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# *The* **Glencannon** Newsletter



Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

## July 2024



News this month:

**Open Board Position**  
**Pool Hours and Rules**

### **GLENCANNON BOARD OF DIRECTORS**

**Douglas Krantz, President**  
**Patrick Hogan, Vice Presi-**

Terry Creighan

Dave Wheeler

Gretchen Gregorchik

Rebecca Lopez

Jay Ware

John Peel

**Pizza and Movie night  
at the Pool  
July 17th**

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

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### 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

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](mailto: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

<b>Mondays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Tuesdays</b>	<b>10:00 a.m. - 3:00 p.m.</b>
<b>Wednesdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>
<b>Thursdays</b>	<b>2:00 p.m. - 6:00 p.m.</b>

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto: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, July 9, 2024 at the pool pavilion at 7:00 PM.**

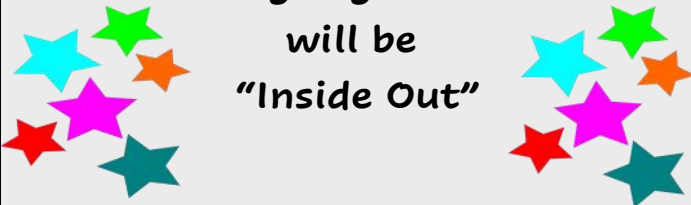
**All residents are welcome to attend!**

**Any meeting changes will be posted on the website: [Glencannonhomes.org](http://Glencannonhomes.org)**

**Come to the pool for  
Movie Night on July 17th!**

**The Movie shown  
during Night Swim**

**will be  
"Inside Out"**



**Pizza, Chips and water for the event  
are sponsored by:**

### **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 2027**

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



**MATT SPICER - OWNER**  
matttransports15317@gmail.com 724-328-3740

### **Pool Schedule**

**Weather Permitting**

Mondays	Noon to 7:00 PM
Tuesdays	Noon to 7:00 PM
Wednesdays	Noon to 10:00 PM
Thursdays	Noon to 7:00 PM
Fridays	Noon to 7:00 PM
Saturdays	11:00 AM to 7:00 PM
Sundays	11:00 AM to 7:00 PM

**Wednesday night swims Continue until August 14,  
2024**



724-745-1000



DAVE NEIDERMEYER  
REALTOR®

C. 724.469.1582

O. 724.941.1427

dave@goldstandardpittsburgh.com

RealtyONEGroupGoldStandard.com

375 Valley Brook Road  
McMurray, PA 15317



Please contact the office via email  
if you are interested in planning  
activities at the pool or food trucks  
for the month of August.

**There are residents that have reached  
out in need of help!**

**Please contact the office if you would  
like to be on the list for Yard Work,  
Babysitting or dog Walking**

Questions about ACC guidelines can be found on the  
website which provides specific details.

[www.glencannonhomes.org](http://www.glencannonhomes.org)

North Strabane Ordinances can also be reviewed on the  
township website.

[www.northstrabanetwp.com](http://www.northstrabanetwp.com)

Any questions regarding street condition can be directed to the  
township.



**Roofing & Remodeling**  
HIC #PA 117931

Roofing	Additions
Siding	Garages
Gutters	Masonry Work
Downspouts	Concrete
Soffit/Facia	Windows/Doors

**We Offer Free Estimates! Call us today!**



Like us on Facebook:

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**412-897-9032**

**724-266-3843**

BP-34535022

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



[www.glencannonhomes.org](http://www.glencannonhomes.org)

# QUESTIONS OF THE MONTH

## **Can I drop off my payment, acc request or resale request in person?**

There are no options for in person payments. All payments or requests can be made via US Mail: Glencannon Homes Association PO Box 831 McMurray, PA 15317

## **Why are there cars parked in common parking spaces with expired inspection stickers?**

The cars that were reported have been marked with notices. For anyone who owns these cars, they need removed immediately.

## **How do I report issues with property condition in the community?**

Please email the office with photos.

## **How do I report questions or concerns about Glencannon Contractors?**

Any issues with the landscaping work can be reported to the Glencannon email: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com). Pictures of any issues are required. Any questions/issues with American Pools or Triple H Trash Removal needs to be reported to them.

## **Is there any work being done at the Playgrounds?**

Bids are being obtained to asphalt the sidewalks at Playground A. Bids were accepted for playground B and C to replace the timbers.

## **What is the status of the bench on Old Meadow?**

If anyone is interested in repairing (or knows someone who is) to make both arms consistent without the plastic covering, please contact the office: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)





**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.

The board has identified an ACC Committee which is currently focusing on improvements needed to various properties throughout the community.

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

Please review the ACC fine policy found on the website.

**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.

**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.**

**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.**
- A full copy of the pool rules is posted in this newsletter.
- Anyone creating a nuisance at the pool will face disciplinary action, if the police are called, it will trigger an automatic review.

**Glencannon Homes Association  
Executive Meeting  
June 11, 2024**

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

**Roll Call**

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

**Financials**

The financial reports that were distributed prior to the meeting were discussed. The vote to occur at the next meeting.

**Commons**

The board discussed the tree project for the community and the list that is being compiled. Additional pictures and markings will be done in various areas prior to obtaining the bids.

The bridge at the pond was discussed and the update from The Harshman Group. The drawings are done and the pricing from contractors is being completed for board review.

**Rec**

The board discussed the delinquent list and monitoring the sign in list at the pool. Residents will be notified as well as the American Pools.

**ACC**

The board discussed requests from one of the streets about holes in the ground between the buildings that may need addressed. A board member agreed to go look at the area.

A particular property was discussed that needs repair. The various issues on the house were discussed including the roof and siding. A board member will go to this street to gather the needed information to notify the homeowner.

**Old Business**

The board discussed the covenants and the clarification of Article VIII Section b. The board will continue to gather documentation from residents that is required to address any issues.

The board also discussed obtaining bids to power wash the playground equipment.

Meeting adjourned at 7:00pm



**Glencannon Homes Association  
Monthly Meeting of the Directors  
June 11, 2024**

Mr. Krantz called the meeting to order at 7pm

**Roll Call**

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

**Financial:**

Mr. Creighan made a motion to accept. Ms. Lopez seconded the motion. Vote: Mr. Wheeler – yes, Mr. Peel – yes, Mr. Krantz – yes.

**Commons**

The board discussed the bench on Old Meadow. The plastic arm has fallen off and multiple calls to the company have provided no assistance. The board discussed having someone look at the bench to have it repaired without the plastic piece on both sides.

The landscaping details were discussed and the communication with the current company. Areas in need of attention were discussed and they will continue to be notified.

**New Business**

The board discussed that there is one open board position. No residents present were interested.

**Open Discussion**

A resident was present to discuss issues with property conditions on her street. She provided the details and addresses, the board will look at the areas and will notify the homeowner.

Another resident was present to discuss the mailbox project. The post office cannot be reached to use their contractor to install the box. Another contractor was discussed that have agreed to do it and a potential price. The board will reach out to this person.

Another resident was present to discuss issues with a particular resident and how this applies to Article VIII section b of the covenants. He provided additional information on the situation and the board discussed what is being considered going forward. This includes making a policy to further clarify the existing article. This resident expressed the need for a fine that is increased as the situation becomes worse. The board discussed the consideration of not opening the community for a liability and therefore having regular consultation with legal counsel about this subject.

Meeting adjourned at 7:35pm.



# Glencannon Recreational Center

## RULES AND REGULATIONS

**ONLY RESIDENTS CURRENT IN THEIR ASSESSMENTS MAY USE THE RECREATIONAL FACILITIES.**

**Violation of the following rules will result in revocation of swimming privileges.**

### **POOL RULES:**

1. **No diving or flipping into the pool at anytime.**
2. Running and horseplay in the pool area is prohibited.
3. Water games in the pool are permitted only with the consent of the guard and when they don't interfere with the enjoyment of the pool by others.
4. Soft throwing and water balls, kickboards and other water equipment (rafts etc.) may be used only with the consent of the guard.
5. Non-swimmers must stay in the shallow end of the pool.
6. Please refrain from talking to the guard on duty except to request information.
7. Children 12 years of age and under (must be 13) will not be permitted in the pool area unless accompanied by a parent or an agent of the parent acting as the guardian. Authorization shall be submitted to the guard in writing. **CHILDREN MUST BE WATCHED BY THE GUARDIAN AT ALL TIMES!  
A GUARDIAN MUST BE 16 YEARS OF AGE OR OLDER.**
8. Children 12 years of age and under who have not been certified as competent swimmers cannot be in the deep end of the pool. All children wearing water wings or flotation devices of any kind are considered non-swimmers by the staff and need to be accompanied/supervised by an adult or guardian in the shallow end of pool **at all times**. Children that have passed the deep water competency test 3 years in a row are exempt from repeating the test at the discretion of the guards.
9. Each parent is responsible for the safety of his/her child at the baby pool and must supervise at pool side.
10. Members and guests are permitted to enter the pool area ONLY through the bathhouse gate.
11. EVERYONE must sign in, anyone caught using false information will face disciplinary action.
12. Entering the pool area at any time when it is closed is prohibited.
13. Glass, sharp objects, or other dangerous articles are not permitted in the pool area at any time.
14. Throwing of rocks or other foreign materials in or around the pool is prohibited.
15. Please use the available trash cans keeping the pool area clean for the next guests.
16. Pets **ARE NOT** permitted in the pool area during operating hours.
17. **NO ALCOHOLIC BEVERAGES** are permitted in the pool area at any time.
18. Glencannon Homes Association is not responsible for any valuables lost in the pool area.
19. Smoking, food and drinks, and gum are not permitted in the pools or on the concrete apron around the pools at any time.
20. All members and guests using the recreational facilities must respect the rights and property of the neighboring residents at all times.
21. All persons must leave the pool at any time when directed to do so by the guard(s).
22. The baby pool is only for infants and toddlers up to age 4 years old.
23. Only guard chairs are permitted on the concrete apron near the pools. Chairs are not permitted in the baby pool.
24. No loud music by individuals interfering with the enjoyment of the pool by others will be allowed.
25. Chairs are available on a first come, first serve basis.
26. No person showing evidence of a communicable disease, bodily discharges, open blisters or cuts and bandages will be allowed entry to the swimming pool area.
27. Persons suspected of being under the influence of drugs/alcohol shall be prohibited from entering the pool.
28. **Pool Management reserves the right to eject anyone (for the day) for conduct issues.  
Recurring violators will be referred to the Board of Directors for disciplinary action.**

## **POOL SCHEDULE:**

1. The pool will open for the season on a daily basis from (Saturday) May 25th, 2024 to Labor Day.
2. The pool hours (weather permitting) will be Noon - 7:00 pm Monday through Friday, and 11:00 am - 7:00 pm on Saturdays and Sundays for the pool season; pool opens at 11:00 am on holidays. Starting June 5, 2024 and continuing through August 14 2024, Wednesday "night swims," will be available, the pool will be open noon - 10:00 pm.
3. A rest period for Adult Swim will occur promptly during the last 15 minutes of each hour. All children (17 years old and younger) must leave the pool for the mandatory rest period. During this time, children (5 and up) cannot be in the Baby Pool and are to be in the grass areas, pavilion/tennis court area. Children (2 and under) are permitted in the pool with their parent/guardian during Adult Swim.
4. The pool will open at 4:00 pm on school days.
5. The pool may be closed during the hours of inclement weather, at the discretion of Pool Management.

## **GUEST REGULATIONS:**

**Members may bring guests at any time, subject to the following regulations.**

1. Any Glencannon Resident in arrears on assessment cannot be a guest of a member in good standing.
2. Guests must be accompanied by a member in good standing and obtain a guest pool pass. Residents **MUST** stay with their guests at all times.
3. Guest fees: \$3.00 per person daily admissions (children 5 and under are free). A season guest pass will be available for **\$35.00**. (good for one individual person only—name will be placed on the pass). A transferrable pass may be purchased for **\$50.00**. **All guests must be accompanied by a resident.** There is no fee for use of tennis courts when accompanied by a Glencannon resident.
4. A vacation pass is available for \$15.00. Purpose: In the event an association member cannot be present when out of town guests are visiting so these guests feel comfortable using our pool facilities.

**DIRECTIONS:** The member must fill out the vacation pass form and return it to the pool manager. Once approved/disapproved, the member will be notified (within two weeks after the request). Payment must be paid in full one day prior to arrival date. Only after payment is made and the pass is filled out will the vacation pass(es) be issued (this will be done at the pool).

**RELEASE FORM:** This can be filled out anytime and brought to the pool when picking up the pass(es). If anyone is less than 18 years of age, a parent or guardian must sign the form on their behalf.

**VACATION TIME:** Seven days (one week) is the maximum time for each vacation request, but there is no limit on the number of requests.

**PAVILION RENTAL:** The fee to exclusively reserve the full pavilion during regular pool hours is \$25 for 3 hours, plus \$3.00 per guest. The pavilion will have water/electricity available (if the pavilion is not already reserved, residents may use the pavilion informally during regular pool hours free of charge).

**AFTER HOURS POOL USAGE:** Please contact the office (724-745-4911) about renting the pool for an after hours party. The fee to rent the pool from 7:00 PM to 10:00 PM (Mondays, Tuesdays, Thursdays, Fridays, Saturdays, and Sundays) is \$90.00 - This includes use of the pavilion. After hours parties **ARE NOT** available on Wednesdays.

**OTHER COMMONS FACILITIES:** Tennis, Volleyball, Pavilion (Early AM to Dusk weather permitting)

1. Only members in good standing and their guests can use the courts. Guests must be accompanied by members at all times.
2. Reservations for the courts may be made with the Association Secretary. Use of the tennis court and volleyball court will be limited to two hour increments.
3. Hoverboards, skateboards, scooters and rollerblades **ARE NOT** permitted at the pool or courts at any time.
4. Any individual playing tennis/volleyball/basketball must shower before swimming.

**Damage to any property in the recreation area by any member or guest will result in the liability of the responsible party for repairs or replacements necessary as a result of their actions.**

Dear Friends and Neighbors

I would like to discuss the condition of our community. I have been a resident for over 29 years, I am concerned about the state of our community. The Board needs to take steps to make updates to the Common Property. In order for our community to be updated and contain more pleasing curb appeal, I feel there needs to be improvements made in several areas. Improvements will lead to a higher resell of our vested properties. Our community is 53 years old and we need to update to make the community a desirable place to live. I am sure most of us have updated the inside as well as the outside of our properties during our ownership. Now it is time to make our community more appealing!

I recognize that the board has been focused on the pond restoration project of the past several years. Their time is appreciated. This is in no means meant as a criticism but rather a means to encourage further development of our neighborhood. But, in moving forward we feel that there are now many areas to focus attention in the upcoming years.

Years ago in the 1990's, the board at the time sent forth a feasible plan to ensure the future of the Home Association by fiscal responsibility and investing. We do believe that the Association is in a situation where some of the suggestions below can be completed. We do realize that not all on the list can be achieved at this time. However, please take the time to consider and discuss these suggestions.

**Some suggestions that would create a more appealing neighborhood:**

The **asphalt path** from Old Meadow Road to Partridge Way needs to be replaced.

**New lighting** for the entire community. We need to take advantage of new technology like the LED bulbs that are much brighter. As a result, will create a safer community.

The **entrance signs** need to be replaced with something a little grander like brick or stone.

The **area** along Hunting Creek Road between the two Pheasant Coves needs to be cleaned up and **new landscaping** needs to be installed.

An **asphalt path** around the pond should be installed. It is very difficult to walk your pets as well as not very comfortable for adults.

**New landscaping** around the pond as well as **new benches**. This will give the area a park - like setting that would become a focal point for the community.

The **trees** along Glencannon Drive need to be cut down and new trees need to be planted as well as that center green strip needs to be **landscaped**.

All **new landscaping** at the entrances using plants that will **provide color** all year long.

A **small landscape bed** at the bottom of the path from the pool, before you go down the steps to the pond.

**Playground A** needs to have all the landscape ties surrounding the playground replaced and an additional mulch needs to be installed.

The **volleyball court** needs a total overhaul. Replace the **tennis court** with something new as it has a broken surface. Perhaps change the area to a Pickleball court or Horseshoe area.

All **fencing** around the pool and court area needs replacement.

The **access road** in front of the townhouses on HCR needs replaced and the beds updated.

Hire a **community gardener** and a crew in the spring to clean up from the winter and plant and mulch the beds.

The **open field** behind the townhouses on HCR and Old Meadow Road could be used to create usable community space there

If you as a resident agree that it is time to update our community. Let the board know, by emailing the association at [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com) or calling the office. If you have additional ideas for updating include them in your email.

Committees could be developed so the community may work together to develop a 5-year plan for the community. Past boards have operated with committees to address issues. Committees are extremely valuable to keep the community in great shape. If more residents are involved, more pride and ownership could exist for the future.

Sincerely,

Amy Puglisi

# Glencannon *Pool Parties*

Reserve the pavilion during normal pool hours for only \$25.00 (3 hours) plus \$3.00 for non-resident guests.

After hours parties are also available, only \$90 for 3 hours after pool closing 7:00 pm to 10:00 pm.

No additional fee for guests!

(Wednesdays not available).

**Call (724) 745-4911**

To reserve your date!

Alcohol is not permitted, payment and signed waiver required before the date of your party

**There have been several concerns from residents about garbage not being in cans.**

**Please avoid putting bags on the ground and**

**utilize trash cans as much as possible.**



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 May 31, 2024

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 111,544	\$ -	\$ -	\$ 111,544
Other	\$ 6,182	\$ 31,658	\$ 34	\$ 37,875
<b>Total</b>	<b>\$ 117,726</b>	<b>\$ 31,658</b>	<b>\$ 34</b>	<b>\$ 149,419</b>
<b>Expenditures:</b>				
Recreation Services	\$ 31,280	\$ -	\$ -	\$ 31,280
Commons Maintenance	\$ 5,394	\$ -	\$ -	\$ 5,394
Landscaping	\$ 16,680	\$ -	\$ -	\$ 16,680
Garbage Removal	\$ 57,363	\$ -	\$ -	\$ 57,363
Legal Services	\$ 75	\$ -	\$ -	\$ 75
Pond Renovation	\$ -	\$ -	\$ 3,201	\$ 3,201
Administrative	\$ 20,431	\$ 4,496	\$ -	\$ 24,927
<b>Total</b>	<b>\$ 131,224</b>	<b>\$ 4,496</b>	<b>\$ 3,201</b>	<b>\$ 138,921</b>
<b>Excess (Deficit):</b>	<b>\$ (13,498)</b>	<b>\$ 27,162</b>	<b>\$ (3,166)</b>	<b>\$ 10,498</b>
<b>Beginning Balance</b>				
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 117,726	\$ 31,658	\$ 34	\$ 149,419
Expenditures -	\$ (131,224)	\$ (4,496)	\$ (3,201)	\$ (138,921)
Change in Working Capital	\$ (23,905)	\$ -	\$ -	\$ (23,905)
Transfers +/-	\$ 60,000	\$ -	\$ (60,000)	\$ -
<b>Ending Balance</b>	<b>\$ 139,157</b>	<b>\$ 931,309</b>	<b>\$ 162,818</b>	<b>\$ 1,233,285</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 53,233	\$ 20,756	\$ 14,559	\$ 88,547
Money Market	\$ 85,925	\$ -	\$ 148,259	\$ 234,184
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 910,553	\$ -	\$ 910,553
<b>Total</b>	<b>\$ 139,157</b>	<b>\$ 931,309</b>	<b>\$ 162,818</b>	<b>\$ 1,233,285</b>

## 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



**Men In Blue Power Washing Services**  
Text or Call 412-436-6419

**We offer**

- Driveways
- Sidewalks/Steps
- Patios
- House Siding
- Garbage/Recycling Bin cleaning

 Mib Cleaners  
 mib\_cleaners  
 mibcleans@gmail.com

Before After



**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.**

# CENTURY 21<sup>®</sup>

## 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](http://www.JudiAgostinelli.Realtor.com) • [RealtorJAA@AOL.com](mailto:RealtorJAA@AOL.com)

#### BERKSHIRE HATHAWAY HomeServices




**Deborah A Panza**  
REALTOR<sup>®</sup>

#### The Preferred Realty

4215 Washington Rd  
McMurray, PA 15317  
Office: (724) 941-3340 x1617  
Direct: (412) 877-0064  
[dpanza@TPRSold.com](mailto:dpanza@TPRSold.com)  
[deborahpanza.ThePreferredRealty.com](http://deborahpanza.ThePreferredRealty.com)



 A member of the franchise system of BHH Affiliates, LLC

### The dumpster at the pool is for POOL USE ONLY.

The following items are strictly prohibited.

- **Construction waste**
- **Televisions**
- **Tires**
- **Car batteries**



**Marcia M. Sacco**  
[marcia@personnelstaffers.com](mailto:marcia@personnelstaffers.com)

**Kris Piscatelli**  
[kris@personnelstaffers.com](mailto:kris@personnelstaffers.com)

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

[www.personnelstaffers.com](http://www.personnelstaffers.com)

Please visit the website for copies  
of the bylaws, covenants, policies,  
forms and more.

[www.glencannonhomes.org](http://www.glencannonhomes.org)

# **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 <b>ANTENNA</b> provided they are attached to the unit.
<input type="checkbox"/>	Exterior location of <b>CENTRAL AIR CODITIONING</b> unit if <u>not</u> within three [3] feet of current.
<input type="checkbox"/>	A sketch showing the size, location and elevation of any <b>DECK, BALCONY, PORCH</b> or <b>PATIO</b> . *Note: <b>Decks</b> require township approval after GHA approval.
<input type="checkbox"/>	Changes in grade or location of an existing <b>DRIVEWAY</b> .
<input type="checkbox"/>	Height, style, material and distance from property lines of <b>FENCE/PRIVACY SCREEN</b> .
<input type="checkbox"/>	A sketch showing the location of a <b>LAMP POST</b> from the property lines and building.
<input type="checkbox"/>	A sketch showing location of <b>OUTDOOR LIGHTING</b> fixture(s) from the property line/building.
<input type="checkbox"/>	<b>ROOF COVERING</b> not similar to the one provided by the developer.
<input type="checkbox"/>	<b>UTILITY SHEDS</b> must be constructed in the same manner, style, and material of the unit. *Note: <b>Sheds</b> require township approval after GHA approval.
<input type="checkbox"/>	<b>SIDING, DOOR, SHUTTERS</b> and <b>WINDOW</b> replacement.
<input type="checkbox"/>	Painting of <b>DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM</b> and <b>WINDOW TRIM</b> approved colors can be obtained by contacting the Secretary or going on-line to <a href="http://www.glencannonhomes.org">www.glencannonhomes.org</a> 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: \_\_\_\_\_

# JULY 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Garbage	2	3 Night Swim	4 Independence Day	5	6
7	8 Garbage & Recycling	9 Board Meeting 7:00 PM Pool Pavilion	10 Night Swim	11	12	13
14	15 Garbage	16	17 Night Swim  Pizza and a Movie night at the pool	18	19	20
21	22 Garbage & Recycling	23	24 Night Swim	25	26	27
28	29 Garbage	30	31 Night Swim			