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*The*  
**Glencannon**  
Newsletter



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September 2019



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

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**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

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### 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
Republic 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 10, 2019 at **7:00 pm**, At the Pool Pavilion

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.

### Help Wanted:

**We're looking for someone to deliver our newsletter, \$50 per month.**

**Email us if interested**

Thanks to everyone who responded to our question regarding recycling pick up.

Most are opposed to the idea of a central location for residents to drop off their cans, bottles, cardboard etc.

We work hard to negotiate the best service and price for our refuse pick-up and we will keep following our best options in the future.

### Resident questions of the month

**Can my daughter be added to the babysitter list in the newsletter?**

Yes, just send us an email to:

glencannon15317@yahoo.com and we will add her name.

**Hickory Circle parking, we've have had multiple complaints and they will be addressed here. There may be some new residents that don't understand the long standing parking policies for this street?**

**First, the 400 and 500 buildings**

Residents living in these two buildings are assigned one (1) parking space, the other parking spaces are first come first serve parking.

Anyone marking a second spot will be sent a notification to remove the second number or we will do it for them and bill the account.

The other buildings have driveways or garages so there is no need to assign any other parking.

Also, no vehicle shall be parked with expired inspection stickers as storage. These vehicles will be towed at the owners expense.

No household will be permitted to take more spaces than registered drivers in the household. For example, one resident has been taking 4 spaces with not more than two registered drivers in the house. The GHA board reserves the right to limit parking and issue fines if necessary.

**Glencannon Homes Association  
Financial Report  
As of July 31, 2019**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$156,520	\$-	\$-	\$156,520
Other	\$9,639	\$77,653	\$16,700	\$103,991
<b>Total</b>	<b>\$166,159</b>	<b>\$77,653</b>	<b>\$16,700</b>	<b>\$260,511</b>
<b>Expenditures:</b>				
Recreation Services	\$47,583	\$-	\$-	\$47,583
Commons Maintenance	\$14,495	\$-	\$-	\$14,495
Landscaping	\$31,000	\$-	\$-	\$31,000
Garbage Removal	\$37,412	\$-	\$-	\$37,412
Legal Services	\$864	\$-	\$-	\$864
Pond Renovation	\$-	\$-	\$13,806	\$13,806
Administrative	\$33,771	\$5,392	\$-	\$39,163
<b>Total</b>	<b>\$165,125</b>	<b>\$5,392</b>	<b>\$13,806</b>	<b>\$184,324</b>
<b>Excess (Deficit):</b>	<b>\$1,033</b>	<b>\$72,261</b>	<b>\$2,894</b>	<b>\$76,187</b>
<b>Beginning Balance</b>	<b>\$127,441</b>	<b>\$705,009</b>	<b>\$1,042,985</b>	<b>\$1,875,435</b>
<b>Revenue +</b>	<b>\$166,159</b>	<b>\$77,653</b>	<b>\$16,700</b>	<b>\$260,511</b>
<b>Expenditures -</b>	<b>\$(165,125)</b>	<b>\$(5,392)</b>	<b>\$(13,806)</b>	<b>\$(184,324)</b>
<b>Change in Working Capital</b>	<b>\$22,065</b>	<b>\$-</b>	<b>\$-</b>	<b>\$22,065</b>
<b>Transfers +/-</b>	<b>\$(3,500)</b>	<b>\$3,500</b>	<b>\$-</b>	<b>\$-</b>
<b>Ending Balance</b>	<b>\$147,039</b>	<b>\$780,770</b>	<b>\$1,045,878</b>	<b>\$1,973,687</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$20,506	\$20,724	\$11,162	\$52,393
Money Market	\$126,533	\$-	\$1,253	\$127,786
CD's	\$-	\$44,146	\$1,033,463	\$1,077,609
PNC Advisor Investments	\$-	\$715,900	\$-	\$715,900
<b>Total</b>	<b>\$147,039</b>	<b>\$780,770</b>	<b>\$1,045,878</b>	<b>\$1,973,687</b>

**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.

**E-Recycling Events**

*We will announce in this newsletter if and when they are available in 2019*

For more detailed information visit:  
**[www.glencannonhomes.org](http://www.glencannonhomes.org)**

**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](http://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®

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Direct: (412) 877-0064  
[dpanza@TPRSold.com](mailto:dpanza@TPRSold.com)  
[deborahpanza.ThePreferredRealty.com](http://deborahpanza.ThePreferredRealty.com)



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## DUNN GARAGE DOORS, INC.

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**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  
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**Glencannon Homes Association**  
**August 13, 2019**  
**Monthly Meeting of the Directors**

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

John Ackerman not present and excused.

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

**FINANCIALS**

The board discussed the financial reports that were distributed over the last week. Mr. Byer made a motion to approve the financials reports for July 2019. Mr. Beard seconded the motion. Mr. Creighan – yes, Mrs. Ware – yes, Mr. Sacco – yes, Mr. Krantz – yes, Mr. Wheeler – yes.

**COMMONS**

The board reported that the bed project is near completion. In addition, the playgrounds are being weeded and maintained. The steps going down to the pond will be done in the next few weeks.

**REC**

The board reported the last movie night of the summer will occur tomorrow night. Several chairs were disposed of because they were broken and new ones should be purchased next year to replace them.

**ACC**

The ACC chair reported that there were several requests over the last month and they were approved. The paint colors were discussed and the final colors will be provided in the next few weeks. The old colors in the ACC guidelines are over 27 years old and no longer exist. The replacement color names will be available soon.

**OLD BUSINESS**

There is an open Townhouse position that was presented to the residents that were in

attendance; There were no nominations.

**OPEN DISCUSSION**

The board discussed that there is now going to be a 2 minute limit for each resident who wants a talk.

The first resident asked about painting the house numbers on the parking spaces on Hickory Circle because they are worn and not visible. Also, it was discussed that each resident has one parking spot in that area and the rest are guest spots. The board discussed with her that there is a plan to pave the area and painting lines and numbers will be done then.

A second resident was present and handed a letter out to everyone present. She then read the letter to everyone. The letter recapped her interest in being on the board. In addition, she discussed her request to have a meeting of the members. She also requested that it be posted on the calendar in the newsletter to communicate to all residents about the annual meeting.

A third resident was present to discuss issues with one of her neighbors. She discussed with the board that she has concerns about his behaviors and the impact it has on others on the street. She was informed that other residents have reported that they contacted the police with the same concerns. She also discussed the issues with parking in the Hickory Circle area as well.

The fourth resident spoke about the parking issues and parking in his yard. He also said people are still fishing in the pond even though it is not permitted. The board discussed getting the “no fishing” signs back up because someone removed them.

A fifth resident was present about the recycling prices for the new year. She expressed her concern about making a centralized location because she thinks some people will not recycle if it isn't convenient. The board discussed with her that the recycling cost is still being negotiated with Republic Services for the New Year.

Meeting adjourned 7:30 pm.

*Respectfully submitted, Kimberly Spicer*

## **Glencannon Homes Association**

**August 13, 2019**

### **Executive Meeting**

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

John Ackerman not present and excused.

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

#### **ACC**

The board discussed a specific resident who has built something on his property without ACC or Township approval. This resident also did not adhere to the notification that he needed to submit ACC approval. He was also notified that the size was out of compliance with ACC guidelines and the covenants. The board discussed that the civil complaint will be filed.

Another property was discussed and the need for fence repair and asphalt work. Mr. Krantz made a motion to send a letter to inform him that the work needs done in the next 30 days. If it isn't done in that time frame, the board will have the work done and assess the cost on his account. Mr. Sacco seconded the motion. Vote: Mr. Creighan – yes, Mr. Beard – yes, Mrs. Ware – yes and Mr. Wheeler – yes. The initial letter will be sent to the resident.

The parking on Hickory Circle was discussed and that all residents in that area have only one parking spot. It was discussed that there are some residents who are under the impression they have 2 parking spots and are painting their own numbers. They have been notified that they have to remove one of the numbers.

The board discussed issues with a particular resident and how her behaviors have impacted the board and the community. As a result, per the bylaws, a special committee was appointed to address the disciplinary actions for this individual. The committee reviewed all information that has been gathered over the last 8 months including resident complaints and inappropriate behaviors. The special committee notified her in July 2019 of a disciplinary hearing that she should attend to discuss all of this with her and develop a plan. Unfortunately, she choose not to attend. She was notified that the committee would develop the disciplinary plan regardless of her attendance at the hearing, Mr. Krantz, made a motion on behalf of the special committee to make a policy to ban this particular individual from the following: attending all board meetings, attending GHA Community Activities, the use of the GHA Pool, holding a GHA Board position, posting letters or propaganda on the GHA bulletin board, distributing letters to other GHA residents at their homes, on their cars or in public and from contacting the office. This ban will expire on 8/31/2021. Mr. Sacco seconded the motion. Vote: Mr. Beard – yes, Mr. Creighan – yes, Mr. Wheeler – yes, Mr. Byer – yes and Mrs. Ware – yes.

Mr. Krantz also made a motion that per the bylaws, the board reserves the right to assess a fine of up to \$50 on residents who make infractions against the bylaws, covenants and board policies. This fine will accrue monthly until the infraction stops. Mr. Byer seconded the motion. Vote: Mr. Beard- yes, Mr. Creighan – yes, Mr. Sacco – yes, Mr. Wheeler- yes and Mrs. Ware - yes.

The board also discussed ideas about new items needed for the pool area including a drinking fountain and also new chairs for the next summer pool season.

Meeting adjourned at 8:15pm.

*Respectfully submitted, 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 clean up after your pets.*

*Thank you for your cooperation.*

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.

## Advertise in the Glencannon Newsletter

Ad Size	Ad Fee
Full Page	\$45
Half Page	\$30
Quarter Page	\$20
Business Card	\$15
Line Ads	\$.25 / word



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



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## 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.

Our Insurance Carrier has requested the following reminder:

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

**Thank you lifeguards for a great pool season,  
We'll see you next year!**

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

# 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: \_\_\_\_\_

# SEPTEMBER 2019

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