

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

December 2025



News this month:

**Commons Committee
Meeting Location**

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Patrick Hogan, Vice President

Dave Wheeler
Gretchen Gregorchik

Rebecca Lopez

John Peel
Andy Schenkemeyer
Brad Swiger

Happy Holidays

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

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

Zoey Bogos 412-215-9997

David Smith 412-889-8487

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	724-379-4331

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, December 9, 2025 at 7pm at North Strabane Twp.**

All residents are welcome to attend!

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

**The tree project information
continues to be gathered.
Please continue to email the
office through the winter months
the details and pictures of trees
on common property that need
attention.**



**Annual Statements
will be sent
throughout the month of
January.**

It is with heartfelt sympathy that we share the
news of the passing of Mary Doyle.

Mary joined the board in June of 2025 as a new
resident with plans to help in any way she could.
She was excited to get to know everyone and to
dedicate her time to continue to improve our
community. Our deepest condolences go out to
her family, friends and neighbors.

**North Strabane Township Leaf Collection will
end on December 5, 2025**

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



Unique Lighting Systems

The Ultimate Low Volt Lighting System!
Lifetime Warranty Products!
Create The Perfect Outdoor Atmosphere!
724-745-5262



(724) 745-5262

RESIDENTIAL • COMMERCIAL

Hank Doran
516 Highland Ave.
Canonsburg, PA 15317



Indoor Lighting
Outdoor Lighting
Service Upgrades
Services
Whole House Wiring
Surge Protection
Lightning Protection
Gutter Heat Cable
Attic Power Vents
Phone & Cable Jacks
DSL & Internet Jacks

Call to repair residential light posts or
convert to electric

Open Board Position

If you are interested in helping out with
upcoming projects and making
improvements to the community please
consider joining the board.

Interested residents can attend the next
board meeting or email the office.

There are multiple complaints sent to
the office every week from both
residents and our
landscaping company regarding issues
with residents not cleaning up after pets.

In order to keep our community clean,
please be mindful of this.

If a particular address is identified,
a fine will be assessed.



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.



Questions of the Month

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.

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 do I find the needed information for the rules and regulations?

Please see the website at www.glencannonhomes.org. On the website are links for the bylaws, covenants, annual budget and acc guidelines. There is also the newsletters and needed forms. The cancellation of meetings occur at times due to inclement weather or issues with the meeting room. This information can only be conveyed on the website.

Why have I not received a bill for my association dues?

Glencannon is required to send annual statements which are sent in January. Statements and letters will be sent throughout the year if there are missed payments. If you have questions about your balance please email the office at glencannon15317@yahoo.com.

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.

Please make sure your

Light post is working.

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



**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

 A member of the franchise system of BHH Affiliates, LLC

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

Playground Repairs

Thank you for reporting repairs
needed to items in
Playgrounds A and B. The company
who installed the equipment was
notified and will be scheduling a
maintenance appointment to make
the repairs or recommendations
needed for replacement items.

Board Member Letter:

Community Call to Action – ACC Committee Volunteers Needed!

Our neighborhood has seen years of neglect, and it is time we come together to make a change. The ACC Committee is forming to tackle much-needed maintenance and upgrades that will improve our community for everyone.

We are looking for dedicated volunteers to join us in this effort. There are many ways you can help, including:

- Conducting assessments of areas that need attention
- Providing follow-up within specific timeframes.
- Helping neighbors who may be struggling financially by researching grants and assistance programs

This is a chance to make a real impact and ensure our community thrives again. Whether you have a few hours a week or just a willingness to pitch in, your contribution will be valued.

If you're interested in volunteering, please notify the office via email or come to a board meeting. Together, we can restore pride in our neighborhood and build a stronger, more supportive community.

Sincerely,

John Peel

Minutes for November Board Meetings

The November meetings were cancelled due to issues with access to the township building with the reserved meeting room.

This issue has since been resolved and the meetings will be at the same place on the second Tuesday of each month at 7pm:

North Strabane Township Building at
1957 Rt 519
Canonsburg, PA 15317

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.

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.

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

A \$50 ACC fine will be assessed on each property who does not adhere to this rule and have more than one notice about garbage cans not removed from the front of the property.

If you have questions, please notify the office.

The trash collection company has reported that there are several homes that are putting their trash out on Monday mornings. Collection times vary throughout the day so you may miss collection doing this. If they have already picked up trash prior to putting it out, they will not return the same day, it will be collected the following week.

Glencannon Home Owners Association

Financial Report

As of October 31, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 235,074	\$ -	\$ -	\$ 235,074
Other	\$ 12,708	\$ 111,988	\$ 49	\$ 124,745
Total	\$ 247,782	\$ 111,988	\$ 49	\$ 359,819
Expenditures:				
Recreation Services	\$ 80,032	\$ -	\$ -	\$ 80,032
Commons Maintenance	\$ 34,015	\$ -	\$ -	\$ 34,015
Landscaping	\$ 45,368	\$ -	\$ -	\$ 45,368
Garbage Removal	\$ 101,900	\$ -	\$ -	\$ 101,900
Legal Services	\$ 1,049	\$ -	\$ -	\$ 1,049
Pond Renovation	\$ -	\$ -	\$ 800	\$ 800
Administrative	\$ 40,563	\$ 10,105	\$ -	\$ 50,667
Total	\$ 302,928	\$ 10,105	\$ 800	\$ 313,833
Excess (Deficit):	\$ (55,146)	\$ 101,883	\$ (751)	\$ 45,987
Beginning Balance				
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 247,782	\$ 111,988	\$ 49	\$ 359,819
Expenditures -	\$ (302,928)	\$ (10,105)	\$ (800)	\$ (313,833)
Change in Working Capital	\$ (17,705)	\$ -	\$ -	\$ (17,705)
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 16,803	\$ 1,076,179	\$ 152,938	\$ 1,245,920
Bank and Investment Accounts:				
Bank - Checking	\$ 15,284	\$ 20,761	\$ 4,589	\$ 40,634
Money Market	\$ 1,519	\$ -	\$ 148,350	\$ 149,868
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,055,418	\$ -	\$ 1,055,418
Total	\$ 16,803	\$ 1,076,179	\$ 152,938	\$ 1,245,920

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: _____

DECEMBER 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Garbage	2	3	4	5	6
7	8 Garbage & Recycling	9 Board Meeting North Strabane Township 7pm	10	11	12	13
14	15 Garbage	16	17	18	19	20
21	22 Garbage & Recycling	23	24	25	26	27
28	29 Garbage	30	31			