

The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

September 2018



***New Recycling rules,
specifically no more plastic
bags in recycling cans
(Details pages 9 & 10)***

In this issue

Resource Page	Page 2
Next Board Meeting	Page 4
Community News	Page 4
Open Board Positions	Page 4
Question of the Month	Page 4
Advertising Rates	Page 5
Financials	Page 5
Minutes	Page 7
Senior Group	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

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, September 11, 2018 at **7:00 pm**
(at the Pool Pavilion, top of Driftwood Road)
All residents are welcome to attend!

**The last Hot Dog Day at
the pool will be
Sunday, September
2nd at 1:00pm
Chips and Bottled Water too!**

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

**Why was the pool closed several days in
August when normally it would be open?**

Unfortunately, we've had a shortage of lifeguards at the end of the season. We will not risk safety at our pool and we've exhausted all options for coverage. We apologize for any inconvenience.

Community Landscaping

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

There are several streets that need improvements and we are open to any and all means to accomplish this goal.

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 July 31, 2018**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$156,391	\$-	\$-	\$156,391
Other	\$8,732	\$10,734	\$8,856	\$28,322
Total	\$165,123	\$10,734	\$8,856	\$184,713
Expenditures:				
Recreation Services	\$23,619	\$-	\$-	\$23,619
Commons Maintenance	\$2,218	\$-	\$-	\$2,218
Landscaping	\$33,540	\$-	\$-	\$33,540
Garbage Removal	\$28,550	\$-	\$-	\$28,550
Legal Services	\$3,161	\$-	\$-	\$3,161
Pond Renovation	\$-	\$-	\$42,787	\$42,787
Administrative	\$27,050	\$4,665	\$-	\$31,714
Total	\$118,138	\$4,665	\$42,787	\$165,589
Excess (Deficit):	\$46,985	\$6,070	\$(33,931)	\$19,124
Beginning Balance	\$166,392	\$626,260	\$1,082,980	\$1,875,632
Revenue +	\$165,123	\$10,734	\$8,856	\$184,713
Expenditures -	\$(118,138)	\$(4,665)	\$(42,787)	\$(165,589)
Change in Working Capital	\$17,571	\$-	\$-	\$17,571
Transfers +/-	\$(3,500)	\$3,500	\$-	\$-
Ending Balance	\$227,447	\$635,830	\$1,049,049	\$1,912,327
Bank and Investment Accounts:				
Bank - Checking	\$108,342	\$20,720	\$35,689	\$164,751
Money Market	\$119,105	\$-	\$40,559	\$159,664
CD's	\$-	\$44,146	\$972,802	\$1,016,948
PNC Advisor Investments	\$-	\$570,964	\$-	\$570,964
Total	\$227,447	\$635,830	\$1,049,049	\$1,912,327

E-Recycling Events

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 the Washington County Fair Grounds, 2151 N. Main St., Washington, PA 15301 (Exhibit Hall 1).

Here are the dates: September 4th and 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 a couple of dates in the 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.)

Remaining Pool Hours

Saturday, September 1st

11:00 am to 8:00 pm

Sunday, September 2nd

11:00 am to 8:00 pm

Labor Day, September 3rd

11:00 am to 8:00 pm

(Last Day)

Pool may close a little early each day depending on staffing

Thanks for your patience.

The Glencannon secretary has moved from her residence on Hunting Creek Road. For those that have been dropping off payments in her door; that option is no longer available.

Please mail your payment, sign up for online bill pay through your bank or come to the monthly meetings to drop off a check.

Thank You

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.**

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**
On the Glencannon Pond
Thank You

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STAFFERS
INC.
Est. 1984

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McMurray, PA 15317
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Fax: 724.942.5866
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Hermaine G. Muno
Marcia M. Sacco
Kris Piscatelli
hermaine@personnelstaffers.com
marcia@personnelstaffers.com
kris@personnelstaffers.com

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

Allied Waste Services at :

412-429-2600 to schedule a

return pick-up.

glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Homes Association

August 14, 2018

Executive Meeting

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

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

Jamie Harshman and Shawn Mooney from the Harshman CE Group, LLC were present to discuss the pond project status update with the board.

The updates included 4 different permit applications that were submitted and the status of each. In addition, the bid package has been prepared upon approval of all of the permits. Mr. Harshman and Mr. Mooney discussed that the work has to be completed in the hot summer months. The work will most likely start the Summer of 2019 once all the permits are obtained.

All board members were provided a hard copy of the plans. The plans were reviewed and discussed with Mr. Harshman and Mr. Mooney.

Meeting adjourned at 7:00 pm.

Following the Regular Meeting, the board met in executive session and discussed the bids that were obtained for the tree work that needs done. Mr. Ackerman made a motion to approve the bid from Cherry Tree Services. Mr. Sacco seconded the motion. Vote: Mr. Creighan – yes, Mr. Beard – yes, Mr. Byer – yes and Mr. Krantz – yes.

REC

The board also discussed the light repairs at the pool facility. Several options are being considered for the high parking lot lights, however, electricians have been unreliable or too high priced to do this work; the broken light at the entry way to the pool is to be repaired by Cramer landscaping. There is also a light out at the pond that most likely has a loose bulb or connection (minor repair).

Respectfully submitted by Kimberly Spicer

Glencannon Homes Association

August 14, 2018

Monthly Meeting of the Directors

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

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

FINANCIALS

The financial reports were reviewed and Mr. Byer made a motion to approve the financial reports from last month. Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mr. Sacco – yes, Mr. Ackerman – yes, Mr. Krantz – yes.

COMMONS

The board discussed the current Landscapers and work that has not been done. A meeting will be scheduled with Cramer Landscaping to discuss this.

The pond chair stated that he would like to schedule a question and answer session for residents at the pond in the fall. A notice will be put in the newsletter.

REC

Some repairs were made to the chlorinator over the last few weeks. The board discussed the landscaping maintenance that needs done in the rec area including grass cutting, weed and trash removal.

ACC

There was 1 request that is being reviewed.

OLD BUSINESS

The guard rail on hunting creek was discussed and will be repaired in the next several months.

OPEN DISCUSSION

A resident was present and discussed her ideas for landscaping in one of the beds on Pheasant cove. She provided a handout. The board will review the plan and will start the process to get the work done. She also discussed issues she has with the minutes in the newsletter and she feels they need to be more detailed.

Another resident was present to discuss the common tree behind her home. This tree will be addressed with Cherry Tree Services.

Another resident was present to discuss the Verizon boxes that need addressed. A call was made to Verizon last month but they have not been repaired/removed. They will be contacted again.

Meeting adjourned at 8:05pm.

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.

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.

*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 starting
September 19, 2018
at 1:00 pm.*

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

Republic services has requested
that plastic bags are NOT included
in your recycling container.

Thanks for your attention to this matter.

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: _____

SEPTEMBER 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2 Hot Dog Day 1:00 pm	3 Labor Day	4 First Day of School Canon McMillan	5	6	7 Garbage	8
9	10	11 Board Meeting 7:00 pm Pool Pavilion	12	13 Garbage & Recycling	14	15
16	17	18	19	20 Garbage	21	22
23	24	25	26	27 Garbage & Recycling	28	29
30						

*Hot Dog Day, Sunday, September 2nd, 1:00 pm