
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

April 2026



News this month:

**Two open board positions
Newsletter moving to
Electronic delivery**

**GLENCANNON
BOARD OF DIRECTORS**

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

**Join the community email update list
Send an email to glencannon15317@yahoo.com
And Request to be added to the list.**

**Dave Wheeler
Rebecca Lopez
John Peel
Andy Schenkemeyer
Brad Swiger**

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Janine Dolanch	724-531-0095
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Fran Toma	724-413-5738
Zoey Bogos	412-215-9997
Annabelle Tallentire	724-317-9844

Yard Work, Snow and Leaf Removal

Kyle Blystone 724-263-9943

Dog Walking

Leah Kansco 770-773-6897
Janine Dolanch 724-531-0095
Marissa McCaffrey 724-249-5196
Zoey Bogos 412-215-9997
David Smith 412-889-8487
Annabelle Tallentire 724-317-9844

Noble Environmental Inc./County Hauling

Any issues contact customer service:

info@countyhauling.com
724-929-7694

Be sure to mention you are part of Glencannon Homes
Association in Canonsburg, PA

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
Noble Environmental	724-929-7694

Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

glencannon15317@yahoo.com

glencannon15317@yahoo.com ♦ 2 ♦

www.glencannonhomes.org

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 \$100 for a resale certificate.

The GHA Secretary can be contacted at (724) 745-4911.

Attorney Fee Policy

Residents who fail to pay the monthly \$45 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney file a lien on their property (for lack of payment) will also have those fees added to their account.



Glencannon

Community News

**The next Monthly Meeting of the Directors will be held on
Tuesday, April 14th at 7pm at the Pool Pavilion
All residents are welcome to attend!**

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

**The Monthly Meetings of the
Directors will now be at the
Pool Pavilion starting in April
2026 until October 2026
Second Tuesday of each
month at 7pm.**

**The ACC walkthrough of the
community
will occur in the next few
months.**

**Notifications will be sent out
with
improvements needed.**

★ **Special “Thank You” to**
★ **Gretchen Gregorchik**
★ **Who retired after serving 2**
★ **terms on the board.**
Your time and
★ **dedication is appreciated.**

**The pool opens Memorial Day
weekend.**
**All requests for pavilion
rentals and after hours parties can
only be
made via email
glencannon15317@yahoo.com**

**No requests can be made by
phone or in person.**

CHANGES WITH THE GLENCANNON NEWSLETTER!

As of June 1, 2026 electronic delivery will occur by the 5th of each month. Join the community email list and a copy will be emailed to everyone who has signed up.

As always, a copy will also be on the website as well by the 5th.

Paper mailed copies are available upon request. If you would like a copy mailed each month, please call or email the office.

724-745-4911

To become part of the email list, send your contact information to
glencannon15317@yahoo.com

Updates are sent every 1-2 weeks about ongoing projects, notices, repairs and events. Starting in June this will also be where your newsletter is delivered!



Reminder

Submitting payment for dues
and resale certificates can only
be done via US mail. There is

no option for in person
payments.

Glencannon does not take
credit card payments.



Unique Lighting Systems

The Ultimate Low Volt Lighting System!
Lifetime Warranty Products!
Create The Perfect Outdoor Atmosphere!
724-745-5262



(724) 745-5262

RESIDENTIAL ♦ COMMERCIAL

Hank Doran
516 Highland Ave.
Canonsburg, PA 15317



Indoor Lighting
Outdoor Lighting
Service Upgrades
Services
Whole House Wiring
Surge Protection
Lightning Protection
Gutter Heat Cable
Attic Power Vents
Phone & Cable Jacks
DSL & Internet Jacks

Call to repair residential light posts or
convert to electric

Upcoming Committee Meetings

Please consider volunteering for the

ACC Committee

Rec Committee

Spring Community Clean up

Contact the office with interest

Playground Repairs

Jeffrey's Playground came and assessed what is needed in March.

Playground A: The parts to repair the table are ordered and will be repaired.

Playground B: The broken bench and swing set will be removed, waiting on the date from JP. Once removed, they will send invoice for replacement.

Playground C: Down tree removal underway for the area near the playground. Garbage can at the pond is being replaced and will be set in another area near the pond away from the road.

The 2026 Pool Management Contract was signed with American Pools
For lifeguard employment interest please contact American Pools directly at
412-781-5950

Spring Community Projects:

Common Tree work
Entry Signs
Rec center improvements
Pedestrian Bridge
Social Media and
Electronic Newsletter
Delivery

Making improvements to your property?

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



Glencannon Homes Association Monthly Meeting of the Directors March 17, 2026

Mr. Krantz called the meeting to order at 7pm

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Rebecca Lopez, Andy Schenkemeyer, Dave Wheeler, Gretchen Gregorchik, Brad Swiger and John Peel.

Financials

The board received the financial reports prior to the meeting and discussed. Mr. Hogan made a motion to approve, Mrs. Gregorchik seconded the motion. Vote: Mr. Hogan – yes, Ms. Lopez – yes, Mr. Schenkemeyer – yes, Mr. Wheeler – yes, Mr. Swiger – yes and Mr. Peel – yes.

Commons

Presidential Landscaping is working on debris removal and cleaning out the beds. BI-weekly meetings occur with Presidential and weekly updates are sent by them to the board. The spillway needs cleaned out again at the pond and bids will be obtained.

Rec

The board discussed the contract for the new season. The details reviewed and the contract was signed.

New Business

The board discussed the details of the tree that fell in the area behind both Glen Springs and Old Meadow Court. This area is considered unowned and a paper alley. The details of ownership of the area was discussed including how it could be acquired. Follow up will occur with the attorney for more information.

The upcoming projects were discussed including playground repairs, tree removal and entryway sign replacement.

Meeting adjourned at 7:30pm

Glencannon Homes Association ANNUAL MEETING March 17, 2026

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

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Rebecca Lopez, Andy Schenkemeyer, Dave Wheeler, Brad Swiger, Gretchen Gregorchik and John Peel.

FINANCIAL REPORT

The dues increased to \$45 in 2025 to offset rising costs of trash removal and utilities. The reserve study was completed in order to evaluate the amount needed in reserve and to evaluate a dues increase needed for 2027. The AR list with a few large balances were removed due to property sales. No changes or issues with ongoing expenses or income for the year.

COMMONS REPORT

Presidential Landscaping was contracted for the year for the ongoing maintenance of the community from March until November. The board discussed in December to change the contract to 12 month at the same cost. An increase in communication and weekly updates will occur for the New Year. Outside of the regular maintenance, several community projects occurred by Presidential including additional tree removal due to storms, pond clean up and rail tie replacement.

ACC

The requests submitted for the year were processed with no issues noted. The goal to start the ACC Committee occurred in 2025 to address properties in need of repair and improvements. Additional volunteers needed and the details of what the responsibilities are was discussed for coming year.

BOARD POSITIONS

There were 3 expiring positions. Ms. Gregorchik stated she did not want to serve another term in her single family home position. The board thanked her for her 2 terms.

There were 2 ballots submitted and votes counted

Mr. Hogan received 2 votes for the townhome position for another term.

Mr. Krantz received 2 votes for the open position for another term.

Mr. Hogan made a motion to adjourn at 7:50pm



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.

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

There are ongoing calls and emails to the office about trash being put out throughout the week both in cans and on the ground. **This is not permitted.**

A \$50 ACC fine will be assessed on each property who does not adhere to this rule.

Additionally, any property that has more than one notice about garbage cans not removed from the front of the property will have a reoccurring monthly fine.

If you have questions, please notify the office.

Glencannon Home Owners Association

Financial Report

As of February 28, 2026

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 46,502	\$ -	\$ -	\$ 46,502
Other	\$ 962	\$ 30,998	\$ (39)	\$ 31,921
Total	\$ 47,464	\$ 30,998	\$ (39)	\$ 78,423
Expenditures:				
Recreation Services	\$ 920	\$ -	\$ -	\$ 920
Commons Maintenance	\$ 3,486	\$ -	\$ -	\$ 3,486
Landscaping	\$ 8,833	\$ -	\$ -	\$ 8,833
Garbage Removal	\$ 20,540	\$ -	\$ -	\$ 20,540
Legal Services	\$ -	\$ -	\$ -	\$ -
Pond Renovation	\$ -	\$ -	\$ 1,743	\$ 1,743
Administrative	\$ 6,304	\$ 2,648	\$ -	\$ 8,952
Total	\$ 40,083	\$ 2,648	\$ 1,743	\$ 44,474
Excess (Deficit):	\$ 7,381	\$ 28,351	\$ (1,782)	\$ 33,950
Beginning Balance				
Beginning Balance	\$ 25,303	\$ 1,074,363	\$ 152,981	\$ 1,252,647
Revenue +	\$ 47,464	\$ 30,998	\$ (39)	\$ 78,423
Expenditures -	\$ (40,083)	\$ (2,648)	\$ (1,743)	\$ (44,474)
Change in Working Capital	\$ 32,103	\$ -	\$ -	\$ 32,103
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 64,787	\$ 1,102,713	\$ 151,199	\$ 1,318,699
Bank and Investment Accounts:				
Bank - Checking	\$ 62,058	\$ 11,561	\$ 2,846	\$ 76,465
Money Market	\$ 2,729	\$ -	\$ 148,353	\$ 151,082
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,091,152	\$ -	\$ 1,091,152
Total	\$ 64,787	\$ 1,102,713	\$ 151,199	\$ 1,318,699

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

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

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

The **purpose** of the ACC is to provide **standards and guidelines** for the Residents and the ACC to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

NAME: _____ DATE: _____

STREET ADDRESS: _____ LOT NUMBER: _____

TELEPHONE: _____ EMAIL ADDRESS: _____

OWNER SIGNATURE: _____

ACC RECOMMENDATIONS/COMMENTS:

ACC COMMITTEE SIGNATURE: _____ DATE: _____

APRIL 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 Garbage	7	8	9	10	11
12	13 Garbage & Recycling	14 Board Meeting 7:00 pm Pool Pavilion	15	16	17	18
19	20 Garbage	21	22	23	24	25
26	27 Garbage & Recycling	28	29	30		