
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

August 2025



News this month:

**Change in resale cost
Ongoing Community
Improvements**

GLENCANNON BOARD OF DIRECTORS

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

**Dave Wheeler
Gretchen Gregorchik
Rebecca Lopez
John Peel
Andy Schenkemeyer
Bradley Swiger
Mary Doyle**

**Movie Night and Last Night Swim
August 13, 2025
No open board positions**

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

Marissa McCaffrey 724-249-5196

If you have an issue with your garbage collection,
please call

Earthwise

Environmental Solutions :

724-379-4331

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
Earthwise Environmental Solutions	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 \$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 \$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, August 12, 2025 at 7pm at the pool pavilion.**

All residents are welcome to attend!

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

Pool Hours:

The pool will remain the regular schedule until the first day of school August 21, 2025.

Weekday hours will change to 4pm to 7pm after school starts.

Last day is
Labor Day
September 1, 2025



Movie night

**July movie night was cancelled
due to rain and is rescheduled
for the August 13th night swim
Details on page 9.**



The Glencannon Board of Directors
voted at the July meeting
to increase the price of the resale
packet from \$75 to \$100 starting on
August 1, 2025

Welcome to new board member

Mary Doyle!

There are no open board positions at this time

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, soft throwing and water balls, kickboards and other water equipment (rafts etc.) may be used only with the consent of the guard.
4. Non-swimmers must stay in the shallow end of the pool.
5. Please refrain from talking to the guard on duty except to request information.
6. 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.**
7. 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.
8. Each parent is responsible for the safety of his/her child at the baby pool and must supervise at pool side.
9. Members and guests are permitted to enter the pool area ONLY through the bathhouse gate.
10. EVERYONE must sign in, anyone caught using false information will face disciplinary action'
11. Thong type swimwear is prohibited by both males and females. Pool management will be the judge of this and anyone with inappropriate swimwear will be sent home. Repeat offenders will be referred to the board of directors, which will result in 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 5 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.

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 24th, 2025 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. The hours on June 18th, July 16th and August 13th will be 12pm to 10pm, weather permitting.
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: \$4.00 per person daily admissions (children 5 and under are free). A season guest pass will be available for **\$40.00**. (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.

PAVILION RENTAL: The fee to exclusively reserve the full pavilion during regular pool hours is \$35 for 3 hours, plus \$4.00 per guest with a maximum of 20 guests. 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 \$100.00 - 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.

Ongoing Community Projects

Light repair completed on Hickory Circle and the pool. Parts ordered for the light on Cricketwood and Village.

The contractor for the Bridge was notified of storm damage for Additional repair options.

The pond aerator had to be replaced and will be installed once it arrives.

Bids being obtained for Rec center improvements and entry signs.

Railroad Tie replacement at Playground A and C.

The clusterbox on Meadowview was installed—invoices will be sent to the residents that use it.

Common Property Lines are being verified with Washington County on Glen Springs and other areas.

ACC Committee Update

Multiple residents were notified about needed improvements.

Time frames were provided for repairs.

Another wave of notifications will be sent out in early August.

The commons committee meets with the landscaping crew on a weekly basis.

All issues are addressed with them by the board.

If there are concerns, please notify the office by email with pictures of the area in question.

Please avoid addressing this with the landscaping company.

CENTURY 21®
Frontier Realty

YOUR NEEDS COME FIRST

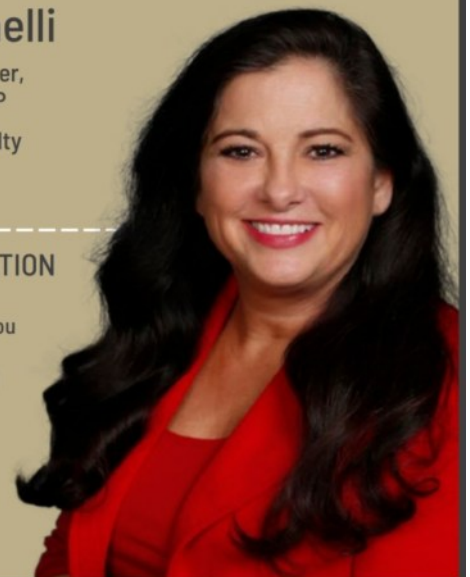
Judi Agostinelli

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

Glencannon Homes Association

Executive Meeting - Minutes

July 8, 2025

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

Roll Call

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

Financials

The board reviewed the financial reports that were distributed over the last week. The reserve accounts were discussed as well as the operating budget. The final vote will occur at the next meeting.

Commons

The board discussed the details of trees on Glen Springs. Two residents reported that the tree roots are causing damage to their properties. The board discussed that according to the maps, Glencannon does not own those trees. The maps indicate where the property line is for the homeowners and the tree area is separated out which may indicate a utility easement and was not deeded to Glencannon. A board member volunteered to go to the county Recorder of Deeds office for additional information to determine who owns the area in question.

A meeting with the landscapers occurred this week and what the priorities are for the many projects that need done. Playground A, replacement railroad ties and power washing will occur first and Playground B will be done as well.

Changes with the condo associations on Upper Hunting Creek were discussed and notification needs about garbage and landscaping.

The pond bridge was discussed and the damage that occurred from the storm in June. The contractor that installed the bridge as well as the engineers were contacted.

New Business

The board discussed raising the price of the resale packet from \$75 to \$100. Mr. Schenkemeyer made a motion to raise the price as of August 1st, 2025. Ms. Lopez seconded the motion. Vote: Mr. Hogan – Yes, Mr. Wheeler – yes, Mr. Peel – yes, Mr. Krantz - yes and Mr. Swiger – yes.

Old Business

The first wave of ACC letters have been sent and discussion occurred about the improvements that were made as well as the feedback from the residents that were contacted. The mailboxes on Meadowview were discussed. The residents identified for the existing cluster box have contacted the post office to obtain their keys. The cluster box that was purchased will be installed in the next few weeks once the contractor is able to schedule.

Meeting adjourned at 7:00pm

Glencannon Homes Association

Monthly Meeting of the Directors

July 8, 2025

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

Roll Call: Doug Krantz – President, Pat Hogan – Vice President, Rebecca Lopez, John Peel, Andy Schenkemeyer, Brad Swiger and Dave Wheeler. Gretchen Gregorchik – not present and excused.

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

Commons:

The board discussed that ongoing meetings have occurred with the landscaping company to discuss the priority projects as well as the ongoing contract work. The board also discussed that an electrician was hired to repair the lights on Hickory Circle, at the pool and are preparing a price for the lights on Village.

Rec:

The board discussed the bids that are being gathered to improve the area at the tennis, volleyball and basketball court.

Old Business

The board discussed that there is one open board position. A Resident, Mary Doyle, stated that she would like to join the board. Mr. Krantz nominated Ms. Doyle for the open board position, Mr. Hogan seconded the motion. The majority of present board members voted yes to approve. There are no current open board position.

Open Discussion:

A resident was present to discuss the trash issues that have occurred on Upper Hunting Creek. Notifications were sent to multiple residents in that area about the rules for storing trash and using cans. The residents that are not complying will be notified of a fine.

Mr. Hogan made a motion to adjourn at 7:30pm



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A member of the franchise system of BHH Affiliates, LLC

Movie Night

(weather permitting)

August 13, 2025
during night swim.

Movie Title will be posted at
the pool

**Pizza, Chips and Drinks for Movie night are
sponsored by**

**Glencannon Homes Association,
Spicer Private Transportation and
MM! MM! Pizza**

SPICER PRIVATE
TRANSPORTATION, LLC

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

MM! MM!
PIZZA
The Name Says It All!
724-745-1000

Reminders:

**There is no option for in
person payments.**

**Allow 10 days to obtain a
signed resale packet**

**Allow for 10 days for an
ACC approval.**

Holiday Trash Pick-Up

Pick-up is Tuesday after

Monday Holidays.

Labor Day is the next holiday to push
collection one day.

Trash Reminders:

- ◆ The new company is Earthwise Environmental Solutions. New contact information is on the community resource page.
- ◆ Trash cans can be put out after 5pm the night before collection.
- ◆ Trash cans have to be stored indoors or an inconspicuous location after collection
- ◆ Avoid putting trash out that is not in cans.

Glencannon Home Owners Association

Financial Report

As of June 30, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 141,517	\$ -	\$ -	\$ 141,517
Other	\$ 7,855	\$ 58,045	\$ 29	\$ 65,929
Total	\$ 149,372	\$ 58,045	\$ 29	\$ 207,446
Expenditures:				
Recreation Services	\$ 52,172	\$ -	\$ -	\$ 52,172
Commons Maintenance	\$ 23,704	\$ -	\$ -	\$ 23,704
Landscaping	\$ 20,611	\$ -	\$ -	\$ 20,611
Garbage Removal	\$ 50,550	\$ -	\$ -	\$ 50,550
Legal Services	\$ 1,049	\$ -	\$ -	\$ 1,049
Pond Renovation	\$ -	\$ -	\$ 800	\$ 800
Administrative	\$ 23,844	\$ 4,944	\$ -	\$ 28,788
Total	\$ 171,931	\$ 4,944	\$ 800	\$ 177,675
Excess (Deficit):	\$ (22,559)	\$ 53,101	\$ (771)	\$ 29,771
Beginning Balance				
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 149,372	\$ 58,045	\$ 29	\$ 207,446
Expenditures -	\$ (171,931)	\$ (4,944)	\$ (800)	\$ (177,675)
Change in Working Capital	\$ 10,855	\$ -	\$ -	\$ 10,855
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 77,949	\$ 1,027,396	\$ 152,918	\$ 1,258,264
Bank and Investment Accounts:				
Bank - Checking	\$ 59,911	\$ 20,760	\$ 4,589	\$ 85,260
Money Market	\$ 18,038	\$ -	\$ 148,330	\$ 166,368
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,006,636	\$ -	\$ 1,006,636
Total	\$ 77,949	\$ 1,027,396	\$ 152,918	\$ 1,258,264

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: _____

AUGUST 2025

Sun

Mon

Tue

Wed

Thu

Fri

Sat

1

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8

9

Garbage
&
Recycling

10

11

12

★ ★ ★ ★ ★ ★ ★ ★ ★ ★
★ Night ★
★ Swim ★
★ MOVIE ★
★ NIGHT! ★
★ ★ ★ ★ ★ ★ ★ ★ ★ ★

13

14

15

16

Garbage

Board Meeting
Pool
pavilion
7pm

17

18

19

20

21

22

23

Garbage
&
Recycling

First Day of
School for
Canon Mac

24

25

26

27

28

29

30

Garbage

31

