
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

January 2025



News this month:

**Annual statements will be sent
throughout the month of
January**

**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 will increase to
\$45 per month starting with
this month's payment.**

(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>	800-544-4877
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 \$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 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, December 10, 2024 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.

NOTICE OF ASSOCIATION DUES INCREASE

The Glencannon Homes Association Board of Directors has voted to increase the monthly dues by \$2.00 per month to \$45.00 per month starting January 1, 2025.

There will be multiple notifications between now and January in the Glencannon newsletter, so please take the time to plan and adjust, particularly those that use online payments.

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 have not had a need for an increase in over 15 years.

Thank you for your understanding.

Annual Statements for 2024 will be mailed to all residents throughout the month of January 2025.

The total balance on your statement will be as of December 31, 2024. Any checks sent after that will not be included in the amount.

If you have a (-) negative balance on your statement, that indicates a credit.

Any questions about your statement can be emailed to

glencannon15317@yahoo.com

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

The ACC Committee is currently focusing on improvements needed to various properties throughout the community.

Notifications are being sent identifying what needs completed within a certain timeframe.

**The Committee
Needs many volunteers
to assist with
reporting areas in need of
repair or improvement
and ongoing follow up of
completion.**

**Please email with interest:
glencannon15317@yahoo.com**

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

**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



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**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.**

The 2025 Budget is approved.

**A copy will be on the website at:
www.glencannonhomes.org**

Making improvements to your property?

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



QUESTIONS OF THE MONTH

What is the status of the Meadowview Cluster box?

The cluster box was ordered and delivered. The cost will be determined once the price of installation is received.

What is the status of the sign on Glencannon Drive?

The board is working to replace the signs at both entrances.

How do I change the amount paid with online bill pay for the 2025 dues increase?

Please access your online banking and change the amount that is sent each month.



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

DAVE NEIDERMEYER
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375 Valley Brook Road
McMurray, PA 15317



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Est. 1994

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



Car owners needed!

There is a car parked in a common parking space on Pheasant Cove and one on Old Meadow that have not been moved in several months. If you are the owner or know who is, please contact the office as soon as possible.

Monthly meetings will continue on the second Tuesday of each month at 7:00 PM, with the exception of the March meeting which will be held on March 18, 2025 at 7:00 PM and the Annual Meeting will be held the same night at 7:30 PM.

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.

A \$50 ACC fine will be assessed on each property who does not adhere to this rule. If you have questions, please notify the office.

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.

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.

Glencannon Homes Association Executive Meeting - Minutes December 10, 2024

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

Roll Call

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

Financials

The board reviewed the financial reports that were distributed over the last week. The AR report was discussed and the details of the overdue accounts and recent lien letters. The board also talked about the details of the budget consumption and the 2025 budget draft that was also distributed for review. Mr. Creighan made a motion to approve it. Mrs. Gregorchik seconded the motion. Vote: Mr. Hogan – yes, Ms. Lopez – yes, Mr. Peel – yes, Mr. Schenkemeyer – yes and Mr. Wheeler – yes. Budget passed.

The 2023 Audit was distributed and reviewed. A separate meeting will be held with the auditor at Stelmack, Dobransky and Eannace to discuss the audit if there are any further questions.

The investment accounts were discussed and the current interest rates. Additional research will be done comparing rates at various places before making any change.

The clusterbox for Meadowview Drive was discussed and ordered for delivery. Installation was discussed and will be done by another contractor.

Commons

The ACC committee was discussed and a separate meeting scheduled in January of 2025. The entry sign on Glencannon Drive is damaged, replacement of that sign and the one on Village Drive was discussed. The board discussed the garbage contract for 2025 and looking into competitive prices. The board also talked about an additional dumpster for the next year.

It was reported that the bridge replacement at the pond was completed over the last few weeks.

Rec

The pool contract for 2025 was discussed and potential changes to bring down the cost.

New Business

The parking policy and the details were discussed and Mr. Schenkemeyer made a motion to approve, Mr Creighan seconded the motion. Vote: Mr. Hogan – yes, Ms. Lopez – yes, Mrs. Gregorchik – yes, Mr. Peel – yes and Mr. Wheeler. Motion passed and a copy will be on the website. Meeting adjourned at 7:10pm

Glencannon Homes Association Monthly Meeting of the Directors December 10, 2024

Mr. Hogan called the meeting to order on 7:10pm

Roll Call

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

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

The board also discussed the meeting times for 2025. Mr. Creighan made a motion to maintain the same schedule of the second Tuesday of every month with the exception of March, the meeting will be on the third Tuesday on the same night as the annual meeting. Ms. Lopez seconded the motion. Vote: Mrs. Gregorchik – yes, Mr. Schenkemeyer – yes, Mr. Peel – yes , Mr. Wheeler – yes and Mr. Hogan – yes.

Open Discussion:

A resident was present and discussed issues on his street with people parking in the parking spaces that are part of his property. The board discussed reaching out to the residents doing that.

Mr. Hogan made a motion to adjourn at 8pm



Glencannon Home Owners Association

Financial Report

As of November 30, 2024

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 245,575	\$ -	\$ -	\$ 245,575
Other	\$ 14,239	\$ 100,800	\$ 70	\$ 115,108
Total	\$ 259,814	\$ 100,800	\$ 70	\$ 360,683
Expenditures:				
Recreation Services	\$ 57,107	\$ -	\$ -	\$ 57,107
Commons Maintenance	\$ 20,496	\$ -	\$ -	\$ 20,496
Landscaping	\$ 46,971	\$ -	\$ -	\$ 46,971
Garbage Removal	\$ 118,503	\$ -	\$ -	\$ 118,503
Legal Services	\$ 346	\$ -	\$ -	\$ 346
Pond Renovation	\$ -	\$ -	\$ 3,201	\$ 3,201
Administrative	\$ 44,021	\$ 9,335	\$ -	\$ 53,356
Total	\$ 287,444	\$ 9,335	\$ 3,201	\$ 299,979
Excess (Deficit):	\$ (27,630)	\$ 91,465	\$ (3,130)	\$ 60,704
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 259,814	\$ 100,800	\$ 70	\$ 360,683
Expenditures -	\$ (287,444)	\$ (9,335)	\$ (3,201)	\$ (299,979)
Change in Working Capital	\$ (49,989)	\$ -	\$ -	\$ (49,989)
Transfers +/-	\$ 60,000	\$ -	\$ (60,000)	\$ -
Ending Balance	\$ 98,941	\$ 995,612	\$ 162,854	\$ 1,257,407
Bank and Investment Accounts:				
Bank - Checking	\$ 63,005	\$ 20,759	\$ 14,559	\$ 98,322
Money Market	\$ 35,936	\$ -	\$ 148,295	\$ 184,232
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 974,853	\$ -	\$ 974,853
Total	\$ 98,941	\$ 995,612	\$ 162,854	\$ 1,257,407

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: _____

JANUARY 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 New Year's Day	2	3	4
			No School Canon-McMillan			
5	6 Garbage & Recycling	7	8	9	10	11
12	13 Garbage	14 Board Meeting 7:00 PM Kings Restaurant	15	16	17	18
		No School Canon-McMillan				
19	20 Garbage & Recycling No School Canon-McMillan Martin Luther King, Jr. Day	21	22	23	24	25
26	27 Garbage	28	29	30	31	