

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

September 2022



**Please visit the website for any
community questions and updates!**

News this month:

* Food Truck—P's Bird Wagon
September 8th from 4pm to 7pm
Pool Parking Lot

* Pool closes on Labor Day
* Pond updates

Glencannon Board of Directors

Douglas Krantz, President
Shawn Beard, Vice President

Terry Creighan

John Ackerman

Dave Wheeler

Gretchen Gregorchik

Patrick Hogan

Rebecca Lopez

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
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Bailee Oravetz	724-554-0970
Fran Toma	724-413-5738

Yard Work, Snow and Leaf Removal

Kyle Blystone 724-263-9943

Dog Walking

Leah Kansco	770-773-6897
Janine Dolanch	724-531-0095

* All providers must contact the office periodically to express continued interest in being listed.

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

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.

Condo owners who are selling, are reminded to provide their realtors and buyers the contact information for both their condo and home owners association.

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 held on September 13, 2022 at the pool at 7:00 PM
All residents are welcome to attend!**

Any meeting changes will be posted on the website: Glencannonhomes.org

The Glencannon Board of Directors voted to accept a bid from one of the three submitted for the Pond Project. The work is anticipated to start in the Fall of 2022. Additional details will be provided in the October Newsletter.

The board voted and passed a new policy prohibiting homeowners in Glencannon to use their property for transient housing. For example, Airbnb or VRBO. Please contact the office for additional details. A copy of the policy will be on the website within the next month.

Remaining Pool Hours:

Thursday, September 1	4:00 PM to 8:00 PM
Friday, September 2	4:00 PM to 8:00 PM
Saturday, September 3	11:00 AM to 8:00 PM
Sunday, September 4	11:00 AM to 7:00 PM
Monday, September 5	11:00 AM to 7:00 PM

Labor Day is the last pool day

FOOD TRUCK
P's Bird Wagon
September 8, 2022
4pm-7pm
Pool Parking Lot

Glencannon Website:

Please visit
www.glencannonhomes.org
For updates or changes with the
food trucks
The Architectural Guidelines
ACC request form
Bylaws
Covenants

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.**

Holiday Trash Pick-Up

The following day (this year) push back
collection by one day.

Labor Day

**Although New Year's Day, Thanksgiving and
Christmas are listed holidays, they take
place after our normal collection day.**

Pick-up is Tuesday after Labor 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 clean
up after your pets.*

Thank you for your cooperation.



Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
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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

Financial Report

As of July 31, 2022

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 155,984	\$ -	\$ -	\$ 155,984
Other	\$ 7,314	\$ (102,793)	\$ 279	\$ (95,200)
Total	\$ 163,298	\$ (102,793)	\$ 279	\$ 60,784
Expenditures:				
Recreation Services	\$ 42,781	\$ -	\$ -	\$ 42,781
Commons Maintenance	\$ 13,598	\$ -	\$ -	\$ 13,598
Landscaping	\$ 20,675	\$ -	\$ -	\$ 20,675
Garbage Removal	\$ 38,177	\$ -	\$ -	\$ 38,177
Legal Services	\$ 2,238	\$ -	\$ -	\$ 2,238
Pond Renovation	\$ -	\$ -	\$ 10,069	\$ 10,069
Administrative	\$ 40,471	\$ 6,875	\$ -	\$ 47,346
Total	\$ 157,941	\$ 6,875	\$ 10,069	\$ 174,884
Excess (Deficit):	\$ 5,357	\$ (109,667)	\$ (9,790)	\$ (114,100)
Beginning Balance	\$ 150,021	\$ 1,003,230	\$ 1,052,071	\$ 2,205,322
Revenue +	\$ 163,298	\$ (102,793)	\$ 279	\$ 60,784
Expenditures -	\$ (157,941)	\$ (6,875)	\$ (10,069)	\$ (174,884)
Change in Working Capital	\$ 29,711	\$ -	\$ -	\$ 29,711
Transfers +/-	\$ (21,971)	\$ (44,146)	\$ 1,358	\$ (64,759)
Ending Balance	\$ 163,119	\$ 849,417	\$ 1,043,638	\$ 2,056,173
Bank and Investment Accounts:				
Bank - Checking	\$ 149,523	\$ 20,737	\$ 5,429	\$ 175,690
Money Market	\$ -	\$ -	\$ 788,961	\$ 788,961
CD's	\$ 13,595	\$ -	\$ 249,248	\$ 262,843
PNC Advisor Investments	\$ -	\$ 828,680	\$ -	\$ 828,680
Total	\$ 163,119	\$ 849,417	\$ 1,043,638	\$ 2,056,173

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

Glencannon Homes Association Executive Meeting - Minutes August 9, 2022

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

Roll Call

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

Financials

The board discussed the details of the financial reports including the AR list and the budget consumption.

Commons

The board discussed the landscaping which has gone very well and the conditions have improved. The lights on Upper Hunting Creek were discussed and the board determined that an electrician will be needed to finish the repairs. Mr. Ackerman made a motion to get the bids for the electrician, Mr. Beard seconded the motion. Vote: Mr. Wheeler – yes, Mrs. Gregorchik – yes and Mr. Creighan – yes.
The new garbage can was installed at Playground A and the bench is still on back order.

Rec

The pool season is going well with no major issues. There was a windstorm last month that broke several umbrellas, a few were repaired, and some need replaced. There has been an issue with algae recently and American Pools has been notified to increase vacuuming. They were also told that the aqua bot should also be used more. The guards continue to do well with running the daily operation.

ACC

One request submitted and approved. There are several homes in the community in need of repair and improvement. The board discussed a walk-through to determine what needs done and to notify the secretary to get the letters out to notify the homeowners. Several addresses were discussed to notify immediately.

New Business

The board discussed the engineering report regarding the pond project and the 3 bids that were obtained. Each board member was provided a copy of the bids to further review as well as the recommendations from the Harshman CE Group. The board will vote in the coming week to choose a contractor for the work.
Meeting adjourned – 6:55pm

Glencannon Homes Association Monthly Meeting of the Directors August 9, 2022

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

Roll Call

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

Financials

The board discussed the financial reports that were distributed prior to the meeting. Mrs. Gregorchik made a motion to approve the reports. Mr. Beard seconded the motion. Vote: Mr. Ackerman – yes and Mr. Wheeler – yes, Mr. Creighan – yes.

Commons

The pond project was discussed, and 3 bids were obtained. The board will decide on a contractor with a potential start of October 2022.

Rec

The board discussed upcoming general maintenance for the pool.

ACC

There were 2 requests over the last month that were approved.

Old Business

The open board positions were discussed. The requirements were discussed including being a homeowner and being current on their dues. There were two residents that were present and expressed interest in being on the board. Both residents introduced themselves to the board and provided their backgrounds.

Mr. Ackerman nominated Pat Hogan for the open townhouse position, and he accepted, Mr. Creighan seconded the motion. Vote: Mr. Beard – yes, Mr. Wheeler – yes and Mr. Gregorchik – yes.

Mrs. Gregorchik nominated Rebecca Lopez for the single-family home position, and she accepted. Mr. Ackerman seconded the motion. Vote: Mr. Beard – yes, Mr. Wheeler – yes and Mr. Creighan – yes.
Meeting adjourned at 7:30pm

The community resource list lost several names due to people going to college or moving. Please notify the office if you would like to be added to the list for yardwork, Snow removal etc. There is often a need from residents who are unable to do the work themselves.



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.



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



Put all non-recyclable Material in the trash



We would like to welcome two residents who joined the board this month!

Patrick Hogan

Rebecca Lopez

There is one more spot open for anyone Interested!

Questions of the Month

Why am I not getting monthly statements?

Glencannon is required to send statements annually. You can expect your annual statement between January and February for the previous year. Monthly bills or invoices are not sent. As a courtesy, statements may be sent out if a balance accrues at times. A payment of \$43 is due monthly.

Residents also have the option of paying quarterly, bi-annually or annually.

Can GHA come to my house to remove a hornet's nest or address any other pest problems?

No. Glencannon is not responsible for anything on a resident's Property. These issues are addressed on common property only , such as the pool or playgrounds.

Can there be more food trucks in the fall?

Any resident who makes contacts with food truck vendors can email the office to schedule for October or November. Anything scheduled has to occur by the third week of the month so it can be advertised in next month's newsletter. The board will make minimal efforts to find food trucks in 2023 due to complaints about issues beyond our control. Resident volunteerism in this area would be greatly appreciated.



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.

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

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.

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

Open category position
that expires in
March 2025

Prospective GHA board members must reside in Glencannon and must be current in monthly dues.

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.

Our Insurance Carrier has requested the following reminder:

**No Swimming
No Boating**

At the Glencannon Pond

Thank You

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 2022

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