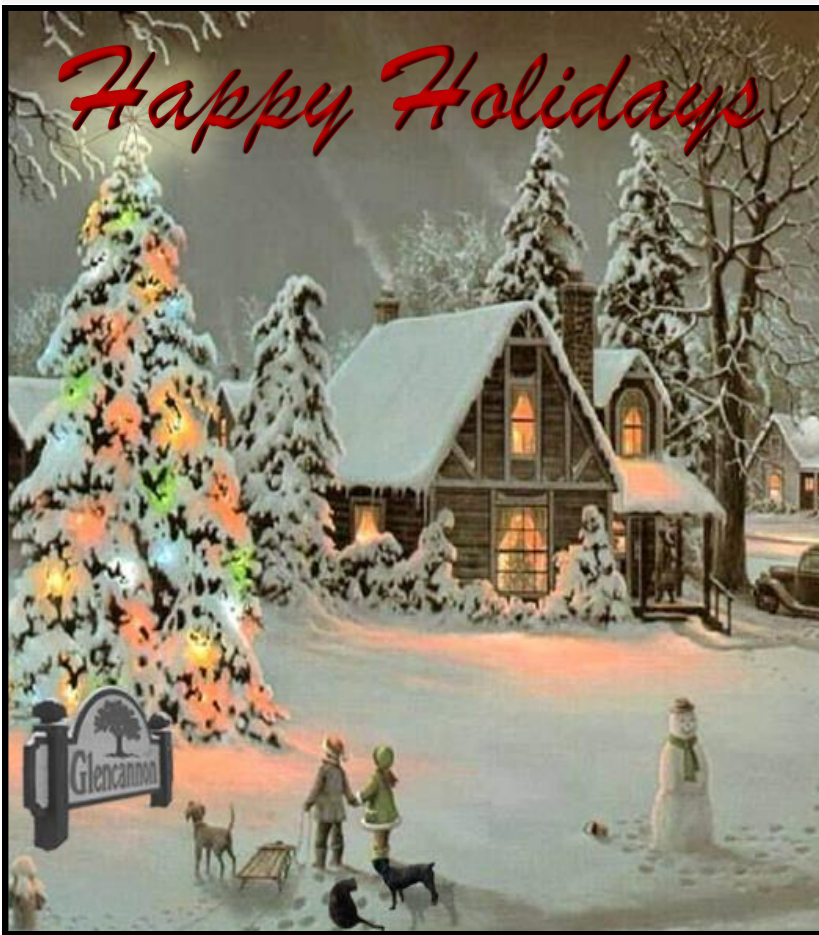


# The **Glencannon** Newsletter

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

## December 2024



**Monthly dues will increase to  
\$45 per month starting with  
your January payment.**

**(Details page 4)**

News this month:

**Leaf Removal ends 12/6**

**Bridge work done**

**ACC Committee**

### **GLENCANNON BOARD OF DIRECTORS**

**Douglas Krantz, President**

**Patrick Hogan, Vice President**

Terry Creighan

Dave Wheeler

Gretchen Gregorchik

Rebecca Lopez

John Peel

Andy Schenkemeyer

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto: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](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 Tuesday, December 10, 2024 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)**

**Leaf Collection in North Strabane continues on Wednesdays through December 6th. The collection day is affected by weather and may vary from week to week.**

**The streets in Glencannon are maintained by North Strabane Township. Please contact the township with issues regarding road maintenance and snow removal.**

### **NOTICE OF ASSOCIATION DUES INCREASE**

The Glencannon Homes Association Board of Directors has voted to increase the monthly dues by \$2.00 per month to \$45.00 per month starting January 1, 2025.

There will be multiple notifications between now and January in the Glencannon newsletter, so please take the time to plan and adjust, particularly those that use online payments.

This increase was necessary because ALL waste pick-up companies have been drastically increasing their prices. You can forward any questions to [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com).

As always, we will continue to monitor expenditures and keep our monthly dues as low as possible. We have not had a need for an increase in over 15 years.

Thank you for your understanding.

**The bridge work at the pond is completed.**

**2024 Annual Statements will be sent to all residents in January 2025.**

The ACC Committee is currently focusing on improvements needed to various properties throughout the community.

Notifications are being sent identifying what needs completed within a certain timeframe.

**The Committee  
Needs many volunteers  
to assist with  
reporting areas in need of  
repair or improvement  
and ongoing follow up of  
completion.**

**Please email with interest:  
glencannon15317@yahoo.com  
Or come to the meeting on  
December 10th.**

**Please email the office  
with any interest in being on  
the community resource  
page for dog walking,  
babysitting,  
leaf/snow removal and  
grass cutting.**

**BERKSHIRE  
HATHAWAY**  
HomeServices



**Deborah A Panza**  
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**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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**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.**

**The payment for resale certificates  
can only be sent via US Mail.**

The 2025 Budget is currently being  
discussed for approval.

Once it is completed it will be on the  
website at:  
[www.glencannonhomes.org](http://www.glencannonhomes.org)

**Making improvements to your property?**

Any questions regarding the size, color or style can be  
found in the architectural  
guidelines on the website.



# QUESTIONS OF THE MONTH



## **What is the status of cars parked in guest spots that are being left for long periods of time?**

**The board is currently working on a policy to address issues with common parking spaces. The policy will be published once it is completed and approved.**

## **What do I do if I am selling my property and I am also in a condo association?**

**Please notify the selling agent that you are involved with both and provide the contact information for the condo association. A resale packet is required for both associations.**

## **What do I do if I have homes in need of repair on my street?**

**Please consider joining the board, there is one open seat. You can also join the ACC committee to assist with notifying and addressing what needs done in the community.**

**DAVE NEIDERMEYER**  
REALTOR®

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

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McMurray, PA 15317



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**Marcia M. Sacco**  
marcia@personnelstaffers.com

**Kris Piscatelli**  
kris@personnelstaffers.com

4150 Washington Road, Suite 108 • McMurray, PA 15317  
Phone: 724.942.5860 • Fax: 724.942.5866

[www.personnelstaffers.com](http://www.personnelstaffers.com)



## Car owners needed!

There is a car parked in a common parking space on Pheasant Cove and one on Old Meadow that have not been moved in several months. If you are the owner or know who is, please contact the office as soon as possible.

**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.

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.

A \$50 ACC fine will be assessed on each property who does not adhere to this rule.

If you have questions, please notify the office.

### Reminder:

Clean up after pets at all times.

Any issues with dogs or any other animals that are loose, please contact

Animal Control at 724-222-7387

Animal control will not address outdoor cats.

### 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.

**Glencannon Homes Association  
Executive Meeting - Minutes  
November 12, 2024**

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

**Roll Call**

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

**Financials**

The current financial reports were reviewed including the details of the bills and the specific information for the reserve accounts. The audit for 2023 was completed and a copy will be distributed to the board for review. A follow up meeting will be scheduled with the auditor, Vince Eannace. Further discussion occurred for the 2025 budget. The details were discussed for each section and a draft will be sent to everyone for review.

Additional discussion occurred regarding the title searches done on severely delinquent accounts and the process of foreclosure. The details of communication with the attorney's office was discussed and the timelines to get responses on certain things.

**Commons**

The current landscaping contract was discussed and the leaf removal throughout the community. The upcoming contract for 2025 was discussed. The contract needs revised and there was discussion about the landscaping being done throughout the week instead of one day per week. Maintaining consistency with a landscaping company for the following year was discussed as well.

The tree work was completed by 84 Tree Service. The original contractor for the bridge replacement at the pond did not have the complete job in the original bid and requested more money to complete. One of the other bids was lower and Mr. Hogan made a motion to accept the bid from BP Concrete. Mr. Peel seconded the motion. Vote: Mr. Creighan – yes, Mr. Schenkemeyer – yes, Mr. Krantz – yes, Ms. Lopez – yes, Ms. Gregorchik – yes and Mr. Wheeler – no.

**ACC**

The board discussed the ACC assessments and the review of properties in the community. The process has started with information for improvement on various properties. An additional meeting with a sub group to focus on this will be scheduled.

**New Business**

The board discussed the issue with cars that do not have identified owners in common parking spaces and have not moved in sometime. The possibility of towing can occur if the car is out of inspection. Additional notices will be given in the newsletter and on the cars. The board will continue to work on a policy to address additional parking issues In common parking spots.

The board discussed developing a policy for anyone that contacts the office with any type of abusive language will be subject to the standard ACC fines. This policy will also include communication with any Glencannon contractors or landscapers. Mr. Krantz made a motion to accept this policy, Ms. Gregorchek seconded the motion. Vote: Mr. Creighan – yes, Mr. Schenkemeyer – yes, Mr. Hogan – yes, Ms. Lopez – yes, Mr. Peel– yes and Mr. Wheeler – yes.

**Old Business**

The board discussed the replacement of the cluster box on Meadowview Drive. The board talked about requesting a bid from the company who is doing the asphalt work to install the box. The cost of the box and the installation will be divided among all the residents in that group. The homes on Meadowview who are attempting to pave their shared driveway was discussed. The board is assisting with this process and will assess the residents who do not agree to it to pay their share initially.

Mr. Krantz made a motion to adjourn at 7:30pm, all in favor.

**Glencannon Homes Association  
Monthly Meeting of the Directors  
November 12, 2024**

**Roll Call**

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

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

**Open Discussion:**

A resident was present to inquire about continuing to do trash and snow removal for Glenannon during the winter months and the board agreed.

Mr. Krantz made a motion to adjourn at 8pm





**Glencannon Homes Association**

**Financial Report**

**As of October 31, 2024**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
<b>Income Statement:</b>				
<b>Revenues:</b>				
Association Fees	\$ 223,301	\$ -	\$ -	\$ 223,301
Other	\$ 13,176	\$ 76,051	\$ 65	\$ 89,292
<b>Total</b>	<b>\$ 236,477</b>	<b>\$ 76,051</b>	<b>\$ 65</b>	<b>\$ 312,593</b>
<b>Expenditures:</b>				
Recreation Services	\$ 55,461	\$ -	\$ -	\$ 55,461
Commons Maintenance	\$ 11,712	\$ -	\$ -	\$ 11,712
Landscaping	\$ 41,971	\$ -	\$ -	\$ 41,971
Garbage Removal	\$ 108,393	\$ -	\$ -	\$ 108,393
Legal Services	\$ 346	\$ -	\$ -	\$ 346
Pond Renovation	\$ -	\$ -	\$ 3,201	\$ 3,201
Administrative	\$ 40,479	\$ 9,335	\$ -	\$ 49,814
<b>Total</b>	<b>\$ 258,361</b>	<b>\$ 9,335</b>	<b>\$ 3,201</b>	<b>\$ 270,897</b>
<b>Excess (Deficit):</b>	<b>\$ (21,884)</b>	<b>\$ 66,716</b>	<b>\$ (3,135)</b>	<b>\$ 41,697</b>
<b>Beginning Balance</b>	<b>\$ 116,560</b>	<b>\$ 904,147</b>	<b>\$ 225,984</b>	<b>\$ 1,246,692</b>
<b>Revenue +</b>	<b>\$ 236,477</b>	<b>\$ 76,051</b>	<b>\$ 65</b>	<b>\$ 312,593</b>
<b>Expenditures -</b>	<b>\$ (258,361)</b>	<b>\$ (9,335)</b>	<b>\$ (3,201)</b>	<b>\$ (270,897)</b>
<b>Change in Working Capital</b>	<b>\$ (54,089)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (54,089)</b>
<b>Transfers +/-</b>	<b>\$ 60,000</b>	<b>\$ -</b>	<b>\$ (60,000)</b>	<b>\$ -</b>
<b>Ending Balance</b>	<b>\$ 100,587</b>	<b>\$ 970,863</b>	<b>\$ 162,849</b>	<b>\$ 1,234,299</b>
<b>Bank and Investment Accounts:</b>				
Bank - Checking	\$ 14,651	\$ 20,759	\$ 14,559	\$ 49,968
Money Market	\$ 85,936	\$ -	\$ 148,290	\$ 234,226
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 950,105	\$ -	\$ 950,105
<b>Total</b>	<b>\$ 100,587</b>	<b>\$ 970,863</b>	<b>\$ 162,849</b>	<b>\$ 1,234,299</b>

## 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

## Reminder:

The only signs permitted in  
Glencannon are real estate or  
“for sale signs”

Notices are sent to anyone who has a  
contractor, political or any other  
sign on their  
Property.

Failure to remove signs can result in an  
ACC fine.

# CENTURY 21

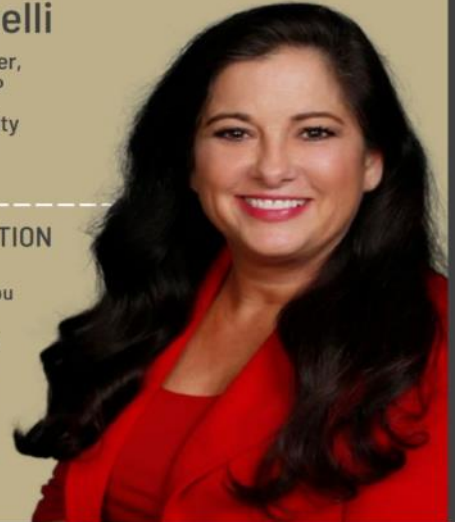
Frontier Realty

## YOUR NEEDS COME FIRST

### Judi Agostinelli

Realtor, Associate Broker,  
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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.

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## Open Board Position

The following seat can be filled  
by the GHA board of directors  
at the next monthly meeting:

Open category position that  
expires in  
March 2025

Prospective GHA board members must  
reside in Glencannon, and must be  
current with monthly dues.

Triple H has requested that residents  
limit large items to one bulk item  
per week per home.

(more than one item is outside of the contract)

Also, if you are planning to put out  
more than usual trash for a week  
due to cleaning out or moving, or  
you have a large item to dispose of,  
please notify the Triple H office to  
schedule a separate pick up.  
For an additional cost of \$30

# 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 2024

Sun      Mon      Tue      Wed      Thu      Fri      Sat

1	2 Garbage	3	4 Last Leaf Collection 	5	6	7
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8	9 Garbage & Recycling	10 Board Meeting 7:00 PM Kings Restaurant	11	12	13	14
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15	16 Garbage	17	18	19	20	21
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22	23 Garbage & Recycling	24	25 Christmas Day Hanukkah Begins	26	27	28
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No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan
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29	30 Garbage	31 New Year's Eve	1
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No School Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan
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