
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

January 2026



**Monthly Dues for 2026 will
remain \$45.**

News this month:

**Annual Statements will be
sent throughout the Month
of January**

GLENCANNON BOARD OF DIRECTORS

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

Dave Wheeler

Gretchen Gregorchik

Rebecca Lopez

John Peel

Andy Schenkemeyer

Brad Swiger

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, January 13 at 7pm at North Strabane Twp.**

All residents are welcome to attend!

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

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

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"

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.

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 monthly meeting will be
the third Tuesday at 7pm and the Annual Meeting will
be at 7:30pm that night.



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Lifetime Warranty Products!
Create The Perfect Outdoor Atmosphere!
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(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

**The 2026 Budget
was approved by the board at the
December meeting.**

**A copy will be posted on the
website.**

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.



Questions of the Month

Are there fees if I do not pay my dues on time?

Yes. If the balance is over \$45 for more than 35 days, a \$7 administrative fee is assessed. If the balance is over \$250, a \$7 administrative fee and 6% annual finance fee is assessed monthly.

How can I get assistance to shovel my walkway or driveway?

Please see the community resource page in the newsletter for the names and phone numbers of residents who are interested in doing snow removal in the neighborhood.

Does Glencannon Homes Association have social media?

No. However this is something that is being considered in order to provide ongoing communication to the community and share news and events. You can share your email address to the Glencannon email in order to obtain ongoing updates on the progress.

Where do I find the policies that were put in place by the board over the years?

Please see the website www.glencannonhomes.org. All policies are posted under the policy link and under the “latest news” link.



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
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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

Pond pedestrian bridge

Bids being obtained for the rec area

Bids being obtained for entry way signs

Glencannon Homes Association

Executive Meeting – Minutes

December 9, 2025

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

Roll Call

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

Financials

The board discussed the 2026 budget and the final draft. The discussion included needed improvements and replacement to occur over the next year. In addition, consideration for the newsletter to be available only electronically and pursuing social media for better communication. Mr. Swiger made a motion to approve the 2026 budget, Mr. Peel seconded the motion. Vote: Ms. Lopez – yes, Mr. Wheeler – yes, Mr. Schenkemeyer – yes and Mr. Hogan – yes.

The board talked about the current financials and there will not be a dues increase for 2026 due to time constraints. The amount of people on the AR list with significant balances need to be addressed with foreclosure in the coming year. There will be a dues increase for 2027.

Commons

The board discussed the details of the 2026 Landscaping contract that was forwarded to everyone. The annual contract will start 1/1/2026 for the year. The contract will be revised with certain things removed or added and the cost remains the same from last year. The playground on Upper Hunting Creek needs pressure washed. There are repairs needed to the playgrounds. Jefferies will be notified of the broken bench at A, the swings at B and the sand needs to be changed at the volleyball court. Bids will be obtained for the pressure washing.

The board discussed the bridge and dredge work at the pond. The Harshman Group continues to obtain bids.

ACC

The lightposts on Upper Hunting Creek were discussed and there were multiple notices sent and no changes made. Fines will be distributed. Discussion occurred about the Condo association on Upper Hunting Creek that need many improvements done including tree work and paving. They will be notified of what needs done.

Old Business

The board discussed meeting with the attorney to discuss the proposal from Range Resources. The availability was gathered

for January.

Meeting adjourned at 7:10pm

Glencannon Homes Association

Monthly Meeting of the Directors

December 9, 2025

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

Roll Call

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

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

Commons:

The board discussed meeting with the condo associations to discuss with them the paving, landscaping, dead trees and siding issues that are on their property. They will be notified in the coming weeks.

Open Discussion:

No residents were present.

Mr. Hogan made a motion to adjourn at 7:30pm, Mr. Schenkemeyer seconded the motion.

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.

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.
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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 November 30, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 258,384	\$ -	\$ -	\$ 258,384
Other	\$ 13,741	\$ 117,352	\$ 4	\$ 131,096
Total	\$ 272,124	\$ 117,352	\$ 4	\$ 389,480
Expenditures:				
Recreation Services	\$ 81,115	\$ -	\$ -	\$ 81,115
Commons Maintenance	\$ 34,515	\$ -	\$ -	\$ 34,515
Landscaping	\$ 51,257	\$ -	\$ -	\$ 51,257
Garbage Removal	\$ 112,170	\$ -	\$ -	\$ 112,170
Legal Services	\$ 1,243	\$ -	\$ -	\$ 1,243
Pond Renovation	\$ -	\$ -	\$ 800	\$ 800
Administrative	\$ 47,692	\$ 10,105	\$ -	\$ 57,797
Total	\$ 327,993	\$ 10,105	\$ 800	\$ 338,898
Excess (Deficit):	\$ (55,868)	\$ 107,247	\$ (796)	\$ 50,582
Beginning Balance				
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 272,124	\$ 117,352	\$ 4	\$ 389,480
Expenditures -	\$ (327,993)	\$ (10,105)	\$ (800)	\$ (338,898)
Change in Working Capital	\$ (15,019)	\$ -	\$ -	\$ (15,019)
Transfers +/-	\$ 9,200	\$ (9,200)	\$ -	\$ -
Ending Balance	\$ 27,966	\$ 1,072,343	\$ 152,893	\$ 1,253,202
Bank and Investment Accounts:				
Bank - Checking	\$ 25,238	\$ 11,561	\$ 4,589	\$ 41,387
Money Market	\$ 2,729	\$ -	\$ 148,304	\$ 151,033
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,060,782	\$ -	\$ 1,060,782
Total	\$ 27,966	\$ 1,072,343	\$ 152,893	\$ 1,253,202

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: _____

JANUARY 2026

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