

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

September 2020



Remaining Pool! Hours

(Details page 8)

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GLENCANNON

BOARD OF DIRECTORS

Terry Creighan, President
Shawn Beard, Vice President

John Ackerman

Jim Byer

Douglas Krantz

Jennifer Marsh

Rebecca Ware

Dave Wheeler



Glencannon

Resource Page

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
Giavonni LoBello	724-743-2890
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

Teen Yard Work

Johnny Ackerman	724-413-2677
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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
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	800-660-2215
Comcast Cable	724-745-4734
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

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

September 8, 2020 at the Pool Pavilion (Driftwood Road) at 7:00 pm
All residents are invited to attend.

Open Board Position

The following seat can be filled by the GHA board of directors at the next monthly meeting:

Single Family Home category position that expires in March 2023

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.

Monthly meetings will most likely continue at the pool pavilion through October.

In the event the Canonsburg Library is closed (in the fall) there is a possibility our meetings will be cancelled.

Please monitor the website and upcoming newsletters for updates.

Resident questions of the month

Can I build a shed or a fence on my property?

ALL sheds / fences will first need approval from Glencannon ACC (the form is on page 11 of this newsletter) and if you are approved, you will then need approval from North Strabane township. You can find their required paperwork on the North Strabane website. North Strabane will not approve any project without Glencannon ACC approval.

There are too many cars driving fast and going through stop signs in front of my house, can we install speed bumps?

GHA does not maintain the streets, normally the township will have to conduct a study to decide if speed bumps are necessary; and the township would be the ones making the final decision. The police have been more active in Glencannon and that is the best way to handle careless drivers.

What is the best way to contact Glencannon Homes Association?

Since our Secretary can't answer calls at every hour of the day, try emailing your question to:
glencannon15317@yahoo.com

**Glencannon Homes Association
Financial Report
As of July 31, 2020**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$156,477	\$-	\$-	\$156,477
Other	\$7,307	\$32,937	\$16,127	\$56,370
Total	\$163,784	\$32,937	\$16,127	\$212,847
Expenditures:				
Recreation Services	\$34,765	\$-	\$-	\$34,765
Commons Maintenance	\$4,494	\$-	\$-	\$4,494
Landscaping	\$43,714	\$-	\$-	\$43,714
Garbage Removal	\$35,834	\$-	\$-	\$35,834
Legal Services	\$4,051	\$-	\$-	\$4,051
Pond Renovation	\$-	\$-	\$6,242	\$6,242
Administrative	\$24,417	\$5,982	\$-	\$30,399
Total	\$147,275	\$5,982	\$6,242	\$159,500
Excess (Deficit):	\$16,508	\$26,954	\$9,884	\$53,347
Beginning Balance	\$140,690	\$820,973	\$1,050,403	\$2,012,066
Revenue +	\$163,784	\$32,937	\$16,127	\$212,847
Expenditures -	\$(147,275)	\$(5,982)	\$(6,242)	\$(159,500)
Change in Working Capital	\$5,576	\$-	\$-	\$5,576
Transfers +/-	\$(53,500)	\$53,500	\$-	\$-
Ending Balance	\$109,274	\$901,427	\$1,060,288	\$2,070,989
Bank and Investment Accounts:				
Bank - Checking	\$19,118	\$20,728	\$1,166	\$41,012
Money Market	\$90,157	\$-	\$221,967	\$312,123
CD's	\$-	\$44,146	\$837,155	\$881,301
PNC Advisor Investments	\$-	\$836,553	\$-	\$836,553
Total	\$109,274	\$901,427	\$1,060,288	\$2,070,989

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.

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**

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 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.



Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
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McMurray, PA 15317
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Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com



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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.

Our Insurance Carrier has requested the following reminder:

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

Glencannon Homes Association August 11, 2020 Executive Meeting

ROLL CALL

Shawn Beard – Vice President, Jim Byer, John Ackerman, Doug Krantz, Jennifer Marsh and Dave Wheeler.

Terry Creighan and Becca Ware, not present.

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

FINANCIALS

The financial reports were distributed last week and there were no additional questions or clarifications needed. The vote will occur at the next meeting.

COMMONS

The board discussed that JG Landscaping was contacted to come and make repairs to the steps that lead to the pond. They will also be looking at the drainage system that they put in last year. They stated that they will be here next week.

Cramer landscaping was also contacted about cutting closer to the tree line for on Glen Springs and around the pond.

NEW BUSINESS

The board discussed asphalt work that is needed in the community. The various areas were discussed and the details of what is needed to obtain 3 bids. The board discussed that a concise list of work will be developed in the coming weeks. The contractors will be contacted for prices.

The board also discussed issues at the pool and avoiding residents going into the pool office.

Further discussion occurred about the pond and contacting the Harshman CE Group about the status of permits.

The Good Steward program was discussed again and when to implement it. The board clarified what was included in the original plan and that it did not include changing the amount of dues. Further discussion occurred about making changes to the plan and revisiting it again in the Spring.

Meeting adjourned 6:55 pm.

Glencannon Homes Association August 11, 2020 Monthly Meeting of the Directors

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

ROLL CALL

Terry Creighan – President, Shawn Beard – Vice President, Jim Byer, John Ackerman, Doug Krantz, Jennifer Marsh and Dave Wheeler. Becca Ware – Not present.

FINANCIALS

The board discussed the financial reports and Mr. Krantz made a motion to approve. Mr. Byer seconded the motion. Vote: Mr. Ackerman – no, Mr. Creighan – yes, Ms. Marsh – yes, Mr. Wheeler – yes, Mr. Beard – yes.

COMMONS

The trees that need attention are being identified and the bid process will begin.

ACC

There were multiple ACC requests submitted over the last month. They were all reviewed and approved.

REC

The pool season will be ending in about three weeks. American Pools will continue to address any issues with the algae or pump room repairs.

NEW BUSINESS

The board discussed homes that need attention, repair and cleanup. It was determined that all board members can submit addresses that require a contact letter.

Meeting adjourned at 7:10 pm

Respectfully submitted, Kimberly Spicer

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



Vasil Oblockovich
Handy Man

House repair work	Lawncare
Simple electric	Gardening
Simple plumbing	Painting

Please call: (412)515-5455

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.

Remaining Pool Hours

Tuesday September 1st	4pm to 8pm
Wednesday, September 2nd	4pm to 8pm
Thursday, September 3rd	4pm to 8pm
Friday, September 4th	4pm to 8pm
Saturday, September 5th	11am to 8pm
Sunday, September 6th	11am to 8pm
Monday, September 7th	11am to 8pm

Last pool day, Labor Day, September 7th

Some changes have been put in place:

- Only two guests per household are permitted.
- Social distancing IS required.
- Masks are required when addressing anyone outside of your own household (not in the pool).
- Strict enforcement of children sneaking in.
- Chairs are to be wiped down before and after using lounge chairs.
- Hand sanitizer is readily available.
- All parties and social events are cancelled.
- Anyone feeling ill should stay home.

Thank you for your cooperation!

Locally Owned & Operated | Fully Insured | Industry Leading Warranties | Industry Leading Certifications



We're on top of things!

Roofing | Siding | Insurance Claims | Gutters



"Buccos Roofing was a pleasure to work with. They greet you like a friend and treat you like family from start to finish."



 **4.8**
Out of 158 Reviews

 **A+**
Out of 18 Reviews

 **4.9**
Out of 49 Reviews

www.BuccosRoofing.com | 724-554-6224



glencannon15317@yahoo.com



www.glencannonhomes.org

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.

Notice:

Vehicles without current registration stickers 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.

Advertise in the Glencannon Newsletter

NEW LOWER RATES!

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

"Camera Ready" content supplied by advertiser, general text ads available for an additional fee

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



Pick-up day is Monday



RECYCLABLE MATERIALS

- Aluminum Cans
- Corrugated Cardboard - broken down and placed in cart
- Newsprint and Inserts
- Office Paper
- Type 1 & 2 Plastics
- Steel Cans
- Phone Books
- Paperback Books
- Junk Mail and Envelopes
- Pizza box lids – If not tainted by food
- Boxboard: such as tissue, dryfood boxes, cereal, noodles and cake boxes.

TRASH

Put all Non- Recyclable material in the trash



NON-RECYCLABLE

- **Glass of any kind**
- **Types 3-7 Plastic**
- Garbage, food waste, diapers, paper plates, hangers, old plastic toys
- Meat or dairy plastic or paper packaging
- Wax or plastic wrap or bags
- Freezer food packaging
- Plastic deli, product or take-out packaging or utensils
- Plastic bags or wrapping film
- Formed or pellet Styrofoam packaging

Please take a moment to review the new recycling guidelines.

Coronavirus can live on different surfaces for several days, please be sure to place trash in the proper receptacles to help the possible spread

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 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
		Pool Hours 4-8 pm	Pool Hours 4-8 pm	Pool Hours 4-8 pm	Pool Hours 4-8 pm	Pool Hours 11 am -8 pm
6	7	8	9	10	11	12
Pool Hours 11 am -8 pm	Labor Day Last Pool Day	Board Meeting Pool Pavilion <u>7:00 pm</u> Garbage & Recycling				
13	14	15	16	17	18	19
	Garbage					
20	21	22	23	24	25	26
	Garbage & Recycling					
27	28	29	30			
	Garbage					