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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 2023



**Trick or Treating  
in North Strabane Township  
October 31, 2023**

News this month:

- Zoning Hearing 10/4
- Leaf Removal

### **GLENCANNON BOARD OF DIRECTORS**

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

Terry Creighan  
Dave Wheeler  
Gretchen Gregorchik  
Patrick Hogan  
Rebecca Lopez  
Jay Ware

Phone: (724) 745-4911

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



# Glencannon

## Resource Page

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### 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

### Yard Work, Snow and Leaf Removal

Kyle Blystone 724-263-9943

Tyler Kempay 724-705-5396

### Dog Walking

Leah Kansco 770-773-6897

Janine Dolanch 724-531-0095

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.**

### 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](mailto: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.

Condo owners who are selling, are reminded to provide their realtors and buyers the contact information for both their condo and homeowners association.

## 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

**The next Monthly Meeting of the Directors will be held on  
October 10, 2023 at the pool pavilion at 7:00 PM**

**All residents are welcome to attend!**

**Any meeting changes will be posted on the website: [Glencannonhomes.org](http://Glencannonhomes.org)**

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.

The ACC Policy is being updated with additional information and details of the ACC fine to be enforced.

The finalized policy will be posted on the website and in future newsletters.

## Trick-or-Treat

In North Strabane  
will be Tuesday, October 31st  
from  
6:00 PM to 8:00 PM





**Glencannon Homes Association**

**Financial Report**

**As of August 31, 2023**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 179,534	\$ -	\$ -	\$ 179,534
Other	\$ 9,901	\$ 68,599	\$ 7,093	\$ 85,592
<b>Total</b>	<b>\$ 189,435</b>	<b>\$ 68,599</b>	<b>\$ 7,093</b>	<b>\$ 265,126</b>
<b>Expenditures:</b>				
Recreation Services	\$ 59,751	\$ -	\$ -	\$ 59,751
Commons Maintenance	\$ 3,773	\$ -	\$ -	\$ 3,773
Landscaping	\$ 28,156	\$ -	\$ -	\$ 28,156
Garbage Removal	\$ 44,964	\$ -	\$ -	\$ 44,964
Legal Services	\$ 731	\$ -	\$ -	\$ 731
Pond Renovation	\$ -	\$ -	\$ 843,003	\$ 843,003
Administrative	\$ 30,809	\$ 6,356	\$ -	\$ 37,164
<b>Total</b>	<b>\$ 168,184</b>	<b>\$ 6,356</b>	<b>\$ 843,003</b>	<b>\$ 1,017,542</b>
<b>Excess (Deficit):</b>	<b>\$ 21,251</b>	<b>\$ 62,243</b>	<b>\$ (835,910)</b>	<b>\$ (752,416)</b>
<b>Bank and Investment Accounts:</b>				
Beginning Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Revenue +	\$ 189,435	\$ 68,599	\$ 7,093	\$ 265,126
Expenditures -	\$ (168,184)	\$ (6,356)	\$ (843,003)	\$ (1,017,542)
Change in Working Capital	\$ (16,174)	\$ -	\$ -	\$ (16,174)
Transfers +/-	\$ (60,000)	\$ -	\$ 60,000	\$ -
<b>Ending Balance</b>	<b>\$ 123,939</b>	<b>\$ 865,907</b>	<b>\$ 263,825</b>	<b>\$ 1,253,671</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 70,317	\$ 20,748	\$ 64,071	\$ 155,136
Money Market	\$ 53,622	\$ -	\$ 0	\$ 53,622
CD's	\$ -	\$ -	\$ 199,754	\$ 199,754
PNC Advisor Investments	\$ -	\$ 845,158	\$ -	\$ 845,158
<b>Total</b>	<b>\$ 123,939</b>	<b>\$ 865,907</b>	<b>\$ 263,825</b>	<b>\$ 1,253,671</b>

## REMINDER:

**All trash has to be put in cans  
at all times.**

**Trash cans are not to be put out  
prior to 6pm on Sundays.**

**Trash cans are to be taken in on  
trash day after collection.**

**Please make sure your  
Light post is working.**

**Failure to do so could result  
in an ACC fine.**



## ***Reminder***

Submitting payment for dues and resale certificates can only be done via US mail. There is no option for in person payments.

Glencannon does not take credit card payments.

**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 regarding recycling requirements.

Parking on common area grass is prohibited.

Please be mindful of tire placement and avoid being an obstacle for the landscapers.

## **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.

# QUESTIONS OF THE MONTH

## **What is being done about properties in need of maintenance?**

All property owners are notified if they need improvements or maintenance to their property. They are given a timeframe to address these issues. If these issues are not addressed, a fine is assessed on the property. Long term issues result in court enforcement.

## **What is being done about parking on common property?**

Any car that is parked on common property will be provided a notice to remove. Continued notice or ignoring a notice will result in a fine and potential tow.

## **Can I ride my ATV in Glencannon?**

No. Riding ATV's on common grass areas is prohibited. All issues with noise can be reported to North Strabane Police department to address.

## **What is being done about trees that need trimmed or removed in common areas?**

The tree project for 2023 is completed. The board will continue to maintain a list for the new project in 2024. Please notify the office if there are trees that need addressed for consideration next year.

## **What if I am behind on my dues?**

Please contact the office to discuss a payment arrangement.



NORTH STRABANE TOWNSHIP  
**ZONING HEARING BOARD**

1929 Route 519  
Canonsburg, PA 15317

September 20, 2023

To Whom It Concerns;

Please be advised of a North Strabane Township Zoning Hearing Board meeting on **October 4, 2023**. Application was made by Giant Eagle, Inc. of 101 Kappa Drive, Pittsburgh PA 15238. Applicant wishes to receive variances related to the minimum required loading zones and parking spot setbacks set forth in the Off Street Parking Requirements of the Township Zoning Ordinance.

The hearing will be held at the Township Municipal Building, located at 1929 Route 519, Canonsburg, PA.

**TIME: 7:00 P.M.**

All residents within 300 feet of the properties involved will be sent physical notification. All township residents are invited to attend the hearing and present testimony if they so desire. The application and all of the accompanying submissions are available for review in the planning office and available via email. This meeting is open to the public. Please email the Zoning Officer Anthony Asciolla ([aasciolla@northstrabanetwp.com](mailto:aasciolla@northstrabanetwp.com)) or call the office at (724) 745-8880 for more information.

Sincerely,



Anthony Asciolla, Zoning Officer

Phone: (724) 745-8880 – Fax: (724) 745-8935 – Email: [Planning@northstrabanetwp.com](mailto:Planning@northstrabanetwp.com)

**Glencannon Homes Association  
Executive Meeting - Minutes  
September 12, 2023**

There was no meeting due to a lack of a quorum.  
Per the by-laws, a quorum for a monthly meeting of the directors is over 50% (5 needed).

**Glencannon Homes Association  
Monthly Meeting of the Directors  
September 12, 2023**

There was no meeting due to a lack of a quorum.  
Per the by-laws, a quorum for a monthly meeting of the directors is over 50% (5 needed).



*Invested in **Your** Success:*  
*Glencannon's Realtor Who Calls This Neighborhood Home!*

## **DAVE NEIDERMEYER**

Searching for your dream home in Glencannon or a nearby community?

Selling your property in the area? Look no further!

As a Realtor with the #1 Real Estate Company in Washington County,

I have the expertise and dedication to help you buy or sell with ease.

Contact me now to make your real estate goals a reality.

*I want the best for you because I live here too!!!!*

### **GLENCANNON RESIDENTS:**

#### **FREE COMPARABLE MARKET REVIEW OF YOUR HOME**

This flyer entitles you to a FREE Comparable Market Analysis of your property. Just contact ME today for more information.



### **REALTYONEGROUP** GOLD STANDARD

"From first conversation of what I was looking for all the way to the signing, Dave was on top of everything. This market can be frustrating but with Dave's help it was painless. His knowledge, patience and professionalism were welcoming and made the process as quick and easy as I could ask." ~ J. Mayerchak

#### **Dave Neidermeyer, Realtor**

Realty ONE Group Gold Standard  
375 Valley Brook Road, McMurray, PA 15317  
Office: (724) 941-1427 Mobile: (724) 469-1582  
Email: [dave@goldstandardpittsburgh.com](mailto:dave@goldstandardpittsburgh.com)  
License#: RS344715

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://www.glencannonhomes.org)

Any changes with Trick or Treating including times or cancellations due to weather, will be determined by North Strabane Township. Any questions about these things please contact the Township or visit their website.

Please remember to avoid putting collected leaves on the street.



**TJM Tree Service**



**Glencannon Residents get 10% off!**


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Direct: (412) 877-0064  
dpanza@TPRSold.com  
deborahpanza.ThePreferredRealty.com



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www.glencannonhomes.org



# **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 <b>ANTENNA</b> provided they are attached to the unit.
<input type="checkbox"/>	Exterior location of <b>CENTRAL AIR CODITIONING</b> unit if <u>not</u> within three [3] feet of current.
<input type="checkbox"/>	A sketch showing the size, location and elevation of any <b>DECK, BALCONY, PORCH</b> or <b>PATIO</b> . *Note: <b>Decks</b> require township approval after GHA approval.
<input type="checkbox"/>	Changes in grade or location of an existing <b>DRIVEWAY</b> .
<input type="checkbox"/>	Height, style, material and distance from property lines of <b>FENCE/PRIVACY SCREEN</b> .
<input type="checkbox"/>	A sketch showing the location of a <b>LAMP POST</b> from the property lines and building.
<input type="checkbox"/>	A sketch showing location of <b>OUTDOOR LIGHTING</b> fixture(s) from the property line/building.
<input type="checkbox"/>	<b>ROOF COVERING</b> not similar to the one provided by the developer.
<input type="checkbox"/>	<b>UTILITY SHEDS</b> must be constructed in the same manner, style, and material of the unit. *Note: <b>Sheds</b> require township approval after GHA approval.
<input type="checkbox"/>	<b>SIDING, DOOR, SHUTTERS</b> and <b>WINDOW</b> replacement.
<input type="checkbox"/>	Painting of <b>DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM</b> and <b>WINDOW TRIM</b> approved colors can be obtained by contacting the Secretary or going on-line to <a href="http://www.glencannonhomes.org">www.glencannonhomes.org</a> 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 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Garbage & Recycling	3	4	5	6	7
8	9 Garbage  Columbus Day No School Canon-McMillan	10 Board Meeting 7:00 PM Pool pavilion	11	12	13	14
15	16 Garbage & Recycling	17	18	19	20	21
22	23 Garbage	24	25 Leaf Collection Begins	26	27	28
29	30 Garbage & Recycling	31 Halloween Trick-or-Treat 6-8 PM				