

# The **Glencannon** Newsletter



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

## August 2023



News this month:

- Pond work completed
- Volunteers needed

### **GLENCANNON BOARD OF DIRECTORS**

**Douglas Krantz, President**  
**Shawn Beard, Vice President**

Terry Creighan  
John Ackerman  
Dave Wheeler  
Gretchen Gregorchik  
Patrick Hogan  
Rebecca Lopez  
Jay Ware

**Lil' Lou Lou's Smokehouse**  
**Food Truck**  
**August 9th**  
**August 30th**

Phone: (724) 745-4911

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



# Glencannon

## Resource Page

### Babysitters

Janine Dolanch	724-531-0095
Ruth Ann Heinen	724-554-3661
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Bailee Oravetz	724-554-0970
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 County Hauling at :

**(724) 929-7694 Ext. 2**

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
County Hauling	724-929-7694 Ext. 2

### 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  
August 8, 2023 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)**

**The pond work is  
completed!  
There are two springs  
around the pond  
being addressed**

**Lil' Lou Lou's Smokehouse  
August 9th and August 30th  
4:30pm to 7pm  
Pool Parking Lot**

**The tree removal, trimming  
and stump grinding is  
still underway and will be  
completed soon.**

**POOL GRILL  
Please clean the grill after every  
use to avoid a fire hazard.**



We do block parties, business lunches, special events, and catering.  
We specialize in homemade smoked meats. All sauces are also homemade.

**Menu:**

- |  |         |
|--|---------|
| 1. Grandma Dots Ham BBQ  | \$8.50  |
| 2. Saucy Boy (Smoked pork loin sandwich)   | \$9.75  |
| 3. South West Saucy Boy-(Jalapeno, G.O.A.T sauce, and Swiss Cheese)                        | \$11.00 |
| 4. Kielbasa-(Homemade smoked kielbasa patty with or without kraut)                         | \$9.00  |
| 5. Kielbasa Rueben-(Kielbasa patty with swiss cheese, kraut, and our special Rueben Sauce) | \$10.50 |
| 6. Cheese Steak Hoagie-(Fried pepper, onions, and our homemade cheese sauce.)              | \$12.00 |
| 7. 1/2 Smoked BBQ Chicken-(Smoke Chicken with BBQ sauce on the side)                       | \$10.00 |
| 8. Smoked Ribs-1/2 rack with 1 side Add \$2 for pork mac                                   | \$16.00 |
| 9. Smoked Ribs-1 Full rack Ribs with 2 sides Add \$2 for pork mac                          | \$31.00 |
| 10. Pork Mac Platter- (Double Order of Pork Mac)   | \$14.00 |

**Sides:**

ColeSlaw \$4.25 Beans and Ends \$5.00 Pork Mac \$8.00 Mac & Cheese \$4.50

**Drinks available unless noted for \$1.50**

Coke, Dt.Coke, Mt. Dew, Water

**\*\*Prices are subject to change\*\***

Follow Lou Lou's Smokehouse on Facebook, Instagram, or on  
our website [www.loulousmokehouse.com](http://www.loulousmokehouse.com)

Glencannon Homes Association				
Financial Report				
As of June 30, 2023				
	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 134,816	\$ -	\$ -	\$ 134,816
Other	\$ 6,416	\$ 66,992	\$ 2,842	\$ 76,250
<b>Total</b>	<b>\$ 141,232</b>	<b>\$ 66,992</b>	<b>\$ 2,842</b>	<b>\$ 211,066</b>
<b>Expenditures:</b>				
Recreation Services	\$ 47,019	\$ -	\$ -	\$ 47,019
Commons Maintenance	\$ 2,999	\$ -	\$ -	\$ 2,999
Landscaping	\$ 18,599	\$ -	\$ -	\$ 18,599
Garbage Removal	\$ 33,682	\$ -	\$ -	\$ 33,682
Legal Services	\$ 481	\$ -	\$ -	\$ 481
Pond Renovation	\$ -	\$ -	\$ 790,295	\$ 790,295
Administrative	\$ 25,263	\$ 4,161	\$ -	\$ 29,423
<b>Total</b>	<b>\$ 128,042</b>	<b>\$ 4,161</b>	<b>\$ 790,295</b>	<b>\$ 922,498</b>
<b>Excess (Deficit):</b>	<b>\$ 13,190</b>	<b>\$ 62,832</b>	<b>\$ (787,453)</b>	<b>\$ (711,432)</b>
Beginning Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Revenue +	\$ 141,232	\$ 66,992	\$ 2,842	\$ 211,066
Expenditures -	\$ (128,042)	\$ (4,161)	\$ (790,295)	\$ (922,498)
Change in Working Capital	\$ (12,495)	\$ -	\$ -	\$ (12,495)
Transfers +/-	\$ (60,000)	\$ -	\$ 60,000	\$ -
<b>Ending Balance</b>	<b>\$ 119,556</b>	<b>\$ 866,495</b>	<b>\$ 312,283</b>	<b>\$ 1,298,334</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 65,939	\$ 20,747	\$ 13,054	\$ 99,740
Money Market	\$ -	\$ -	\$ 1	\$ 1
CD's	\$ 53,617	\$ -	\$ 299,227	\$ 352,844
PNC Advisor Investments	\$ -	\$ 845,748	\$ -	\$ 845,748
<b>Total</b>	<b>\$ 119,556</b>	<b>\$ 866,495</b>	<b>\$ 312,283</b>	<b>\$ 1,298,334</b>

## Glencannon Pool Parties

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

After-hours parties available,  
only \$90.00 from 8:00 pm to 11:00 pm.  
(Book your party before June 7, 2019 and pay only \$75.00)  
No additional fee for guests!

**Call (724) 745-4911**  
to reserve your date!

## ***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.

**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.

Parking on common area grass is prohibited.

Please be mindful of tire placement and avoid being an obstacle for the landscapers.

## **Dog Laws**

Please remember that Pennsylvania and the township of North Strabane have laws pertaining to **DOGS**.

**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.

**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.

*We ask that all residents please clean up after your pets.*

*Thank you for your cooperation.*

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.



## QUESTIONS OF THE MONTH

### **What if I am behind on my dues?**

Please contact the office by phone or email to discuss options for a payment arrangement. There are several options that may avoid a lien or additional fees.

### **When will the aerator be put in the pond?**

The board is looking for a volunteer or a contractor to install the aerator with training provided. Once one is Identified, it will be installed.

### **How do I figure out what paint colors I need or details of style for replacements or repairs on my property?**

Please see the website; [www.glencannonhomes.org](http://www.glencannonhomes.org) and click the link for the Architectural guidelines. The ACC request form is there as well.

### **What do I do if I am selling my home?**

Please mail a check for \$75 to PO Box 831 McMurray PA 15317. Provide with the check what property it is for and where you would like the packet emailed to. Also, if you currently have an additional condo association, please notify them as well and provide their contact information to your realtor.



**Glencannon Homes Association  
Monthly Meeting of the Directors  
July 11, 2023**

There was not a quorum for this meeting, no official business was conducted.

[A quorum is defined (per the by-laws) as over 50% of board members for this meeting to be held].

**Glencannon Homes Association  
Executive Meeting - Minutes  
July 18, 2023**

Mr. Krantz called the meeting to order at 7pm

**Roll Call**

Doug Krantz - President, Shawn Beard – Vice President

Terry Creighan, Pat Hogan, Rebecca Lopez, Gretchen Gregorchik. Dave Wheeler and John Ackerman both not present and excused. Jay Ware arrived at 7:10pm.

**Financials**

The financial reports were discussed, and Mr. Hogan made a motion to accept. Mrs. Gregorchik seconded the motion. Vote: Mr. Creighan – yes, Ms. Lopez – yes, Mr. Beard – yes, Mr. Krantz – yes.

**Commons**

The board discussed the landscaping, which appears to be going well. The community garbage cans need to be addressed more frequently and the A&C Landscaping was notified. The board also discussed cars being parked near the island by the bench on Old Meadow with the tires in the grass. A notice will be put in the newsletter about parking not permitted in this area since the landscapers have to cut around the cars when they are there.

The board discussed the tree that came down on Hunting creek by the guard rail. The tree was removed but the guard rail needs repaired/replaced. The tree removal project is still underway, additional work continues. The beds in the community are being addressed by the landscapers. A walk through of the community will occur over the next few weeks.

ACC – The ACC fine policy was discussed, and additional clarification will be obtained to address properties that need improvements and repairs. The board will work on the policy and have it approved by the attorney.

**Rec**

The board discussed the details of the pool operation. Continued maintenance is needed for the water level and communication with American Pools regarding the chemical and algae levels. The grill at the pool was discussed and has not been cleaned after use.

Suggestions were discussed to remind residents to clean it to avoid a fire.

**New Business**

The board discussed the ideas of how to handle the ongoing responsibilities as a group going forward. The areas of responsibility will be separated in sub groups to address ongoing needs. The board discussed communication and additional information to discuss next month. The board also discussed the Replacement report which will be updated in the coming months. A five-year capital plan was discussed and will be developed to organize assets and determine what is needed for replacement in the future.

**Old Business**

A board member discussed his findings after reviewing the township maps about a particular property and where the property lines are. This resident was notified of the findings.

Continued discussion occurred about the placement of the aerator in the pond. Going forward, the placement will not occur by a volunteer board member and will be bid out. Training on placement will occur as well. The closing of the pool and ongoing oversight requires additional leadership and the board discussed ways to address that going forward. The pond work was discussed and the details that need to be addressed for completion.

Mr Krantz adjourned the meeting at 8pm





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This flyer entitles you to a FREE Comparable Market Analysis of your property. Just contact ME today for more information.



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**Dave Neidermeyer, Realtor**

Realty ONE Group Gold Standard  
375 Valley Brook Road, McMurray, PA 15317  
Office: (724) 941-1427 Mobile: (724) 469-1582  
Email: [dave@goldstandardpittsburgh.com](mailto:dave@goldstandardpittsburgh.com)  
License#: RS344715

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



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

## 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**
- \* Individual guest fees are \$3.00 per person
- \* A full copy of the pool rules is posted at [www.glencannonhomes.org](http://www.glencannonhomes.org)

## Pool Schedule

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 8:00 PM
Sundays	11:00 AM to 7:00 PM

\*Last night swim August 16th

Last pool day, Labor Day, September 4th

## TJM Tree Service



**Glencannon Residents**  
get 10% off!

Tom  
Owner  
412-799-3090

Full removals and trimming  
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# 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: \_\_\_\_\_

# AUGUST 2023

Sun      Mon      Tue      Wed      Thu      Fri      Sat

		1	2 Night Swim	3	4	5
6	7 Garbage & Recycling	8 Board Meeting 7:00 PM Pool pavilion	9 Night Swim Lil' Lou Lou's Smokehouse Food Truck 4:30pm to 7pm	10	11	12
13	14 Garbage	15	16 Last Night Swim	17	18	19
20	21 Garbage & Recycling	22	23	24 First day of school Canon-McMillan	25	26
27	28 Garbage	29	30 Lil' Lou Lou's Smokehouse Food Truck 4:30pm to 7pm	31		