
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

August 2024



News this month:

One open board position

**GLENCANNON
BOARD OF DIRECTORS**

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

Terry Creighan
Dave Wheeler
Gretchen Gregorchik
Rebecca Lopez
John Peel
Andy Schenkemeyer

**Cookout at the pool
on August 31!**

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

(All adults)

Janine Dolanch	724-531-0095
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Suzanne Boyan	724-916-4313
Fran Toma	724-413-5738

Yard Work, Snow and Leaf Removal

Kyle Blystone	724-263-9943
Tyler Kempay	724-705-5396

Dog Walking

Leah Kansco	770-773-6897
Janine Dolanch	724-531-0095

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

A.C.C. Approval

Any Resident planning to change the exterior of their property must obtain approval from the A.C.C. Chairman. North Strabane Township will not issue a building permit to any resident of Glencannon unless they have this approval from the association. Approval must be obtained for decks, doors, windows, sidewalks, patios, sheds, painting, etc.

A \$50 fine may be assessed for failure to submit the ACC form with proper approval.

A copy of the ACC form is available from the association secretary, in most newsletters or online at:

[www. Glencannonhomes.org/accrequestform.pdf](http://www.Glencannonhomes.org/accrequestform.pdf)

Payment Reminders!

Your monthly association dues of \$43 should be sent to:

**GLENCANNON HOMES ASSOCIATION
P.O. Box 831,
McMurray, PA 15317**

It is also possible to set up online bill payments through your bank with additional options like payment reminders and automatic drafting.

Condo owners who are selling, are reminded to provide their realtors and buyers the contact information for both their condo and homeowners association.

Contacting Glencannon

To better serve our community members, we have set the following phone hours when you can be assured that your calls and emails will be answered in a timely manner. (if there is no answer during these hours, PLEASE leave a message as we are most likely on another call.)

Glencannon Phone Hours

Mondays	10:00 a.m. - 3:00 p.m.
Tuesdays	10:00 a.m. - 3:00 p.m.
Wednesdays	2:00 p.m. - 6:00 p.m.
Thursdays	2:00 p.m. - 6:00 p.m.

You may reach the Association by phone at (724) 745-4911 or by email at glencannon15317@yahoo.com

Selling Your Property?

If you are planning to sell your property you will need a "Resale Certificate" signed by a GHA Board Member and the GHA Secretary. The Resale Certificate is issued when all GHA dues and assessments have been received by GHA resulting in a zero balance owed. **The Resale Certificate is required for your home Closing.**

As a reminder under Act 180, the Association has ten days to provide the Resale Certificate and other items to the seller. Please contact the GHA Secretary as soon as possible so that your Resale Certificate can be prepared.

There is a fee of \$75 for a Resale Certificate.

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

Attorney Fee Policy

Residents who fail to pay the monthly \$43 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney file a lien on their property (for lack of payment) will also have those fees added to their account.



Glencannon Community News

The next Monthly Meeting of the Directors will be held on Tuesday, August 13, 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



Cookout at the Pool!

August 31, 2024

12pm—4pm

Details will be posted at the pool

Please notify the office via email if you are interested in volunteering



The board will continue to work on several projects in the community including tree removal/ maintenance as well as asphalt work.

Please email the office with interest in Being on the board or volunteering for other projects.

FALL CLEANUP!

There are several residents interested in doing a community wide clean up.

Please email the office with interest in participating.

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

Last Wednesday night swim, August 14, 2024

Back to school weekday hours start 8/22/2024

**Thank you to the sponsors
and volunteers who organized
and set up
Movie Night at the pool!**

DAVE NEIDERMEYER
REALTOR®

C. 724.469.1582
O. 724.941.1427
dave@goldstandardpittsburgh.com
RealtyONEGroupGoldStandard.com

375 Valley Brook Road
McMurray, PA 15317



Trash and Recycling reminder:

Recycling cans with trash in them will not be picked up by the recycling truck.



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

Please be mindful of cleaning up after using the playgrounds, basketball and volleyball courts.

There have been concerns about things being left behind.

If the trash cans in those areas are full, please email the office. The cans are emptied Every Monday.



The pond was cleaned out over the last month from garbage, debris and algae.

In order to maintain this, please avoid throwing anything in the pond.

Glencannon Common Parking Spaces

The vehicles in these spaces cannot:

- *Have expired inspection
- *Be covered
- *Be left for long periods of time

QUESTIONS OF THE MONTH

What do I do if need to know my balance?

Please contact the office via email if you need a copy of your statement or current balance.

Do we have a new landscaping company?

Yes, Darrigo Landscaping is currently sub-contracting for the remainder of the season. If there are any issues with areas in need, please email the office.

What do I do if a neighboring property is in need of repair or clean up?

Please notify the office of what is needed in order to reach out to them. Only reports with a picture and exact address can be addressed.

Why is there no immediate change when reporting property condition?

Residents are contacted about making necessary changes and given a time frame to complete it. Unless it is a safety issue, they are given at least 5 days to make the improvements before they are notified of a fine.

What if I have suggestions and ideas to improve things in the community?

Please come to a board meeting to discuss any ideas, provide suggestions or to lend a hand.



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.

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.

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.

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.

**Glencannon Homes Association
Executive Meeting - Minutes
July 9, 2024**

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

Roll Call

Pat Hogan – Vice President, Terry Creighan, Rebecca Lopez, Gretchen Gregorchik. Dave Wheeler and John Peel.

Doug Krantz - not present and excused. Jay Ware not present.

Financials

The financial reports were reviewed and discussed. The vote will occur at the next meeting.

Commons

The board discussed the tree project and identifying the trees that are in need of removal or trimming. The current list is being put into a single document. The trees will be physically marked and the bids will be obtained. The maps will be distributed digitally this week.

The pond bridge was discussed and The Harshman Group reached out to 3 contractors. One did not want to bid and the other two provided details of what can be done to repair/replace and excavation. The final drawing will be obtained and reviewed by the board to make a decision. The walkway by the pond was discussed and how overly saturated it is. Possible reasons are being explored.

The board discussed the change with the landscaping company. The current landscaper has been subcontracting with Darrigo Landscaping over the last two weeks. The board discussed the areas that were discussed with them including trash, grass cutting and weed removal in the beds. The board agreed to continue to pay our contracted landscaper, B&B Lawnscapeing with the approved subcontract with Darrigo Landscaping.

ACC – 1 request was reviewed and approved.

Rec

The board discussed that the pool continues to operate with no major issues. Regular contact occurs with American Pools.

New Business

The board discussed the onboarding of new board members and utilizing the shared drive for documents, shared projects and map information.

Old Business

The board discussed starting the planning for the 2025 budget. Raising the monthly dues was discussed to make up for the rising costs with trash removal and other expenses. The board also discussed the AR list and doing title searches for those residents who are severely delinquent. The foreclosure process was discussed as well.

Mr. Hogan made a motion to adjourn at 7pm, all in favor.

**Glencannon Homes Association
Monthly Meeting of the Directors
July 9, 2024**

Roll Call

Pat Hogan – Vice President, Terry Creighan, Rebecca Lopez, Gretchen

Gregorchik. Dave Wheeler and John Peel.

Doug Krantz - not present and excused. Jay Ware not present.

Financial

Ms. Lopez made a motion to approve the financial reports, Mrs. Gregorchik seconded the motion. Vote: Mr. Hogan – yes, Mr. Creighan – yes, Mr. Wheeler – yes and Mr. Peel –yes. Motion passed.

Commons

The board talked about the landscaping company change and Mrs. Gregorchik made a motion to approve the subcontract between B&B Lawnscapeing and Darrigo Landscaping under the current contract amount. Mr. Wheeler seconded the motion. Vote: Mr. Hogan – yes, Mr. Creighan – yes, Ms. Lopez – yes and Mr. Peel –yes. Motion passed.

Rec

The board discussed that things are running well at the pool and there is regular communication with American Pools. Continued discussion occurred about working on an RFP and gathering bids for improvements to the tennis court, volleyball court and the asphalt under the pavilion. The RFP was sent to gather bids to have the asphalt done at Playground A as well.

New Business

The board discussed the open board position. Andy Schenkemeyer expressed interest in the position and provided details about himself. Mrs. Lopez nominated Mr. Schenkemeyer and he accepted the nomination. The board voted via secret ballot and the majority voted yes to accept Mr. Schenkemeyer into the position.

The board discussed nuisance behavior that has occurred in common area over the last month. The board provided two options for addressing the situation. Both options were provided to the board and the majority voted for the second option.

Open Discussion

Several residents were present to express issues with another member of the community. The board discussed the involvement with the North Strabane Township police and what is being addressed.

A resident was present to discuss that there are members of the community storing cars in common parking spaces. The board discussed reaching out to these individuals if the cars have expired inspection/ registration.

A resident was present and stated that he has started a facebook group for community members to share activities and events. He provided the name for other residents to join.

A resident was present, and discussed the condition of playground A. She asked for cameras to be placed. She stated that there are cans, trash and other items left behind at night. The swings have been wrapped around the top of the swing set. The board agreed to look into trail cameras.

Another resident discussed potential changes to the pool rules for the next year. The board will address this when planning for next year.

Another resident wanted to discuss a sign on Old Meadow to indicate a hidden driveway. The township will be notified of the request.

Another resident discussed some additional items needed for the pool area which included side tables and umbrellas. The board discussed that the umbrellas were recently ordered and they will look into the tables. She also requested a change in the pool rules for next year asking for a dress code for both men and women.

Mr. Hogan made a motion to adjourn at 7:45pm. All in favor.

**Glencannon Homes Association
Financial Report
As of June 30, 2024**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 133,947	\$ -	\$ -	\$ 133,947
Other	\$ 7,918	\$ 42,710	\$ 40	\$ 50,668
Total	\$ 141,865	\$ 42,710	\$ 40	\$ 184,615
Expenditures:				
Recreation Services	\$ 32,118	\$ -	\$ -	\$ 32,118
Commons Maintenance	\$ 8,846	\$ -	\$ -	\$ 8,846
Landscaping	\$ 21,850	\$ -	\$ -	\$ 21,850
Garbage Removal	\$ 67,633	\$ -	\$ -	\$ 67,633
Legal Services	\$ 75	\$ -	\$ -	\$ 75
Pond Renovation	\$ -	\$ -	\$ 3,201	\$ 3,201
Administrative	\$ 23,891	\$ 4,496	\$ -	\$ 28,387
Total	\$ 154,413	\$ 4,496	\$ 3,201	\$ 162,109
Excess (Deficit):	\$ (12,548)	\$ 38,214	\$ (3,160)	\$ 22,506
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 141,865	\$ 42,710	\$ 40	\$ 184,615
Expenditures -	\$ (154,413)	\$ (4,496)	\$ (3,201)	\$ (162,109)
Change in Working Capital	\$ (32,958)	\$ -	\$ -	\$ (32,958)
Transfers +/-	\$ 60,000	\$ -	\$ (60,000)	\$ -
Ending Balance	\$ 131,054	\$ 942,361	\$ 162,824	\$ 1,236,239
Bank and Investment Accounts:				
Bank - Checking	\$ 45,126	\$ 20,757	\$ 14,559	\$ 80,441
Money Market	\$ 85,928	\$ -	\$ 148,266	\$ 234,194
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 921,604	\$ -	\$ 921,604
Total	\$ 131,054	\$ 942,361	\$ 162,824	\$ 1,236,239

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.

BERKSHIRE HATHAWAY HomeServices

Deborah A Panza REALTOR®



The Preferred Realty
4215 Washington Rd
McMurray, PA 15317
Office: (724) 941-3340 x1617
Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com

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Realtor, Associate Broker,
ABR, CRS, GRI, SRS, MRP

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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

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

The following items are strictly prohibited.

- Construction waste
- Televisions
- Tires
- Car batteries



REQUEST FOR REVIEW FORM

ARCHITECTURAL CONTROL COMMITTEE (ACC)
GLENCANNON HOMES ASSOCIATION

INSTRUCTIONS: Along with this form, prepare a written description and a sketch of the proposed improvement or change in sufficient detail so that the committee can make a decision. Provide a site plan indicating where on the property the improvement is to be located.

The ACC will respond to your request within 30 days.

Check the Box or boxes' that applies to your request

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

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

NAME: _____ DATE: _____

STREET ADDRESS: _____ LOT NUMBER: _____

TELEPHONE: _____ EMAIL ADDRESS: _____

OWNER SIGNATURE: _____

ACC RECOMMENDATIONS/COMMENTS:

ACC COMMITTEE SIGNATURE: _____ DATE: _____

AUGUST 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 Garbage & Recycling	6	7 Night Swim	8	9	10
11	12 Garbage	13 Board Meeting 7:00 PM Pool Pavilion	14 Last Night Swim	15	16	17
18	19 Garbage & Recycling	20	21	22 First day of school Canon-McMillan	23	24
25	26 Garbage	27	28	29	30	31 Cookout at the pool 12pm-4pm

Last pool day is Monday, September 2nd