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# *The* **Glencannon** Newsletter



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

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March 2025

News this month:

**Annual Meeting**  
**Open board positions**

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## **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)

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Phone: (724) 745-4911

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

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# 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

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](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 \$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

<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 \$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, March 18, 2025 at Kings Restaurant at 7:00 PM.**

**The Annual Meeting will follow at 7:30 PM.**

**All residents are welcome to attend!**

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

### The Annual Meeting

will be held at

**Kings Restaurant on**

**March 18th at 7:30 pm.**

**All residents are welcome to attend!**

(see page 8 for more details and the official ballot)

Pool Pavilion Reservations  
for this summer can be

submitted via email starting

April 1, 2025

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

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



Sunday, March 9th  
Spring Ahead 1 Hour

### 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](mailto: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.

**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**

**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

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.**

### **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](mailto:glencannon15317@yahoo.com).

Sincerely,  
Glencannon Board of Directors

DAVE NEIDERMEYER  
REALTOR®

C. 724.469.1582  
O. 724.941.1427  
[dave@goldstandardpittsburgh.com](mailto:dave@goldstandardpittsburgh.com)  
[RealtyONEGroupGoldStandard.com](http://RealtyONEGroupGoldStandard.com)

375 Valley Brook Road  
McMurray, PA 15317



Marcia M. Sacco  
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4150 Washington Road, Suite 108 • McMurray, PA 15317  
Phone: 724.942.5860 • Fax: 724.942.5866

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

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

Three board seats will expire in March, 2025, a  
Single Family Home position, a  
Townhouse position, and an Open position.

**This year, we have one candidate running  
unopposed.**

As required in the by-laws, we are fulfilling the nomination and ballot process. We have printed the official ballot in the newsletter instead of mailing them to every resident, *(This will result in a cost savings of over \$300 in postage and printing expenses).*

If you would like to cast a vote for the unopposed candidate, you may still do so. Simply contact the Association at: 724-745-4911 or glencannon15317@yahoo.com to request an official ballot envelope. Ballots must be returned in an official ballot envelope to be considered valid. You may also pick up an official ballot envelope at the annual meeting (the same night).

**The Annual Meeting will be  
Tuesday, March 18, 2025 at Kings  
Restaurant at 7:30 PM**

**The usual monthly meeting of the directors  
will be held at 7:00 PM**

***All residents are invited to attend!***

### GLENCANNON HOMES ASSOCIATION OFFICIAL BALLOT

Each household in good standing is eligible to vote for one candidate from each category for the Annual Meeting of the Members on  
March 18, 2025

#### SINGLE FAMILY HOME POSITION

☐ Rebecca Lopez

#### TOWNHOUSE POSITION

☐ No Candidate

#### OPEN POSITION

☐ No Candidate

THIS BALLOT **MUST** ACCOMPANY THE  
OFFICIAL ENVELOPE TO BE COUNTED

(available upon request)

### \*Upcoming Committee Meetings\*

Please consider volunteering for the

ACC Committee

Rec Committee

Spring Community Clean up

Contact the office with interest



# Glencannon Home Owners Association

## Financial Report

As of January 31, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 23,271	\$ -	\$ -	\$ 23,271
Other	\$ 1,124	\$ 15,747	\$ 5	\$ 16,876
<b>Total</b>	<b>\$ 24,395</b>	<b>\$ 15,747</b>	<b>\$ 5</b>	<b>\$ 40,147</b>
<b>Expenditures:</b>				
Recreation Services	\$ 513	\$ -	\$ -	\$ 513
Commons Maintenance	\$ 1,065	\$ -	\$ -	\$ 1,065
Landscaping	\$ -	\$ -	\$ -	\$ -
Garbage Removal	\$ 10,110	\$ -	\$ -	\$ 10,110
Legal Services	\$ 625	\$ -	\$ -	\$ 625
Pond Renovation	\$ -	\$ -	\$ -	\$ -
Administrative	\$ 4,471	\$ 2,458	\$ -	\$ 6,928
<b>Total</b>	<b>\$ 16,783</b>	<b>\$ 2,458</b>	<b>\$ -</b>	<b>\$ 19,241</b>
<b>Excess (Deficit):</b>	<b>\$ 7,612</b>	<b>\$ 13,289</b>	<b>\$ 5</b>	<b>\$ 20,906</b>
<b>Beginning Balance</b>				
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 24,395	\$ 15,747	\$ 5	\$ 40,147
Expenditures -	\$ (16,783)	\$ (2,458)	\$ -	\$ (19,241)
Change in Working Capital	\$ 14,519	\$ -	\$ -	\$ 14,519
Transfers +/-	\$ -	\$ -	\$ -	\$ -
<b>Ending Balance</b>	<b>\$ 111,784</b>	<b>\$ 987,585</b>	<b>\$ 153,694</b>	<b>\$ 1,253,064</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 75,848	\$ 20,759	\$ 5,389	\$ 101,995
Money Market	\$ 35,937	\$ -	\$ 148,305	\$ 184,242
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 966,826	\$ -	\$ 966,826
<b>Total</b>	<b>\$ 111,784</b>	<b>\$ 987,585</b>	<b>\$ 153,694</b>	<b>\$ 1,253,064</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

## Glencannon Homes Association Executive Meeting - Minutes February 11, 2025

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

### Roll Call

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

### Financials

The board reviewed the financial reports that were distributed over the last week. The ongoing AR list was discussed as well as the current liens and going forward with the foreclosure process for severely delinquent properties. Vote to occur at the next meeting.

### Commons

The board discussed a common light on Hunting Creek and Cricketwood that was hit by a car today and needs replaced. The person who hit the light contacted the office and a bid was requested from the Electrical Group, LLC to have it replaced.

The entry signs were discussed and the bids that were gathered for replacement. The pricing was discussed and additional clarification needed from the contractors about design. More information will be distributed over the next few weeks.

The landscaping contract was discussed and clarification needed from the existing contractor about his current proposal. Additional bids were discussed and potential contractors.

### Rec

The Rec committee will be convening in the next few months to discuss changes for the this pool season.

### New Business

The board discussed the issue with trash being put out too early and without cans in the area of Upper Hunting Creek. A potential dumpster is being discussed and more information is needed from the condo association to see if that is possible.

Meeting adjourned at 7:00pm

## Glencannon Homes Association Monthly Meeting of the Directors February 11, 2025

Mr. Krantz called the meeting to order on 7:00pm

### Roll Call

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

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

### ACC

The ACC committee project was discussed and the notification that was posted in the newsletter. The process and tracking was discuss as well as the notifications that will be sent once it starts in the spring.

### Old Business

The board discussed the open and expiring board positions. Mr. Schenkemeyer nominated Mr. Creighan for his expiring Townhouse position. Mr. Creighan did not accept the nomination and stated he will not be continuing for another term. The Townhouse position will be open  
Mr. Creighan nominated Ms. Lopez for the expiring Single Family home position. Ms. Lopez accepted the nomination.

The annual meeting was discussed which will be the third Tuesday on March 18<sup>th</sup>. The regular meeting will occur at 7pm and the annual meeting on 7:30pm both at Kings.

There was no interest sent to the office for the existing open position.

### New business

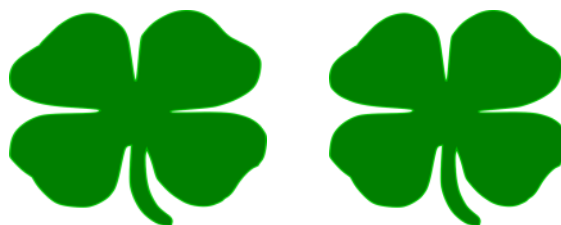
The board discussed starting a social media project in the community for the purpose of last minute notifications and ongoing updates. This will be discussed in the coming months.

### Open Discussion:

A resident was present and discussed issues on her street with garbage cans, parking and property line issues. The board discussed with her the concerns she has and what she has done and can do to address them. Notification of some of the residents about garbage cans and parking will be sent this week.

Another resident was present and discussed a car on common area with no registration. The homeowner was notified previously to remove the car and a **fine will be assessed this month.**

Mr. Krantz made a motion to adjourn at 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 <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: \_\_\_\_\_

# MARCH 2025

Sun Mon Tue Wed Thu Fri Sat

1

2

3

Garbage  
&  
Recycling

4

5

6

7

8

9

Daylight Saving  
Time Begins  
2:00 AM  
Turn Clocks  
Ahead 1 hour

10

Garbage

11

12

13

14

15

16

17

Garbage  
&  
Recycling

St. Patrick's  
Day

18

Board Meeting  
7:00 PM  
Annual Meeting  
7:30 PM  
Kings Restaurant

19

20

21

22

23

24

Garbage

25

26

27

28

29

2 Hour Early  
Dismissal  
Canon-McMillan

30

31

Garbage  
&  
Recycling