

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

August 2026



News this month:

**Pond Work Done
Pool Pizza Party**

GLENCANNON BOARD OF DIRECTORS

**Douglas Krantz—President
Patrick Hogan—Vice President
Dave Wheeler
Rebecca Lopez
John Peel
Andy Schenkemeyer
Brad Swiger
Melissa Tallentire
Tressa Swanson**

**Block Party and
Night Swim August 4th
Pool will be open until 10pm**

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, August 11th at 7pm at the Pool Pavilion**

All residents are welcome to attend!

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

**The board is looking for a person
to do ongoing and as needed
repairs in the community.**

**Please reach out to the office via
email for more information and
to submit interest.**

glencannon15317@yahoo.com

**Pizza Day
at the Pool!**
**Come to the pool on
August 16th
from 1pm to 3pm
For pizza, Chips and
Water**

Paper Alley Update:

The GHA Attorney will be
Coordinating the title map search
for this area. The process of the
quiet deed will occur in the
coming months.

**The pond work was
completed including the
bridge
replacement
and also the dredging.**



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GLENCANNON BLOCK PARTY



WHERE:
**PARTRIDGE
WAY**



WHEN:
**AUGUST 4TH
5-9PM**

**JOIN US FOR A VARIETY OF FOOD TRUCKS AND ACTIVITIES.
ENJOY A VISIT FROM OUR LOCAL FIRST RESPONDERS.
THEN, HEAD OVER TO THE POOL AND ENJOY NIGHT SWIM
UNTIL 10PM!**

2026 Pool Schedule Weather Permitting

Mondays	Noon to 7:00 PM
Tuesdays	Noon to 7:00 PM
Wednesdays	Noon to 7:00 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

**August 20, 2026 is the first day of
school for Canon-Mac.**

**The pool hours for weekdays starting
the 20th will be 4pm to 7pm.**

**The pool will close for the season on
Labor Day, September 7th, 2026**

**Please take time to review the pool
rules which are on the website and at
the pool**

The Glencannon Block party
is being done to align with National
Night Out which North Strabane
Township is
participating in.

Food Trucks include: Santellos, Nothing
Bundt Cakes and the Frost Fairy.
Night Swim from 7pm to 10pm



glencannon15317@yahoo.com



www.glencannonhomes.org

**ACC notifications continue
to be sent to properties
in need of repairs and
improvements.**

**Failure to complete needed work
by the due date on the notification
will result in a fine.**

**Notifications sent out prior to July
2026 with incomplete work will
have fines
assessed on August 15th.**

**Project updates for paving
and tree
removal will
continue in the month of August
via the email list.**

**Motorized vehicles and dirt
bikes are not
permitted in
Glencannon
Common areas. This includes
parks, pond, fields, green
space and mulch beds etc.**

**North Strabane Township
police will be called and
have written permission to
fine anyone if this
occurs.**



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“ Danielle Yerkey is everything you would want in a realtor and more. My husband and I started our house hunting journey over 5 years ago. Danielle guided us, listened to us and led us right where we belonged. We were patient and so was she. From scheduled appointments to open houses and everything in between, we communicated and she kept saying “we’ll find the right one”. Danielle never made us feel like a bother, met the whole family as it continued to grow and truly cared about our wants and needs. Ever the consummate professional, Danielle knew her clients well enough to find that perfect house. We are so happy with our experience and with our new home. Danielle is attentive, friendly, and will work diligently for you whether you are buying or selling. She priced our old house just right and we sold it right after the open house. What more could you ask for in a realtor? Thank you, Danielle! ”

OFFICE: 724.929.9699
CELL: 412.760.1630
dyerkey@howardhanna.com

Let's find
YOUR NEXT CHAPTER
TOGETHER.

 DanielleYerkey.
howardhanna.com

**Glencannon Homes Association
Executive Meeting
July 14, 2026**



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

Roll Call

Pat Hogan – Vice President, Rebecca Lopez, Andy Schenkemeyer, Brad Swiger and John Peel. Melissa Tallentire, Tressa Swanson, Dave Wheeler and Doug Krantz not present and excused.

Financials

The board talked about the details of the financial reports including the details of the AR List. Further discussion occurred about the PNC Investment accounts and the plans for a maturing CD.

Commons

The board discussed the pond work that was completed. The bridge was replaced and the dredging was done. There will be a bid for the walkway around the pond, the board will review once it is received.

The tree project was discussed, a contractor was identified and was taken around the community to review the job. Bid to be sent.

There are two lights out at the pond. Doran Electric was contacted and will be out this week to repair the lights.

The board discussed the need for ongoing repairs and maintenance for minor jobs. Further research to be done to find a qualified candidate.

Rec

The pool is running well with no current issues. The board also discussed the playground at Hickory Circle and resident requests for a fence in that area. Members of the board will look at the area and discuss options.

ACC

The ACC committee continues to review properties in need of improvement. Notifications were sent and the fine list will be reviewed by the board at the end of the month.

All requests were reviewed and returned.

Old Business

The attorney was contacted about the status of the paper alley. Awaiting response.

Meeting Adjourned at 7pm

**Glencannon Homes Association
Monthly Meeting of the Directors
July 14, 2026**

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

Roll Call

Pat Hogan – Vice President, Rebecca Lopez, Andy Schenkemeyer, Brad Swiger and John Peel. Melissa Tallentire, Tressa Swanson, Dave Wheeler and Doug Krantz not present and excused.

Financials

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

Commons

The landscapers sprayed the mulch beds down. There was a slight delay in mowing due to equipment issues. That has since been resolved.

Rec

The pool is running well with a lot of attendance and parties scheduled. There is currently a need for additional tables. One of the glass tables broke and one of the other ones need replaced. The playground at Hickory Circle was discussed and a resident proposal for fencing. The board will look at the area.

Open discussion

A resident was present and discussed that he got a letter about improvements needed to his home. He asked questions about who is being contacted and if this is across the whole community. The board discussed with him the details of the committee and there are many properties that need addressed. Contacting and addressing all properties is taking time and an ongoing process.

Two additional residents were present to talk about a commons tree that needs addressed in the 100 block of Hunting Creek. There was also discussion about issues with the hillside along 19 and how that has impacted the back of their properties. The board will look at the area and the tree to get more information.

Meeting adjourned at 7:20pm



Glencannon Home Owners Association

Financial Report

As of June 30, 2026

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 140,098	\$ -	\$ -	\$ 140,098
Other	\$ 6,959	\$ 62,887	\$ 1,852	\$ 71,697
Total	\$ 147,057	\$ 62,887	\$ 1,852	\$ 211,796
Expenditures:				
Recreation Services	\$ 39,571	\$ -	\$ -	\$ 39,571
Commons Maintenance	\$ 9,639	\$ -	\$ -	\$ 9,639
Landscaping	\$ 28,380	\$ -	\$ -	\$ 28,380
Garbage Removal	\$ 47,270	\$ -	\$ -	\$ 47,270
Legal Services	\$ 2,281	\$ -	\$ -	\$ 2,281
Pond Renovation	\$ -	\$ -	\$ 1,790	\$ 1,790
Administrative	\$ 23,214	\$ 5,359	\$ -	\$ 28,573
Total	\$ 150,355	\$ 5,359	\$ 1,790	\$ 157,504
Excess (Deficit):	\$ (3,298)	\$ 57,528	\$ 62	\$ 54,292
Beginning Balance	\$ 25,303	\$ 1,074,363	\$ 152,981	\$ 1,252,647
Revenue +	\$ 147,057	\$ 62,887	\$ 1,852	\$ 211,796
Expenditures -	\$ (150,355)	\$ (5,359)	\$ (1,790)	\$ (157,504)
Change in Working Capital	\$ 1,007	\$ -	\$ -	\$ 1,007
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 23,012	\$ 1,131,891	\$ 153,042	\$ 1,307,945
Bank and Investment Accounts:				
Bank - Checking	\$ 20,283	\$ 11,561	\$ 2,799	\$ 34,643
Money Market	\$ 2,729	\$ -	\$ 150,244	\$ 152,973
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,120,329	\$ -	\$ 1,120,329
Total	\$ 23,012	\$ 1,131,891	\$ 153,042	\$ 1,307,945

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.



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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

☐	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 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Garbage & Recycling	4 Block Party and Night Swim	5	6	7	8
9	10 Garbage	11 Board Meeting 7pm Pool Pavilion	12	13	14	15
16 Pizza Day at the Pool	17 Garbage & Recycling	18	19	20 First day of School!	21	22
23	24 Garbage	25	26	27	28	29
30	31 Garbage & Recycling					