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*The*  
**Glencannon**  
N e w s l e t t e r



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

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December 2023

News this month:

- Pond Work Completed
- Volunteers Needed

**GLENCANNON  
BOARD OF DIRECTORS**

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

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

*Happy Holidays!*

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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  
December 12, 2023 at Kings Restaurant 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.

The planning is underway  
for the walkway around the  
pond.

Please notify the office if you  
are interested in planning for  
Food Trucks and the clean up  
project in the Spring.

If you are interested in helping  
residents in the community please  
contact the office to be added to the  
resource page for leaf/snow removal,  
babysitting or dog walking

## The ACC Fine Policy

Please see the website  
[www.glencannonhomes.org](http://www.glencannonhomes.org)  
for details of the updated  
and approved policy in  
effect for the  
assessment of fines.

The streets in Glencannon are  
maintained by North Strabane  
Township.

Please contact the township with  
issues regarding road maintenance  
and snow removal.

**Glencannon Homes Association  
Financial Report  
As of October 31, 2023**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 224,211	\$ -	\$ -	\$ 224,211
Other	\$ 11,581	\$ 20,617	\$ 14,777	\$ 46,976
<b>Total</b>	<b>\$ 235,792</b>	<b>\$ 20,617</b>	<b>\$ 14,777</b>	<b>\$ 271,187</b>
<b>Expenditures:</b>				
Recreation Services	\$ 67,496	\$ -	\$ -	\$ 67,496
Commons Maintenance	\$ 5,032	\$ -	\$ -	\$ 5,032
Landscaping	\$ 34,094	\$ -	\$ -	\$ 34,094
Garbage Removal	\$ 56,246	\$ -	\$ -	\$ 56,246
Legal Services	\$ 2,340	\$ -	\$ -	\$ 2,340
Pond Renovation	\$ -	\$ -	\$ 845,055	\$ 845,055
Administrative	\$ 45,763	\$ 8,581	\$ -	\$ 54,344
<b>Total</b>	<b>\$ 210,971</b>	<b>\$ 8,581</b>	<b>\$ 845,055</b>	<b>\$ 1,064,607</b>
<b>Excess (Deficit):</b>	<b>\$ 24,822</b>	<b>\$ 12,036</b>	<b>\$ (830,278)</b>	<b>\$ (793,420)</b>
<b>Beginning Balance</b>	<b>\$ 178,862</b>	<b>\$ 803,663</b>	<b>\$ 1,039,736</b>	<b>\$ 2,022,260</b>
<b>Revenue +</b>	<b>\$ 235,792</b>	<b>\$ 20,617</b>	<b>\$ 14,777</b>	<b>\$ 271,187</b>
<b>Expenditures -</b>	<b>\$ (210,971)</b>	<b>\$ (8,581)</b>	<b>\$ (845,055)</b>	<b>\$ (1,064,607)</b>
<b>Change in Working Capital</b>	<b>\$ (14,243)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (14,243)</b>
<b>Transfers +/-</b>	<b>\$ (66,080)</b>	<b>\$ -</b>	<b>\$ 60,000</b>	<b>\$ (6,080)</b>
<b>Ending Balance</b>	<b>\$ 123,361</b>	<b>\$ 815,700</b>	<b>\$ 269,458</b>	<b>\$ 1,208,518</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 69,735	\$ 20,750	\$ 61,250	\$ 151,734
Money Market	\$ 53,626	\$ -	\$ 0	\$ 53,626
CD's	\$ -	\$ -	\$ 208,208	\$ 208,208
PNC Advisor Investments	\$ -	\$ 794,950	\$ -	\$ 794,950
<b>Total</b>	<b>\$ 123,361</b>	<b>\$ 815,700</b>	<b>\$ 269,458</b>	<b>\$ 1,208,518</b>

**Holiday Trash Pick-Up**  
The following days push back collection by one day.


**Christmas Day**  
**New Year's Day (2024)**

Although Independence Day, and Thanksgiving are listed holidays, they take place after our normal collection day.

Pick-up is Tuesday after Christmas Day, and New Years Day (2024).

**Please make sure your Light post is working.**

**Failure to do so could result in an ACC fine.**



## ***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.

## **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.*

## **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

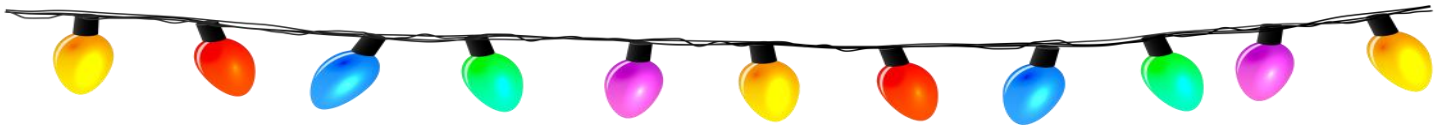
**Web site ads are available:**

**\$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



## QUESTIONS OF THE MONTH

### **Can I have a mailbox at the end of my driveway?**

Several residents had issues with their dogs being outside or too close to the mail carrier during delivery. This resulted in the post office not delivering mail. These residents were encouraged to get a mail box away from the house at the end of the driveway. The location of mailboxes have to be consistent with the neighboring properties. Not all streets can have free standing mailboxes.

### **Why are some residents parking in their front yard?**

There have been several complaints about parking in grass throughout the plan. This is not permitted and impacts the condition and appearance of the properties. Please refrain from parking in your yard.

### **Where can I dispose of televisions or computers?**

In the past, there have been electronic recycling events at local townships or through the county. None have come up lately. If anyone is aware of any events please notify the office.

### **Will Glencannon remove the snow from my driveway or sidewalk at my home?**

No. Glencannon is only responsible for snow removal on common sidewalks in the community. Please see the resource page for help needed.



## **Glencannon Homes Association Executive Meeting - Minutes November 14, 2023**

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

### **Roll Call**

Doug Krantz - President, Shawn Beard – Vice President, Terry Creighan, Pat Hogan, Rebecca Lopez, Gretchen Gregorchik and Dave Wheeler. Jay Ware and John Peel – not present and excused.

### **Financials**

Vince Eannace from Stelmack Dobransky and Eannace presented the 2022 Audit to the board. No issues or concerns noted from the audit.

### **Commons**

The board discussed the 2024 Landscaping Contract which will begin in March. The details of the contract were discussed including the responsibility of the beds. Bids will be obtained and the contract revised in the next few months.

The current work needed in the community was discussed and will be addressed with the landscapers prior to the end of their contract for 2023. This includes another grass cut and leaf removal.

Snow removal was discussed and bids will be obtained to do the work as needed throughout the winter. This includes the common areas in the plan.

The tree work is completed and the final invoice is needed from the contractor.

The final pond work was discussed and the notice of termination was provided. Mullen excavating received their final check. A request for proposal will be developed to obtain the bids for the walkway around the pond. This includes excavation of the area. The board also discussed additional items needed; benches and replacing three garbage cans.

ACC – 2 requests provided and approved. Rec The board discussed the pool equipment that needs replaced for the 2024 season. The items and prices will be determined for the preparation of the budget. The recommendations for equipment replacement provided by American pools was reviewed. Bids will be obtained for

both the cost of the equipment and the installation.

The pool house renovations were discussed and the most recent drawing was provided to each board member for review. The board talked about the details of the pool house expansion and additional ideas for improvement. Once the final price is provided, the board will review the plan and vote on whether to approve.

### **Old Business**

The nonworking lights on Village drive were discussed. The style and lighting type will be chosen and voted once a plan is determined. In the meantime, the bulbs will be replaced as well as additional photo sensors to make them operational until the plan is finalized. An electrician came and repaired the lights on Hickory Circle. Meeting adjourned at 7:15pm

## **Glencannon Homes Association Monthly Meeting of the Directors November 14, 2023**

Mr. Krantz called the meeting to order at 7:15pm

Roll Call: Doug Krantz - President, Shawn Beard – Vice President, Terry Creighan, Pat Hogan, Rebecca Lopez, Gretchen Gregorchik and Dave Wheeler. Jay Ware and John Peel – not present and excused.

The board discussed the financial reports that were provided last week. Mr. Hogan made a motion to accept, Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Mrs. Gregorchik – yes, Mr. Krantz – yes, Ms. Lopez – yes, Mr. Wheeler – yes.

No residents present at the meeting – Meeting adjourned at 7:25pm.







# Hello *Neighbor*

I'm Dave Neidermeyer, your local REALTOR® and fellow Glencannon resident. Since my family and I made the delightful move to Glencannon last year, every moment here has been filled with joy and a sense of belonging. We're looking forward to creating countless cherished memories with our family and wonderful neighbors in the years ahead.

In the spirit of neighborly connection this holiday season, I'm excited to offer you a complimentary Real Estate market update, specifically tailored for our Glencannon community. It's my way of keeping us all connected and informed about the value and trends of our homes in the current market. Wishing you and your loved ones a festive and joyful holiday season!

**Dave Neidermeyer, Realtor**

## Connect with Me over a FREE COFFEE:

Let's schedule a time to meet at Chicco Baccello in the heart of Canonsburg for a FREE coffee and a market analysis of your home.



*"House hunting can be stressful but Dave made the whole process so much easier! Any questions we had, he answered. Any concerns, he addressed immediately. We wanted an agent with integrity who was responsive and supportive, and we found our perfect match in Dave. If we ever have to search for another home, we will ask Dave to take us on as clients again, and we will be recommending him to all our friends! Thank you Dave for helping us find our dream home!!" -Andrea Morris*

**REALTYONEGROUP**  
GOLD STANDARD

As always, feel free to reach out to me anytime with questions you may have with regards to **buying or selling a home**. I am always honored to serve a fellow neighbor. Hope to see and hear from you soon!

**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

PETERS TWP-SHADYSIDE-WEXFORD-GREENSBURG-ROSTRAVER

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



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

## Volunteers Needed:

Please contact the office if you are interested in volunteering for Community Day at the pool in 2024. Responsibilities would be planning the events for the day, set up and clean up committees.

Please refrain from throwing trash or pumpkins into the pond.

## 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.



**TJM Tree Service**

**Glencannon Residents get 10% off!**


Tom  
Owner  
412-799-3090

Full removals and trimming  
Stump grinding  
Firewood

Lumber milling & live edge slabs  
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FULLY INSURED & FREE ESTIMATES

**BERKSHIRE HATHAWAY**  
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**Deborah A Panza**  
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Direct: (412) 877-0064  
dpanza@TPRSold.com  
deborahpanza.ThePreferredRealty.com

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Est. 1994

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- Residential Home Inspections
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**Glencannon Residents**  
Use Promo Code: **GC50** for \$50 off your first Home Inspection!

*Proudly offering discounts for all Military Personnel, First Responders & Public Servants*



# 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: \_\_\_\_\_

# DECEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 <b>Garbage</b>	5	6	7 Hanukkah Begins	8	9
10	11 <b>Garbage &amp; Recycling</b>	12 <b>Board Meeting 7:00 PM Kings Restaurant</b>	13	14	15	16
17	18 <b>Garbage</b>	19	20	21	22	23
24	25 <b>Christmas Day</b>	26 <b>Garbage &amp; Recycling</b>	27	28	29	30
	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan
31 New Year's Eve	1  No School Canon-McMillan	2 <b>Garbage</b>				