Home Improvement
Contractor Registration #PA020557

658 Fruitwood Drive
Bethel Park, PA 15102

- Garage Doors, Entry Doors,
- Electric Openers
- Over 40 Years
- All Family
- Glencannon Resident
- Replacements a Specialty

Vincent P. Dunn,
Sales / Installation
dunngaragedoors.com

724-825-7630
412-279-0551

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

**PERSONNEL
STAFFERS
INC.**
Est. 1994

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

Glencannon Homes Association

September 10, 2019

Executive Meeting

Board members present: Terry Creighan – President, Shawn Beard - Vice-President, Doug Krantz, Dave Wheeler, Rebecca Ware, Jim Byer, Tony Sacco and John Ackerman.

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

FINANCIALS

The board discussed the financial information that was distributed for August 2019. Further clarification was discussed for the budget consumption.

COMMONS

JG Landscaping is finishing the work on the drainage, sidewalk and steps that lead to the pond this week. The board will walk through the area to make sure there are no issues before approving final payment. The fencing in the area was discussed and the timeframe for that job.

The bed project was discussed and there is still some things that need done. Cramer Landscaping will be notified of this and some other things that need done in the community.

The playground maintenance and repair was discussed and getting some of the painting done. Two more bids are needed for the additional work in these areas.

REC

American Pools will be putting the cover on the pool soon. The pool house will be winterized by Mr. Miele in the coming weeks. Several small items need to be purchased for the summer of 2020.

ACC

Another property was discussed and the need for fence repair and asphalt work. This homeowner was notified and informed that the work needs done in 30 days.

NEW BUSINESS

The board discussed choosing a candidate to deliver the newsletter each month. The people that submitted interested were discussed and considered. Mr. Byer made a motion for Ben Ware to do the delivery on a permanent basis. Mr. Wheeler seconded the motion. Vote: Mr. Creighan – yes, Mr. Beard – yes, Mr. Sacco – yes, Mr. Ackerman – yes, Mrs. Ware abstained.

Meeting Adjourned at 6:50 pm.

Glencannon Homes Association

September 10, 2019

Monthly Meeting of the Directors

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Tony Sacco, Doug Krantz, Dave Wheeler, John Ackerman, Rebecca Ware and Jim Byer

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

FINANCIALS

Mr. Byer made a motion to approve the financials reports that were discussed in the executive meeting. Mr. Beard seconded the motion. Mr. Creighan – yes, Mrs. Ware – yes, Mr. Sacco – yes, Mr. Krantz – yes, Mr. Wheeler – yes, Mr. Ackerman – yes.

COMMONS

The pond update was discussed. The permits are being finalized and the time frame to start the work was discussed. The work will begin at the next dry season as long as the permits are completed.

Cramer Landscaping is continuing to do their routine work and also addressed all of the high grass at the pond. The board will continue to monitor.

REC

The board discussed the closing of the pool and the successful summer with American Pools.

ACC

The ACC chair reported that he is making continued progress getting the updated paint colors for the ACC guidelines. He has used the palette with Pittsburgh Paints and matched it with the homes. Once he is done with Pittsburgh Paints, he will then move on to Sherwin Williams paint colors. A second person will verify these colors as well. He also revised the wording on the ACC guidelines. The board discussed the issues with door colors on multiple streets and people that need to have their houses painted.

NEW BUSINESS

A member of the board discussed that the voting precincts were separated. He let everyone know

that the place for the residents in Glencannon to vote in November has not been determined yet. He said that once it is decided, he will post that information on the bulletin board or in the newsletter.

OPEN DISCUSSION

A resident was present and discussed the issues in Hickory Circle and people not maintaining their properties. The board discussed the particular addresses that need notified about cutting the grass and removing high weeds in their yard. In addition, this resident and various others discussed another property that needs power washed or painted as soon as possible. Further discussion occurred regarding trees on private property that have roots that may cause issues in the future. The board discussed that they will intervene on tree removal on private property only if the tree is dead and is a safety issue.

Meeting adjourned 7:30pm

Respectfully submitted, Kimberly Spicer

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.

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 should be removed the next day.

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.*



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.*

Top 5 reasons to have your dog on a leash

1 . Setting a good example :

If someone sees your well behaved dog off a leash in the neighborhood , they may think it's okay for their dog too; inappropriately trained dogs running loose aren't good for anyone. As good pet owners we should keep our dogs under constant control.

2 . Protecting your dog :

Some people just don't know how to read a dog's body language; they may mace your dog in the face in an attempt to protect themselves. The leash is there to protect your dog from the world as much as it's there to protect the world from your dog.

3 . Liability :

You are liable for your dog's actions. Bad things can happen if your dog is running loose. A court may feel letting your dog off leash shows a reckless lack of concern for those around you. If something goes wrong , you could find yourself in a lot of hot water.

4 . Irresistible , Unpredictable Temptations :

You might take your dog off leash 1,000 times without a problem and you can't predict which temptation might be their undoing.

5 . IT'S THE LAW TO HAVE YOUR DOG UNDER CONTROL AT ALL TIMES :

Leash-less slackers meet Dog Catchers. Breaking this law might not seem like a big deal until you have to explain why an animal control or a police car is sitting in front of your house.

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

**NEW LOWER
RATES!**

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



TOWN VIEW

Health & Rehabilitation Center

SPECIALIZING IN CARDIAC & REHAB

HIGHMARK RANKING 2018

Competitive Ranking		
Geography	Total	Your Place
All Pennsylvania:	199	27
Micro-Market:	9	1

300 BARR STREET | CANONSBURG, PA 15317
724.746.5040

Glencannon Pond Repairs – Project Status Update

Permit Applications:

- a) Township Grading Permit – We have received comments back from the Township regarding the grading permit. Most of the comments have been addressed already, but North Strabane does want us to camera the existing pipes for the primary spillway and the emergency spillway and provide the video to show that the existing pipes are not in need of repairs. As approved by the board, a contractor has been contacted to aid the pipe cleaning company in accessing the spillway to camera the line. We are currently waiting for them to get back to us to set up a date for the work to be completed.
- b) Joint Permit Application –Pending DEP review.
- c) NPDES (National Pollutant Discharge Elimination System) Permit – DEP is requesting a stormwater consistency letter from the Township. We will be obtaining this upon completion of the Township’s review of the grading permit and the video inspections of the primary spillway pipe.
- d) Chapter 105 Dam Amendment/Authorization Letter & Dam Permit – DEP Comments recently received for the dam permit will be addressed. One of the more notable comments asks for a revised Emergency Action Plan (EAP), stating that the EAP should be revised every 5 years and the last revision on record is from 2011. If the board has an updated EAP, please send us a copy to be submitted to DEP. If not, then we could prepare one should the board desire us to. Additionally, DEP has asked for a copy of the O&M Plan for the dam as well. Please send us a copy if possible.
- e) General Permit 7 (GP-7) – Approved by WCCD.

Miscellaneous:

- a.) The GHA board has voted to proceed with this work during the first dry season (July - October) as soon as all of the permits and bids are finished.

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 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
					Garbage	
6	7	8	9	10	11	12
		Board Meeting 7:00 pm Frank Sarris Library			Garbage & Recycling	
13	14	15	16	17	18	19
	Columbus Day				Garbage	
20	21	22	23	24	25	26
			Leaf Collection Starts This Week		Garbage & Recycling	
27	28	29	30	31		
				Halloween Trick or Treat 6:00 - 8:00 pm		