
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

April 2025



**Monthly dues are now
\$45 per month**

News this month:

New Parking Policy
Contract for Commons
Open board positions
Spring projects

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Patrick Hogan, Vice President

Dave Wheeler

Gretchen Gregorchik

Rebecca Lopez

John Peel

Andy Schenkemeyer

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

(All adults)

Janine Dolanch	724-531-0095
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Suzanne Boyan	724-916-4313
Fran Toma	724-413-5738

Yard Work, Snow and Leaf Removal

Kyle Blystone 724-263-9943
Tyler Kempay 724-705-5396

Dog Walking

Leah Kansco 770-773-6897
Janine Dolanch 724-531-0095
Marissa McCaffrey 724-249-5196

If you have an issue with your garbage collection, please call Triple-H Disposal LLC :

(724) 250-0011

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.**

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
Triple-H Disposal, LLC	724-250-0011

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 \$45 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 homeowners 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 \$45 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
Tuesday, April 8, 2025 at 7pm at the pool pavilion.**

All residents are welcome to attend!

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

**Monthly dues starting in
January of 2025 are \$45.**

If you are doing auto bank checks, you must
go in and change the amount that is sent.

The ACC walkthrough of the community
begins this month.

Notifications will be sent out with
improvements needed.

Details on Page 6

A Special Thank you to Terry
Creighan who retired from the
board after 14 years of service!
To name a few of his invaluable
contributions to this community:
Not only did he spend the majority
of those years as the president,
he also
volunteered time and expertise with
opening and winterizing the pool
each year and managing the
operation. He
also maintained the pond aerator
every fall and spring and assisted
with the pond renovation planning
and many other projects over the
years.

Terry, we are grateful and you will
be missed!

The landscaping contract started in mid-March for the
common areas. To avoid an ACC Fine, residents are
reminded that their own personal yard debris and trash
are not permitted to be placed in common areas.

Contact the office with questions

Open Board Positions

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

Open category position that expires in
March 2028

Townhouse category position that
expires in March 2028

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

now hiring lifeguards

AT THE Glencannon Pool

190 Driftwood Dr. McMurry, PA 15317

- ✓ Flexible Schedules
- ✓ Work Near Home
- ✓ Fun Summer Job
- ✓ Lifeguard certification required- Training Available



412-781-5950 | guardforlife.com/pitt | pittrecruit@americanpool.com

**BERKSHIRE
HATHAWAY**
HomeServices



Deborah A Panza
REALTOR®

The Preferred Realty

4215 Washington Rd

McMurray, PA 15317

Office: (724) 941-3340 x1617

Direct: (412) 877-0064

dpanza@TPRSold.com

deborahpanza.ThePreferredRealty.com



A member of the franchise system of BHH Affiliates, LLC

**Pool Pavilion Reservations
for this summer can be
submitted via email starting
April 1, 2025**

glencannon15317@yahoo.com



**Triple H has requested that
residents limit large items to one bulk item
per week per home.**

(more than one item is outside of the
contract)

**Also, if you are planning to put out more
than usual trash for a week due to cleaning
out or moving, or you have a large item to
dispose of,**

**please notify the Triple H office to
schedule a separate pick up.**

For an additional cost of \$30

**Holiday Trash Pick-Up
The following days push back
collection by one day.
Memorial Day
Labor Day**

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

**Pick-up is Tuesday after
Monday Holidays.**

glencannon15317@yahoo.com



www.glencannonhomes.org

Dear Residents,

The Glencannon Board of Directors will be conducting a visual inspection of all properties within the community starting in April 2025. The purpose of this inspection is to ensure compliance with the HOA's governing documents, including but not limited to the Covenants, Conditions, and Restrictions (CC&Rs), architectural guidelines, and landscaping standards.

During the inspection, board members will be observing the exterior of your property for any violations of the HOA rules. Items that will be reviewed include, but are not limited to:

- Exterior property maintenance
- Landscaping
- Drives, sidewalks, and other paving
- Fences and gates
- Siding and other exterior items.
- Architectural modifications

Please ensure that your property is in compliance with the HOA guidelines prior to the inspection. Any violations noted during the inspection will be documented and a follow-up letter will be sent to you outlining any necessary corrective actions. The board will work with violators and provide them with a period of time to comply with the necessary corrective actions.

We appreciate your cooperation in maintaining the aesthetic appeal and value of our community. If you have any questions or concerns, please contact the office at glencannon15317@yahoo.com.

Sincerely,
Glencannon Board of Directors

DAVE NEIDERMEYER
REALTOR®

C. 724.469.1582
O. 724.941.1427
dave@goldstandardpittsburgh.com
RealtyONEGroupGoldStandard.com

375 Valley Brook Road
McMurray, PA 15317



**Any issues regarding ACC or
commons must be sent via
email and include exact address
and a photo if possible.**

CENTURY 21®

Frontier Realty

YOUR NEEDS COME FIRST

Judi Agostinelli

Realtor, Associate Broker,
ABR, CRS, GRI, SRS, MRP

Century 21 Frontier Realty
4121 Washington Road
McMurray, PA 15317

PROPERTY EVALUATION CERTIFICATE

This certificate entitles you to an evaluation of your property by a CENTURY 21 Real Estate Professional, Judi Agostinelli. Contact me and I will show you how much your property is worth in today's marketplace.



I am a native of Canonsburg and have been selling homes since 1992.

724-941-8680 x 238 • 412-997-3969

www.JudiAgostinelli.Realtor.com • RealtorJAA@AOL.com

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.

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 regarding recycling requirements.

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.

Reminder:

Clean up after pets at all times.
Any issues with dogs or any other animals that are loose, please contact **Animal Control at 724-222-7387**
Animal control will not address outdoor cats.

The streets in Glencannon are maintained by North Strabane Township. Please contact the township with issues regarding street parking, road maintenance and snow removal.

The Glencannon Board of Directors voted and passed the following policy on December 10, 2024 regarding parking and storage on common property:

Any vehicle that is parked in common areas that meet one or more of the following criteria will incur

Glencannon Homes Association fines to the owner(s):

- Has not been moved in 15 days or more.
- Is not in working order.
- Has expired state inspection (where applicable).
- Is covered up.

Any personal property that is stored in common areas at any time will incur Glencannon Homeowners Association fines to the owner(s).
(A copy will be posted on the website)



Spring Projects:



The cluster box for Meadowview was delivered. Notification will be sent to the residents with the cost including installation.

The bid process for the entry signs is underway.

The bid process for the replacement lights is underway

The paving at playground A is scheduled for the month of April.

The ACC and Rec committees are meeting in the coming weeks for ongoing planning.

VOTE

27.2.01 MAGISTERIAL DISTRICT JUDGE

✓ REASONS TO VOTE

- ★ More than 31 years of experience in law enforcement as a police officer & in illegal drug investigations
- ★ Strong advocate for victims' rights throughout career in law enforcement
- ★ Helped to investigate, apprehend & incarcerate dangerous drug dealers that have contributed to the current opioid crisis in our local communities
- ★ Worked with young adults in our community to steer them away from drugs, alcohol & other addictions
- ★ Believes in the Second Amendment & has worked with DEA, FBI, Homeland Security & other state & federal law enforcement organizations to ensure personal safety of families & our communities
- ★ Received numerous awards from local, state & federal law enforcement agencies for performance, bravery & service to the community

CHARLES "CHUCKIE" TENNY
FOR MAGISTERIAL DISTRICT JUDGE



MAY 20TH



CHUCKIETENNY4MDJ.POLIENGINE.COM



CHUCKIETENNYFORMDJ@GMAIL.COM



CHARLES"CHUCKIE"TENNYFORMAGISTERIALDISTRICTJUDGE

*Paid for by candidate

glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Home Owners Association

Financial Report

As of February 28, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 46,581	\$ -	\$ -	\$ 46,581
Other	\$ 2,201	\$ 25,139	\$ 10	\$ 27,350
Total	\$ 48,782	\$ 25,139	\$ 10	\$ 73,931
Expenditures:				
Recreation Services	\$ 634	\$ -	\$ -	\$ 634
Commons Maintenance	\$ 2,919	\$ -	\$ -	\$ 2,919
Landscaping	\$ -	\$ -	\$ -	\$ -
Garbage Removal	\$ 10,110	\$ -	\$ -	\$ 10,110
Legal Services	\$ 875	\$ -	\$ -	\$ 875
Pond Renovation	\$ -	\$ -	\$ -	\$ -
Administrative	\$ 7,187	\$ 2,458	\$ -	\$ 9,645
Total	\$ 21,725	\$ 2,458	\$ -	\$ 24,182
Excess (Deficit):	\$ 27,057	\$ 22,681	\$ 10	\$ 49,748
Beginning Balance				
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 48,782	\$ 25,139	\$ 10	\$ 73,931
Expenditures -	\$ (21,725)	\$ (2,458)	\$ -	\$ (24,182)
Change in Working Capital	\$ 21,006	\$ -	\$ -	\$ 21,006
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 137,718	\$ 996,977	\$ 153,699	\$ 1,288,393
Bank and Investment Accounts:				
Bank - Checking	\$ 101,780	\$ 20,759	\$ 5,389	\$ 127,928
Money Market	\$ 35,937	\$ -	\$ 148,310	\$ 184,247
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 976,218	\$ -	\$ 976,218
Total	\$ 137,718	\$ 996,977	\$ 153,699	\$ 1,288,393

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 Monthly Meeting of the Directors March 18, 2025

Mr. Krantz called the meeting to order at 7pm

Roll Call

Doug Krantz- President, Pat Hogan – Vice President, Rebecca Lopez, Gretchen Gregorchik. Andy Schenkemeyer and John Peel. Dave Wheeler and Terry Creighan not present and excused.

Financial Vote: Mr. Hogan made a motion to approve the financials, Mr. Schenkemeyer seconded the motion. Mrs. Gregorchik – yes, Mr. Peel – yes, Ms. Lopez – yes, Mr. Krantz – yes.

Rec

The contract with American Pools for the new season was discussed. In order to maintain the yearly cost with what is budgeted, night swim will have to be eliminated. The board will vote on this next month.

The improvements to the pump room last year were discussed which impacted the big pool and improved the quality and safety of the water. Additional improvements needed for this year to the baby pool were also discussed in order to maintain the same water quality. Mr. Hogan made a motion for American Pools to make these upgrades since they did the improvements last year and are already familiar with our equipment. Mrs. Lopez seconded the motion. Vote: Mr. Krantz – yes, Mr. Peel – yes, Mr. Schenkemeyer – yes and Mrs. Gregorchik – yes.

Commons

Presidential Landscaping is starting this week. There will be garbage and debris removed throughout the next few weeks. The mulch color and type was discussed for the new year. The details of the beds were discussed and some changes that will be made to the design. Additional information was discussed with Presidential about areas that have historically been neglected that need to be addressed. The board discussed sticks and other yard debris that has been put on common grass by residents. The debris will be removed this time only and going forward, residents will not be permitted to put debris in common areas. A notice will be in the newsletter.

The light that was hit by a car on Cricketwood was discussed and the price to replace it. Further discussion occurred about the conversations with the insurance company for the party that hit the light as well as the liability insurance for Glencannon. One bid has been obtained and more are being gathered.

ACC

There were multiple requests made this month, all approved.

The ACC committee will be meeting in the coming month to discuss the upcoming walk through, the spreadsheet and the notification that will be sent out outlining the acc guidelines. Further discussion occurred about meeting with the condo associations to discuss improvements needed to the buildings and landscaping. The garbage collection on upper Hunting Creek was discussed and a possible dumpster for that area to be placed behind one of the buildings.

New Business

Discussion occurred about the geese at the pond. The game commission was contacted and some options were provided to naturally have them relocated.

Open Discussion

A resident was present and discussed issues she has with a cat in the neighborhood. She provided information about her contacting the resident that owns the cat and what she would like done about the problem. The board discussed with her that there are no rules in the bylaws or covenants regarding cats. There are also no township ordinances about this and animal control does not address issues with cats.

A second resident was present about loud music on his street. The board dis-

cussed with him that the police have been notified about this issue and the noise ordinances in this area.

Mr. Hogan made a motion to adjourn at 7:45pm

Glencannon Homes Association Annual Meeting March 18, 2025

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

Roll Call

Doug Krantz- President, Pat Hogan – Vice President, Rebecca Lopez, Gretchen Gregorchik. Andy Schenkemeyer and John Peel. Dave Wheeler and Terry Creighan not present and excused.

FINANCIAL REPORT

The 2023 financial audit was done with Stelmack Dobransky and Eannace with no issues noted. The investment accounts are doing well and the up to date report is in the newsletter each month. The regular bills remained consistent except for the price of Garbage collection which went up in February of 2024 to over double the cost. As a result, discussion occurred for a \$2 raise in dues for the following year. The AR list is being addressed with title searches done for the purpose of foreclosure on severely delinquent properties. Communication with these residents about that and potential liens have resulted in accounts paid in full and payment arrangements. Aside from the garbage price, the spending for commons, rec and admin was within the budget.

REC REPORT

The 2024 pool season was successful. The restrooms and the office were painted last year in the pool house. The filter and equipment in the pump room was upgraded which improved the water quality. The rec committee was created and will start up again this year to discuss needs and planning for the rec area. The plan for this year is to update the basketball, tennis and volleyball courts.

ACC REPORT

The ACC requests were all approved. The ACC committee was created in 2024 to address the properties in the community in need of improvement.

COMMONS

The landscaping contractor started the beginning of last season who in turn decided to subcontract mid season. Once that contractor resigned, Presidential Landscaping was hired late in the season to finish the summer/fall and will continue with the 2025 season. The contract was revised with confirmed expectations.

OPEN BOARD POSITIONS

The single-family home position that was expiring was discussed and Ms. Lopez was nominated at the meeting the previous month. The ballots that were submitted were opened and counted. At least 2 votes were received and Ms. Lopez will remain in this position for a 3 year term.

The board discussed that there are two open positions, which can be filled at the next meeting.

Meeting Adjourned on 8pm



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: _____

APRIL 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 Garbage	8 Board Meeting 7:00 PM Pool Pavilion	9	10	11	12
13	14 Garbage & Recycling	15	16 2 Hour Early Dismissal Canon-McMillan	17 No School Canon-McMillan	18 Good Friday No School Canon-McMillan	19
20 Easter	21 Garbage No School Canon-McMillan	22 Earth Day	23	24	25	26
27	28 Garbage & Recycling	29	30			