
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

February 2025



News this month:

ACC Committee Letter

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Patrick Hogan, Vice President

Terry Creighan
Dave Wheeler
Gretchen Gregorchik
Rebecca Lopez
John Peel
Andy Schenkemeyer

**Monthly dues are now
\$45 per month**
(Details page 4)

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 \$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 Tuesday, February 11, 2025 at Kings Restaurant at 7:00 PM.

All residents are welcome to attend!

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

Three board seats will expire in March, 2025, one single family home position, one townhouse position and one open position.

If you are interested in running for a board seat, please submit a letter of interest via mail or email by

February 7, 2025 and specify which expiring category you would like to run (all candidates must be confirmed by a second, so it would be a good idea to have an Association member send a letter confirming as such). You can also come to the February 11th meeting for nomination.

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

Residents are reminded that
trespassing
on the frozen pond is
STRICTLY PROHIBITED
Please be safe this winter

NOTICE OF ASSOCIATION DUES INCREASE (Currently in effect)

The Glencannon Homes Association Board of Directors has voted to increase the monthly dues by \$2.00 per month to \$45.00 per month.

This increase was necessary because ALL waste pick-up companies have been drastically increasing their prices. You can forward any questions to glencannon15317@yahoo.com.

As always, we will continue to monitor expenditures and keep our monthly dues as low as possible. We haven't increased dues in over 20 years.

Thank you for your understanding.



**When contacting the
office about property
issues,
the property address
and pictures are
necessary to address any
concerns.**

**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

**If you are selling your property,
please allow 10 days from
payment to receive the packet via
email. The resale packet is to be
given to the buyer at least 5 days
prior to closing.**

**The payment for resale certificates
can only be sent via US Mail.**

**Please email the office
with any interest in being on
the community resource
page for dog walking,
babysitting,
leaf/snow removal
and
grass cutting.**



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

Making improvements to your property?

Any questions regarding the size,
color or style can be found in the
architectural guidelines on the website.



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



Marcia M. Sacco
marcia@personnelstaffers.com

Kris Piscatelli
kris@personnelstaffers.com

4150 Washington Road, Suite 108 • McMurray, PA 15317
Phone: 724.942.5860 • Fax: 724.942.5866

www.personnelstaffers.com

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

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.

Glencannon Homes Association
Executive Meeting - Minutes
January 14, 2025

This meeting was cancelled due to inclement weather.

Glencannon Homes Association
Monthly Meeting of the Directors
January 14, 2025

This meeting was cancelled due to inclement weather.

Glencannon Homes Association – 2025 Budget

Income

4010	Assessment Income	\$280,260
4012	Late Fee charges	\$5,000
4015	Resale & Lien LTR Income	\$2,400
4020	Interest Income	\$30
4025	Interest – Delinquent Accounts	\$3,800
4030	Newsletter Income	\$900
4031	Interest – Capital Reserves	\$10
4042	RC Concession Income	\$150
4043	RC Guest Fee Income	\$1,700
4044	RC Pool Rental	\$800
4045	RC Heights Passes	\$600
4054	ACC Fine	\$400
Total Income		<u>\$296,050</u>

Expenses

Recreation

5105	RC Management	\$49,500
5131	RC Electricity	\$3,700
5132	RC Gas	\$1,750
5133	RC Water	\$2,400
5140	RC Maintenance & Supplies	\$4,000
5145	Tennis Court Maintenance	\$50
		<u>\$61,400</u>

Commons

5430	Commons Utilities	\$2,200
5440	Commons Maintenance & Supplies	\$8,000
5455	Playground Maintenance	\$400
5501	Landscaping	\$53,000
		<u>\$63,600</u>

Administration

5710	Adm. Gross Wages	\$22,000
5715	Adm. Payroll Taxes	\$2,900
5730	Garbage Removal	\$121,320
5734	Bank Service Charges	\$2,300
5735	Legal fees	\$1,000
5740	Audit and Tax Prep	\$5,000
5751	Liability Insurance and D & O	\$5,560
5752	Workman's Comp. Insurance	\$900
5765	Office Equip. Maintenance	\$1,500
5770	Office Communication	\$1,400
5780	Office Supplies	\$1,600
5791	Newsletter Printing	\$3,750
5792	Newsletter Delivery	\$600
5860	Community Day	\$200
6560	Payroll Expenses	\$20
		<u>\$171,050</u>

Total Expenses \$296.050

Glencannon Home Owners Association

Financial Report

As of December 31, 2024

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 267,936	\$ -	\$ -	\$ 267,936
Other	\$ 15,307	\$ 79,483	\$ 75	\$ 94,866
Total	\$ 283,244	\$ 79,483	\$ 75	\$ 362,802
Expenditures:				
Recreation Services	\$ 57,513	\$ -	\$ -	\$ 57,513
Commons Maintenance	\$ 23,162	\$ -	\$ -	\$ 23,162
Landscaping	\$ 46,971	\$ -	\$ -	\$ 46,971
Garbage Removal	\$ 128,613	\$ -	\$ -	\$ 128,613
Legal Services	\$ 410	\$ -	\$ -	\$ 410
Pond Renovation	\$ -	\$ -	\$ 12,371	\$ 12,371
Administrative	\$ 58,638	\$ 9,335	\$ -	\$ 67,973
Total	\$ 315,307	\$ 9,335	\$ 12,371	\$ 337,013
Excess (Deficit):	\$ (32,063)	\$ 70,148	\$ (12,295)	\$ 25,789
Beginning Balance				
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 283,244	\$ 79,483	\$ 75	\$ 362,802
Expenditures -	\$ (315,307)	\$ (9,335)	\$ (12,371)	\$ (337,013)
Change in Working Capital	\$ (54,843)	\$ -	\$ -	\$ (54,843)
Transfers +/-	\$ 60,000	\$ -	\$ (60,000)	\$ -
Ending Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Bank and Investment Accounts:				
Bank - Checking	\$ 53,717	\$ 20,759	\$ 5,389	\$ 79,865
Money Market	\$ 35,937	\$ -	\$ 148,300	\$ 184,237
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 953,537	\$ -	\$ 953,537
Total	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638

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

Reminder:

The only signs permitted in
Glencannon are real estate or
“for sale signs”

Notices are sent to anyone who has a
contractor, political or any other
sign on their
Property.

Failure to remove signs can result in an
ACC fine.

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

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 with monthly dues.

**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**

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: _____

FEBRUARY 2025

Sun

Mon

Tue

Wed

Thu

Fri

Sat

1

2

Groundhog
Day

3

Garbage
&
Recycling

4

5

6

7

8

9

10

Garbage

11

Board Meeting
7:00 PM
Kings Restaurant

12

13

14

Valentine's
Day

15

16

17

Garbage
&
Recycling

President's Day

No School
Canon-McMillan

18

19

20

21

22

23

24

Garbage

25

26

27

28

No School
Canon-McMillan