
The
Glencannon
N e w s l e t t e r



Visit our web site: www.glencannonhomes.org

September 2021



Labor Day trash pickup is Tuesday!
Olymos Gyro Truck
coming 9/22/2021

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**GLENCANNON
BOARD OF DIRECTORS**

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Jim Byer

Dave Wheeler

Gretchen Gregorchik



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
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

Teen Yard Work

Johnny Ackerman	724-413-2677
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Dog Walking

Jen Marsh	412-216-3060
Leah Kansco	770-773-6897
Janine Dolanch	724-531-0095

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
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

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

**The next Monthly Meeting of the Directors
will be Tuesday, September 14, at 7:00 pm at the pool**

All residents are invited to attend!

An electrician looked at the lights on Hickory Circle. A part was ordered and once it comes in, they will be repaired.

Playground A Renovation

The playground off of Old Meadow road will undergo a major improvement starting this fall. It will be closed when we are ready to install and remain closed until the spring.

All of the equipment (except for the swing sets) will be removed and replaced.

We are also hoping to add a new soft surface in the spring.

For more information including drawings, photos and descriptions can be found at:

www.glencannonhomes.org

**Olympos Gyro Food Truck is
coming to the pool parking lot!**

September 22, 2021

From 4:30pm to 6:30pm

Property Condition:

The GHA board and residents continue to report properties that are in need of repair or improvement.

Letters are sent to these residents regularly identifying what needs done, and completed within 30 days.

Failure to do these improvements can result in a \$50 fine.

Have Questions?

Don't forget about the website!

www.glencannonhomes.org

The ACC form, ACC guidelines, payment stubs and much more can be found there!

Community Announcements are posted there as a means of communication between newsletters.

**Glencannon Homes Association
Financial Report
As of July 31, 2021**

Income Statement:	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Revenues:				
Association Fees	\$ 156,305	\$ -	\$ -	\$ 156,305
Other	\$ 8,113	\$ 63,823	\$ 156	\$ 72,092
Total	\$ 164,418	\$ 63,823	\$ 156	\$ 228,397
Expenditures:				
Recreation Services	\$ 52,039	\$ -	\$ -	\$ 52,039
Commons Maintenance	\$ 5,980	\$ -	\$ -	\$ 5,980
Landscaping	\$ 27,316	\$ -	\$ -	\$ 27,316
Garbage Removal	\$ 37,067	\$ -	\$ -	\$ 37,067
Legal Services	\$ 150	\$ -	\$ -	\$ 150
Pond Renovation	\$ -	\$ -	\$ 3,881	\$ 3,881
Administrative	\$ 37,054	\$ 6,973	\$ -	\$ 44,027
Total	\$ 159,606	\$ 6,973	\$ 3,881	\$ 170,461
Excess (Deficit):	\$ 4,812	\$ 56,850	\$ (3,726)	\$ 57,936
Beginning Balance				
Beginning Balance	\$ 120,240	\$ 951,685	\$ 1,058,497	\$ 2,130,422
Revenue +	\$ 164,418	\$ 63,823	\$ 156	\$ 228,397
Expenditures -	\$ (159,606)	\$ (6,973)	\$ (3,881)	\$ (170,461)
Change in Working Capital	\$ (3,324)	\$ -	\$ -	\$ (3,324)
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 121,729	\$ 1,008,535	\$ 1,054,772	\$ 2,185,035
Bank and Investment Accounts:				
Bank - Checking	\$ 19,121	\$ 20,732	\$ 6,843	\$ 46,697
Money Market	\$ 102,607	\$ -	\$ 1,031	\$ 103,639
CD's	\$ -	\$ 44,146	\$ 1,046,897	\$ 1,091,043
PNC Advisor Investments	\$ -	\$ 943,656	\$ -	\$ 943,656
Total	\$ 121,729	\$ 1,008,535	\$ 1,054,772	\$ 2,185,035

REMINDER:

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.

Holiday Trash Pick-Up

Labor Day has a push back for collection by
one day for a Tuesday pick-up.

Although New Year's Day, The 4th of July,
Thanksgiving and Christmas are listed
holidays, they take place after our normal
collection day.

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 2023

Open category position that expires in March 2022

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.

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.

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.

**PERSONNEL
STAFFERS
INC.**

Est. 1994

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marcia@personnelstaffers.com

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**BERKSHIRE
HATHAWAY**
HomeServices



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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.

**Glencannon Homes Association
Executive Meeting - Minutes
August 10, 2021**

ROLL CALL

Doug Krantz – President, Shawn Beard – Vice President, Jim Byer, John Ackerman and Dave Wheeler and Gretchen Gregorchik. Terry Creighan not present and excused.

Mr. Krantz called the meeting to order at 6:32pm

FINANCIALS

The financial reports were discussed including the upcoming bills and the projected amounts. The AR list was discussed and the plans for foreclosure on several properties with overdue balances.

COMMONS

The board discussed outside interest in purchasing GHA property along route 19. They discussed the bylaws and to sell property, 2/3 of the community would have to vote and agree to it. The board also discussed meeting with the outside interest to determine the specifics of why they want to buy it and what their intention is with the land. Mr. Ackerman made a motion to invite the realtor to the next executive meeting to present their proposal, Mr. Wheeler seconded the motion. Vote: Mr. Krantz – yes, Mr. Byer – yes, Mrs. Gregorchik – yes and Mr. Beard abstained.

The landscaping contract was discussed which ends on 9/30/2021. The contract will be bid out and the details will be revised. The winter months were discussed and the idea of having a separate contract for the snow removal. In addition, the board discussed the issue of having to contact landscaping companies multiple times to finish certain jobs timely. The board discussed potentially issuing a fine to the contractor if there are ongoing problems.

Because residents arrived early, Mr. Krantz made a motion to suspend the Executive Meeting to conclude after the Monthly Meeting of the Directors to allow everyone time to speak.

Mr. Krantz reconvened the executive meeting at 7:20pm

The Board discussed the earthen berm vs. constructing a two-foot wall over the dam. The prices of the options (\$9,900 vs. \$82,500) were discussed.

Because of the cost and the esthetic impact to the community, it was decided to that an email vote would take place in the coming week after time for discussion. The draw backs were discussed with each option. The board will be provided the details via email and will vote later this week.

The playground equipment was ordered, and better prices were obtained. Handouts were provided to review the new equipment that will be installed.

A particular property with unsafe conditions was discussed and what is being done by Glencannon, North Strabane Township and legal counsel. The homeowner was notified via certified mail that they have 30 days to rectify the condition to avoid fines and legal action.

Mr. Beard made a motion to adjourn at 7:45pm, Mrs. Gregorchik seconded the motion. Vote: Mr. Ackerman – yes, Mr. Byer – yes, Mr. Krantz – yes and Mr. Wheeler – yes.

**Glencannon Homes Association
Monthly Meeting of the Directors - Minutes
August 10, 2021**

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

ROLL CALL

Mr. Krantz – President, Shawn Beard – Vice President, Jim Byer, Gretchen Gregorchik, Dave Wheeler and John Ackerman. Terry Creighan – not present and excused.

FINANCIALS

Mr. Byer made a motion to approve the financials. Mr. Beard seconded the motion. Vote: Mr. Ackerman – yes, Mr. Krantz – yes, Mrs. Gregorchik – yes and Mr. Wheeler – yes.

COMMONS

The ongoing tree project was discussed and Cherrytree has been doing the work in the community for the last 3 weeks. It was discussed that there are many stumps remaining and they will be removed at a later time by Cherrytree. The tree that was near the pool house was removed due to it causing damage to the sidewalk, two drain lines and would potentially damage the pool house.

Cherrytree will also be addressing some of the branches that are hanging in the community since they are too high for Cramer Landscaping.

REC

The rec report was read by Mr. Krantz: There were some minor repairs done including replacing the broken gate hinge near the pavilion. A few umbrellas and a shower head were replaced. The pool company has been running the robotic cleaner on a consistent basis and the chlorine levels seem to be good. Staffing for American Pools was low on Sunday, August 8th, causing our pool to be open for only a half a day. Adjusting their contract payment when there are unexpected closures or shortened days will be discussed. In addition, the food trucks and hot dog days will potentially continue for the next pool season. The interior pool lights seem to be working again and the chlorinator controller needs repaired.

ACC

1 request submitted and approved.

OPEN DISCUSSION

A resident was present to discuss the status of the pond. The board discussed with her that there is one permit needed. Also, there is still a backlog since covid shutdown, but the plans continue to be made with the engineers.

Another resident was present to discuss the paving project on Meadowview. The residents in the project have agreed except for a couple people. They have been notified via certified letter of the new contract and that GHA is willing to pay their portion and assess their properties if they do not agree to provide their portion.

A third resident was present and asked about the properties in Glencannon that are in need of repair. He asked how to get residents to address these issues. The board discussed with him that he could provide the details and addresses and they will be contacted.

Mr. Beard motioned to adjourn at 7:17pm and Mrs. Gregorchik seconded the motion. Vote: Mr. Ackerman – yes, Mr. Byer – yes, Mr. Krantz – yes and Mr. Wheeler – yes.

Questions of the Month:

Can GHA help with issues with my neighbors and parking?

We do request that residents utilize their garages and private driveways primarily. Also, be mindful of parking within the parking spaces and not on the white lines. Parking on common grass can result in tag and tow. GHA common parking spaces are not to be used for storage of vehicles.

What can be done about broken utility boxes?

While GHA makes an effort to report these issues to the utilities, we are at the mercy of their schedule. Residents are also able to call Verizon repairs at 1-888-409-8035 and Comcast at 1-800-266-2278.

Is the tree project done?

No. The size and scope of the tree project requires time for the contractor to complete. Our project is being done in conjunction with other jobs that the contractor is doing. After the rain has caused a delay, work can continue only after several days giving the ground a chance to dry.

Our Insurance Carrier has requested the following reminder:

**No Fishing
No Swimming
No Boating**

**At the Glencannon Pond
*Thank You***

Advertise in the Glencannon Newsletter

Ad Size

Full Page
Half Page
Quarter Page
Business Card
Line Ads

Ad Fee

\$45
\$30
\$20
\$15
\$.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

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

September Pool Schedule

Wednesday Sept. 1	4:00 pm to 8:00 pm
Thursday Sept. 2	4:00 pm to 8:00 pm
Friday Sept. 3	4:00 pm to 8:00 pm
Saturday Sept 4	11:00 am to 8:00 pm
Sunday Sept 5	11:00 am to 7:00 pm
Monday, Sept 6	11:00 am to 7:00 pm

Last pool day is Labor Day
September 6th, 2021

Pool Reminders:



- * Children under 13 years of age must be accompanied by a parent or designated guardian to enter the pool.
- * Alcohol is **NOT** permitted at the pool (at any time).
- * Anyone jumping the fence after hours will be prosecuted.
24 hour video surveillance is in use.
- * Your lot number is needed to sign in,
photo I.D may be requested
- * Mask and social distancing requirements are relaxed, however non-vaccinated individuals are asked to social distance and wear a mask in the restrooms.

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.

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).

Several warnings have been issued by the police, GHA has authorized citations for future violations.

Thank you for your cooperation

Notice:

Vehicles without current inspection 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.

Potholes on your street?

Call the North Strabane Public Works Department to report a needed repair.

724-745-1404

Potholes on state roads can be reported at:

1-800-FIX-ROAD



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



Please take a moment to review the new recycling guidelines.

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

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 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 Labor Day Last day for the pool	7 Garbage & Recycling	8	9	10	11
12	13 Garbage	14 Board Meeting 7:00 pm At the Pool	15	16	17	18
19	20 Garbage & Recycling	21	22	23	24	25
26	27 Garbage	28	29	30		