

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

February 2026



News this month:

**2026 Budget
Annual meeting
Expiring board positions**

GLENCANNON BOARD OF DIRECTORS

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

**Dave Wheeler
Gretchen Gregorchik**

Rebecca Lopez

John Peel

Andy Schenkemeyer

Brad Swiger

**Community wide email
communication and social media in progress!**

**Please reach out to the Glencannon email
with your contact information**

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

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

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

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.

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, February 10th at 7pm at North Strabane Twp.**

All residents are welcome to attend!

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

**The garbage collection will
switch to County Hauling on
March 1, 2026**

**There will be no change in
collection day.**

Community Email List

If you are interested in email
communication regarding ongoing
information from the
Glencannon Board and office,
please send your email address to
glencannon15317@yahoo.com

Please put in the subject line:
"Email List Request"

Three board seats will expire in
March of 2026:

one single family home position
one townhouse position
and one open position.

If you are interested in running for a
board seat, please submit a letter of
interest via mail or email by

February 9, 2026 and specify which
expiring category you would like to run
(all candidates must be confirmed by a
second, so it would be a good idea to
have an Association member send a
letter confirming as such).

You can also come to the February 10th
meeting for nomination.

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



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

Following the snowstorm on
January 25, 2026, there were multiple
calls/emails to the office about snow
removal.

Reminder:

Glencannon Homes Association is
responsible for removing snow in the
common areas only. This is contracted out
each year.

**The snow removal on the roads in
Glencannon are the responsibility of North
Strabane Township.**

All residents are responsible for the removal
of snow on their private property.

2026 Meetings

The board voted via email in December 2025 to
determine the meetings for 2026.

The monthly meeting of the
directors will continue to be the second
Tuesday of every month at 7pm.

Exception is in March 2026, there will be no meeting
on the second Tuesday:

The March Monthly meeting of the Directors and the
Annual Meeting will occur the 3rd Tuesday
March 17, 2026 at 7pm

Residents are reminded that
trespassing
on the frozen pond is

STRICTLY PROHIBITED

Please be safe this winter

Glencannon Homes Association - 2026 Budget

Income

4010 · H. O. ASSESSMENT INCOME	280,800.00
4012 · LATE FEE CHARGES	2000.00
4015 · RESALE PKT & LEIN LTR INCOME	2,400.00
4025 · INTEREST- DELINQUENT ACCOUNTS	1700.00
4030 · NEWSLETTER INCOME	700.00
4042 · RC CONCESSION INCOME	100.00
4043 · RC GUEST FEE INCOME	1,200.00
4044 · RC POOL RENTAL INCOME	800.00
4045 · RC-GC HEIGHTS SEASON PASSES	600.00
4054 · ACC Fine	200.00
Total Income	290,500.00

Expenses

REC CENTER EXPENSES

5105 · RC MANAGEMENT FEE	52,000.00
5131 · RC ELECTRICITY	4,000.00
5132 · RC GAS	2,000.00
5133 · RC WATER	2,500.00
5140 · RC MAINTENANCE & SUPPLIES	5,000.00
	65,500.00

COMMONS EXPENSES

5430 · COMMONS UTILITIES	2,200.00
5440 · COMMONS MAINT. & SUPPLIES	7,000.00
5455 · PLAYGROUND MAINTENANCE	500.00
5501 · . LANDSCAPING	53,000.00
	62,700.00

ADMINISTRATION EXPENSES

5710 · ADM. GROSS WAGES	23,500.00
5715 · ADM. 'ER. PAYROLL TAXES	3,000.00
5730 · RUBBISH	109,320.00
5734 · BANK SERVICE CHARGES	2,000.00
5735 · LEGAL FEES	2,000.00
5740 · AUDIT & INCOME TAX PREP.	5,000.00
5750 · D&O INSURANCE	6,000.00
5751 · LIABILITY INSURANCE	900.00
5752 · WORKMAN'S COMP. INSURANCE	1,200.00
5765 · OFFICE EQUIP. MAINTENANCE	1,500.00
5770 · OFFICE COMMUNICATION	1,500.00
5780 · OFFICE SUPPLIES & POSTAGE	1,600.00
5791 · NEWSLETTER PRINTING	3,750.00
5792 · NEWSLETTER DELIVERY	600.00
	161,870.00

Total 5700 · ADMINISTRATION EXPENSES

Total Expense **290,070.00**

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.



There continues to be a need for
committee volunteers to
assist with projects in the
community.

Please reach out with
interest.

**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

Upcoming Projects for 2026

Playground Repair and Replacement items

Tree removal and trimming
(send common tree locations to the
Glencannon email)

Pond pedestrian bridge

Bids being obtained for the rec area

Bids being obtained for entry way signs

**Glencannon Homes Association
Executive Meeting – Minutes
January 13, 2026**

Attempted to have the meeting at the township building at 6:30pm. Due to issues accessing the building, the location was changed.

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

Roll Call

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

Financials

The board discussed the details of the financial reports. The AR list as well as the budget for 2026 were discussed. Mr. Hogan made a motion to approve the financials. Mr. Schenkemeyer seconded the motion. Vote: Mr. Krantz – yes, Ms. Lopez – yes, Mr. Swiger – yes and Mr. Peel – yes.

Commons

The landscaping contract starting 1/1/2026 was approved by the board and signed by Presidential Landscaping. The details of work for the month of January was discussed as well as upcoming meetings with the Landscapers to discuss ongoing progress weekly.

ACC

All submitted requests were approved.

Old Business

Confirmed the zoom meeting to occur with the GHA attorney tomorrow 1/14/2026.

The reserve study was discussed and is near completion. The details of the current amounts for the assets and the replacement costs continue to be gathered.

The board discussed obtaining an email list from interested residents. The purpose of the email list is to have ongoing communication and to ultimately transition to an electronic newsletter for people that are interested in receiving it that way by the 5th of each month. The board discussed that the yearly expense to print the newsletter is around \$4000.

The upgrade of the office printer was discussed and the yearly statements are being sent.

The Meadowview Mailbox project was discussed and is nearing completion. The board identified a few mailboxes that still need to be removed and notices will be sent.

Meeting adjourned at 7:45pm

**Glencannon Homes Association
Monthly Meeting of the Directors
January 13, 2026**

No meeting occurred due to issues with building access.



There are months we are unable to access the North Strabane Township building for the scheduled monthly meeting. The doors are set to open during the times we have reserved. A glitch in their system has resulted in the doors not opening and the location had to change a few times last minute. For February, check the Glencannon website for meeting changes or call the office number if you plan to attend that evening. We will be back to the pool pavilion for meetings starting in the next few months.



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.

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.

Glencannon Home Owners Association

Financial Report

As of December 31, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 281,694	\$ -	\$ -	\$ 281,694
Other	\$ 14,503	\$ 119,372	\$ 92	\$ 133,967
Total	\$ 296,196	\$ 119,372	\$ 92	\$ 415,660
Expenditures:				
Recreation Services	\$ 81,714	\$ -	\$ -	\$ 81,714
Commons Maintenance	\$ 35,326	\$ -	\$ -	\$ 35,326
Landscaping	\$ 54,202	\$ -	\$ -	\$ 54,202
Garbage Removal	\$ 122,440	\$ -	\$ -	\$ 122,440
Legal Services	\$ 3,261	\$ -	\$ -	\$ 3,261
Pond Renovation	\$ -	\$ -	\$ 800	\$ 800
Administrative	\$ 56,598	\$ 10,105	\$ -	\$ 66,703
Total	\$ 353,540	\$ 10,105	\$ 800	\$ 364,445
Excess (Deficit):	\$ (57,344)	\$ 109,267	\$ (708)	\$ 51,215
Beginning Balance				
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 296,196	\$ 119,372	\$ 92	\$ 415,660
Expenditures -	\$ (353,540)	\$ (10,105)	\$ (800)	\$ (364,445)
Change in Working Capital	\$ (16,207)	\$ -	\$ -	\$ (16,207)
Transfers +/-	\$ 9,200	\$ (9,200)	\$ -	\$ -
Ending Balance	\$ 25,303	\$ 1,074,363	\$ 152,981	\$ 1,252,647
Bank and Investment Accounts:				
Bank - Checking	\$ 22,574	\$ 11,561	\$ 4,589	\$ 38,724
Money Market	\$ 2,729	\$ -	\$ 148,392	\$ 151,121
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,062,802	\$ -	\$ 1,062,802
Total	\$ 25,303	\$ 1,074,363	\$ 152,981	\$ 1,252,647

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: _____

FEBRUARY 2026

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