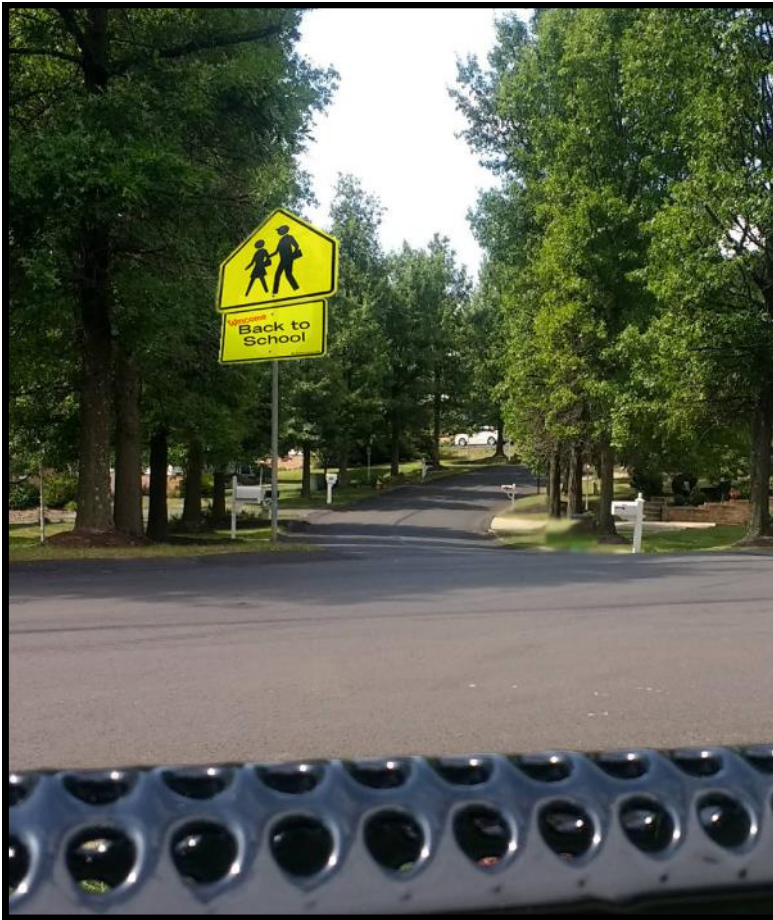


# The **Glencannon** Newsletter

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

## September 2017



**Visit our Web Site**  
[www.glencannonhomes.org](http://www.glencannonhomes.org)

### *In this issue*

Resource Page .....	Page 2
Next Board Meeting .....	Page 4
Community News .....	Page 4
Code Enforcement Notes .....	Page 4
Questions of the Month .....	Page 4
Financials .....	Page 5
Minutes .....	Page 7
Advertising Rates .....	Page 9
ACC Form .....	Page 11
Calendar .....	Page 12

### **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

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, September 12, 2017 at **7:00 pm** (At the pool pavilion)

The monthly meetings return to the 7:00 pm time until next June.

All residents are welcome to attend!

## 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.

## Did you know?

The North Strabane code enforcement policy allows for ONE out of registration (or expired vehicle inspection) to be parked on individual properties.

Also, grass (weeds) cannot exceed eight inches on individual properties.

## Resident questions of the month

### **What is the process to become a GHA board member?**

Every year, three board positions are available and residents are welcome to be nominated for one of these positions. In the event of multiple nominees, an election will be held to determine the new board member(s). Nominations are taken at the February monthly meeting of the directors and final vote count (if necessary) is at the Annual meeting in March.

Each prospective board member must be current in monthly dues and must reside in Glencannon.

A board member term is three years; there are 9 GHA board members from three categories: single family home, townhouse and Open.

### **I've noticed some neighboring communities have different recycling cans, will we be switching to these cans?**

Not at this time, GHA has a separate garbage contract with Allied Waste Services while most of North Strabane has Waste Management as their pick-up service.

The larger recycling cans on wheels are designed to be scooped up by the truck with a mechanical arm.

### **Why haven't we had a bonfire in several years?**

Unfortunately, our insurance company will not cover us for this event.

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$156,176	\$-	\$-	\$156,176
Other	\$9,071	\$38,961	\$8,200	\$56,231
<b>Total</b>	<b>\$165,247</b>	<b>\$38,961</b>	<b>\$8,200</b>	<b>\$212,407</b>
<b>Expenditures:</b>				
Recreation Services	\$30,288	\$-	\$-	\$30,288
Commons Maintenance	\$3,946	\$-	\$-	\$3,946
Landscaping	\$35,600	\$-	\$-	\$35,600
Garbage Removal	\$28,560	\$-	\$-	\$28,560
Legal Services	\$7,842	\$-	\$-	\$7,842
Pond Renovation	\$-	\$-	\$3,512	\$3,512
Administrative	\$24,593	\$4,309	\$-	\$28,902
<b>Total</b>	<b>\$130,828</b>	<b>\$4,309</b>	<b>\$3,512</b>	<b>\$138,649</b>
<b>Excess (Deficit):</b>	<b>\$34,419</b>	<b>\$34,652</b>	<b>\$4,687</b>	<b>\$73,758</b>
<b>Beginning Balance</b>	<b>\$110,084</b>	<b>\$561,233</b>	<b>\$1,077,552</b>	<b>\$1,748,869</b>
Revenue +	\$165,247	\$38,961	\$8,200	\$212,407
Expenditures -	\$(130,828)	\$(4,309)	\$(3,512)	\$(138,649)
Change in Working Capital	\$3,071	\$-	\$-	\$3,071
Transfers +/-	\$(3,500)	\$3,500	\$-	\$-
<b>Ending Balance</b>	<b>\$144,074</b>	<b>\$599,385</b>	<b>\$1,082,240</b>	<b>\$1,825,698</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$115,329	\$20,716	\$9,563	\$145,608
Money Market	\$28,745	\$-	\$300,671	\$329,416
CD's	\$-	\$44,146	\$772,006	\$816,152
PNC Advisor Investments	\$-	\$534,523	\$-	\$534,523
<b>Total</b>	<b>\$144,074</b>	<b>\$599,385</b>	<b>\$1,082,240</b>	<b>\$1,825,698</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: September 5th, 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 5:00 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 recently discontinued accepting TELEVISIONS.

Thanks to our Pool Manager John Richards, Chuck Miele (Maintenance) and our Lifeguard Staff for a great season,

**We'll see you next year!**

## **Glencannon Homes Association**

**August 2, 2017**

### **Executive Meeting**

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Rita Manolas, John Ackerman and Jim Byer. Alissa Baker, Dave Chirdon, Sheila Christopher, Ed Frohnaphel, Jr. not present and excused.

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

### **FINANCIALS**

The board received and reviewed the financial information. A specific payment arrangement was discussed as well as additional delinquent accounts. Discussion occurred about possible policies for people who are renting out their properties. The board also discussed the status of liens and foreclosure notifications.

### **ACC**

No requests this month

### **REC**

All of the security cameras are up and operating. There are additional items that are needed for the pool before the season is over. For instance, a new back board, floatation device for the lifeguards and chemicals.

### **COMMONS**

The board discussed the financial status of the budget and there is money to do specific projects. The prices are needed for the asphalt in the rec area. This project will need to start as soon as the pool closes. There has also been vandalism within the neighborhood especially at the pond. The board also discussed a meeting for the HOPE committee and also decorating for the fall. The meeting will be advertised in the next newsletter.

A discussion occurred regarding light posts in the neighborhood that need painted as well as areas at the park. Mr. Miele has agreed to do it. Mr. Creighan made motion for Mr. Miele to do this work. Mr. Byer seconded the motion. Vote: Mr. Beard – yes, Ms. Manolas – yes and Mr. Ackerman – yes.

### **NEW BUSINESS**

The tree work needed on lower Hunting Creek was discussed. The specifics were discussed and Mr. Byer made a motion to do the tree trimming with Cherry Tree. Mr. Ackerman seconded the motion. Vote: Ms. Manolas – yes, Mr. Beard – yes and Mr. Creighan- yes.

A resident complaint was discussed regarding property lines and the responsibility of O'Brien's landscaping with the grass cutting. Clarification will be provided to her.

Meeting adjourned at 7:30pm.

*Respectfully submitted by Kimberly Spicer*

# **Reminder:**

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

**Glencannon Homes Association**  
**August 8, 2017**  
**Monthly meeting of the Directors**

Board members present: Shawn Beard – Vice President, Rita Manolas, Ed Frohnaphel, Jr., Sheila Christopher, Jim Byer and Dave Chirdon.

Terry Creighan, John Ackerman and Alissa Baker, not present and excused.

Mr. Beard called the meeting to order at 7:30 pm.

**OPEN DISCUSSION**

A resident was present and discussed with the board that she would like lines painted in the parking spaces in Hickory Circle. She stated that the condition of parking spaces needs improvement. The board discussed with her that they would look at the area to determine what can be done.

Another resident was present and discussed an issue with her neighbor's gutters, roof and overall maintenance of his property. She discussed the communication she had with the neighbor and what she feels GHA should do about this problem. The board asked her to come up with a list of things she thinks needs done on this property and submit it to the secretary. The Board has agreed to forward requested work to the neighbor, but asked that the two residents attempt to rectify the situation as this is a non-ACC issue.

**ACC**

There were 2 requests this month and both were approved.

**REC**

No Report.

**COMMONS**

The board discussed the tree trimming on Hunting Creek and it will be done next week. Additional bids are being obtained for needed projects.

Meeting adjourned at 8:15pm.

*Respectfully submitted by Kimberly Spicer*

## 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.*



# 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).**

## Remaining Pool Hours

Friday, September 1st 4:00 to 8:00 pm  
Saturday, September 2nd 11:00 am to 8:00 pm  
Sunday, September 3rd 11:00 am to 8:00 pm  
Monday, September 4th 11:00 am to 8:00 pm  
Last Pool Day

**The last Hot Dog  
Day at the pool will  
be Sunday,  
September 3rd  
from  
1:00pm to 2:30pm.**

**Chips and Bottled Water too!**

## Alert:

- We are seeing more incidents of vandalism in the Pheasant Cove and pond area.
- Residents, please have your exterior lights on.
- Be sure to report anything you see to the police, no matter how small.



New bench installed at Old Meadow and Deerfield

## Hope Committee Fall and Christmas Decorating

There will be a meeting of the Hope Committee on Sunday, September 10, 2017 at 5:00pm. We will discuss fall and Christmas Decorating. The meeting will be held at the bench by Deerfield Drive.

**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: \_\_\_\_\_

# SEPTEMBER 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3 Hot Dog Day 1:00 - 2:30 pm	4 Labor Day Last Pool Day No School Canon-McMillan	5	6	7	8 Garbage	9
10	11	12 Board Meeting 7:00 pm At the pool pavilion	13	14 Garbage & Recycling	15 No School Canon-McMillan	16
17	18	19	20	21 Garbage	22	23
24	25	26	27	28 Garbage & Recycling	29	30