
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

July 2023



News this month:

- Playground A is completed
- Pond Work is wrapping up

**GLENCANNON
BOARD OF DIRECTORS**

Douglas Krantz, President
Shawn Beard, Vice President

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

Food Truck July 5th
Pool Parking Lot

Phone: (724) 745-4911

e-mail: 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

Dog Walking

Leah Kansco	770-7736897
Janine Dolanch	724-531-0095

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>	800-544-4877
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

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.

Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

glencannon15317@yahoo.com

glencannon15317@yahoo.com



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 \$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

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 \$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
July 11, 2023 at the pool pavilion at 7:00 PM**

All residents are welcome to attend!

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

**Reminder:
All payments for resale docs and
monthly dues must be sent
only by US Mail.**

**P's Bird Wagon
Coming to the
pool parking lot
July 5, 2023
5pm to 8pm**

**The tables and benches for Playground
A have finally arrived and
were installed!**

This area will be mulched by early July



**Welcome to the board Jay Ware!
Jay joined the board in June and
filled the last open position.**

**Thank you for helping the
Community!**



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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 111,758	\$ -	\$ -	\$ 111,758
Other	\$ 4,748	\$ 42,302	\$ 2,520	\$ 49,570
Total	\$ 116,506	\$ 42,302	\$ 2,520	\$ 161,329
Expenditures:				
Recreation Services	\$ 35,019	\$ -	\$ -	\$ 35,019
Commons Maintenance	\$ 2,831	\$ -	\$ -	\$ 2,831
Landscaping	\$ 5,937	\$ -	\$ -	\$ 5,937
Garbage Removal	\$ 28,041	\$ -	\$ -	\$ 28,041
Legal Services	\$ 481	\$ -	\$ -	\$ 481
Pond Renovation	\$ -	\$ -	\$ 736,738	\$ 736,738
Administrative	\$ 20,893	\$ 4,161	\$ -	\$ 25,053
Total	\$ 93,202	\$ 4,161	\$ 736,738	\$ 834,100
Excess (Deficit):	\$ 23,304	\$ 38,142	\$ (734,218)	\$ (672,772)
Beginning Balance	\$ 178,862	\$ 803,663	\$ 1,039,736	\$ 2,022,260
Revenue +	\$ 116,506	\$ 42,302	\$ 2,520	\$ 161,329
Expenditures -	\$ (93,202)	\$ (4,161)	\$ (736,738)	\$ (834,100)
Change in Working Capital	\$ 8,683	\$ -	\$ 4,685	\$ 13,368
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 210,849	\$ 841,805	\$ 310,203	\$ 1,362,857
Bank and Investment Accounts:				
Bank - Checking	\$ 97,235	\$ 20,745	\$ 11,297	\$ 129,277
Money Market	\$ -	\$ -	\$ 1	\$ 1
CD's	\$ 113,614	\$ -	\$ 298,905	\$ 412,519
PNC Advisor Investments	\$ -	\$ 821,060	\$ -	\$ 821,060
Total	\$ 210,849	\$ 841,805	\$ 310,203	\$ 1,362,857

Glencannon Pool Parties

Reserve the pavilion during normal pool hours for only \$25.00 (3 hours) plus \$3.00 per non-resident guest.

**After-hours parties available, only \$90.00 from 8:00 pm to 11:00 pm.
(Book your party before June 7, 2019 and pay only \$75.00)
No additional fee for guests!**

**Call (724) 745-4911
to reserve your date!**

Glencannon Recreational Center

RULES AND REGULATIONS

ONLY RESIDENTS CURRENT IN THEIR ASSESSMENTS MAY USE THE RECREATIONAL FACILITIES.
Violation of the following rules will result in revocation of swimming privileges.

POOL RULES:

1. **No diving or flipping into the pool at anytime.**
2. Running and horseplay in the pool area is prohibited.
3. Water games in the pool are permitted only with the consent of the guard and when they don't interfere with the enjoyment of the pool by others.
4. Soft throwing and water balls, kickboards and other water equipment (rafts etc.) may be used only with the consent of the guard.
5. Non-swimmers must stay in the shallow end of the pool.
6. Please refrain from talking to the guard on duty except to request information.
7. Children 12 years of age and under (must be 13) will not be permitted in the pool area unless accompanied by a parent or an agent of the parent acting as the guardian. Authorization shall be submitted to the guard in writing. **CHILDREN MUST BE WATCHED BY THE GUARDIAN AT ALL TIMES!
A GUARDIAN MUST BE 16 YEARS OF AGE OR OLDER.**
8. Children 12 years of age and under who have not been certified as competent swimmers cannot be in the deep end of the pool. All children wearing water wings or flotation devices of any kind are considered non-swimmers by the staff and need to be accompanied/supervised by an adult or guardian in the shallow end of pool **at all times**. Children that have passed the deep water competency test 3 years in a row are exempt from repeating the test at the discretion of the guards.
9. Each parent is responsible for the safety of his/her child at the baby pool and must supervise at pool side.
10. Members and guests are permitted to enter the pool area only through the bathhouse gate.
11. Entering the pool area at any time when it is closed is prohibited.
12. Glass, sharp objects, or other dangerous articles are not permitted in the pool area at any time.
13. Throwing of rocks or other foreign materials in or around the pool is prohibited.
14. Please use the available trash cans keeping the pool area clean for the next guests.
15. Pets **ARE NOT** permitted in the pool area during operating hours.
16. **NO ALCOHOLIC BEVERAGES** are permitted in the pool area at any time.
17. Glencannon Homes Association is not responsible for any valuables lost in the pool area.
18. Smoking, food and drinks, and gum are not permitted in the pools or on the concrete apron around the pools at any time.
19. All members and guests using the recreational facilities must respect the rights and property of the neighboring residents at all times.
20. All persons must leave the pool at any time when directed to do so by the guard(s).
21. The baby pool is only for infants and toddlers up to age 4 years old.
22. Only guard chairs are permitted on the concrete apron near the pools. Chairs are not permitted in the baby pool.
23. No loud music by individuals interfering with the enjoyment of the pool by others will be allowed.
24. Chairs are available on a first come, first serve basis.
25. No person showing evidence of a communicable disease, bodily discharges, open blisters or cuts and bandages will be allowed entry to the swimming pool area.
26. Persons suspected of being under the influence of drugs/alcohol shall be prohibited from entering the pool.
27. **Pool Management reserves the right to eject anyone (for the day) for conduct issues.
Recurring violators will be referred to the Board of Directors for disciplinary action.**

POOL SCHEDULE:

1. The pool will open for the season on a daily basis from (Saturday) May 27th, 2023 to Labor Day.
2. The pool hours (weather permitting) will be Noon - 7:00 pm Monday through Friday, and 11:00 am - 8:00 pm on Saturdays, and 11:00 am to 7:00 pm on Sundays for the pool season; pool opens at 11:00 am on holidays. Starting June 7, 2023 and continuing through August 16, 2023, Wednesday "night swims," will be available, the pool will be open noon - 10:00 pm.
3. A rest period for Adult Swim will occur promptly during the last 15 minutes of each hour. All children (17 years old and younger) must leave the pool for the mandatory rest period. During this time, children (5 and up) cannot be in the Baby Pool and are to be in the grass areas, pavilion/tennis court area. Children (2 and under) are permitted in the pool with their parent/guardian during Adult Swim.
4. The pool will open at 4:00 pm on school days.
5. The pool may be closed during the hours of inclement weather, at the discretion of Pool Management.

GUEST REGULATIONS:

Members may bring guests at any time, subject to the following regulations.

1. Any Glencannon Resident in arrears on assessment cannot be a guest of a member in good standing.
2. Guests must be accompanied by a member in good standing and obtain a guest pool pass. Residents **MUST** stay with their guests at all times.
3. Guest fees: \$3.00 per person daily admissions (children 5 and under are free). A season guest pass will be available for **\$35.00**. (good for one individual person only—name will be placed on the pass). A transferrable pass may be purchased for **\$50.00**. **All guests must be accompanied by a resident.** There is no fee for use of tennis courts when accompanied by a Glencannon resident.
4. A vacation pass is available for \$15.00. Purpose: In the event an association member cannot be present when out of town guests are visiting so these guests feel comfortable using our pool facilities.

DIRECTIONS: The member must fill out the vacation pass form and return it to the pool manager. Once approved/disapproved, the member will be notified (within two weeks after the request). Payment must be paid in full one day prior to arrival date. Only after payment is made and the pass is filled out will the vacation pass(es) be issued (this will be done at the pool).

RELEASE FORM: This can be filled out anytime and brought to the pool when picking up the pass(es). If anyone is less than 18 years of age, a parent or guardian must sign the form on their behalf.

VACATION TIME: Seven days (one week) is the maximum time for each vacation request, but there is no limit on the number of requests.

PAVILION RENTAL: The fee to exclusively reserve the full pavilion during regular pool hours is \$25 for 3 hours, plus \$3.00 per guest. The pavilion will have water/electricity available (if the pavilion is not already reserved, residents may use the pavilion informally during regular pool hours free of charge).

AFTER HOURS POOL USAGE: Please contact the office (724-745-4911) about renting the pool for an after hours party. The fee to rent the pool from 8:00 PM to 11:00 PM (Saturdays), and 7:00 PM to 10:00 PM (Mondays, Tuesdays, Thursdays, Fridays, and Sundays) is \$90.00 - This includes use of the pavilion. After hours parties **ARE NOT** available on Wednesdays.

OTHER COMMONS FACILITIES: Tennis, Volleyball, Pavilion (Early AM to Dusk weather permitting)

1. Only members in good standing and their guests can use the courts. Guests must be accompanied by members at all times.
2. Reservations for the courts may be made with the Association Secretary. Use of the tennis court and volleyball court will be limited to two hour increments.
3. Hoverboards, skateboards, scooters and rollerblades **ARE NOT** permitted at the pool or courts at any time.
4. Any individual playing tennis/volleyball/basketball must shower before swimming.

Damage to any property in the recreation area by any member or guest will result in the liability of the responsible party for repairs or replacements necessary as a result of their actions.

Glencannon Homes Association
Executive Meeting - Minutes
June 13, 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. John Ackerman not present and
excused.

Financials

The financial reports were discussed including properties with
delinquent accounts and upcoming bills. Vote to occur at the
next meeting.

Commons

The board discussed the current tree project. There have been
multiple trees removed and pruned. Additional areas were
discussed that will need weed clearing.

The board discussed the area on Village Drive. Additional
clarification is needed from North Strabane township for
ongoing maintenance.

The pond project was discussed, and the work was completed.
The board discussed the bridge that was installed and the
details of the lights that are needed including size and specs.
There will be a walk through with the engineers prior to final
payment to the contractor.

Playground A was discussed, and the awaited amenities were
installed this week. Due to the equipment being too high for
small children, the board discussed putting additional mulch
down. The cost was discussed, and Mr. Beard made a motion
to have A&C Landscaping purchase and mulch the area. Mr.
Hogan seconded the motion. Vote: Mr. Creighan – yes, Mr.
Krantz – yes, Ms. Lopez – yes, Mrs. Gregorchik – yes and Mr.
Wheeler – yes.

The details of work needed on the swale drains on Hunting
Creek were discussed. All board members were encouraged to
go and look at the area in question for further discussion and
planning.

ACC – 1 approved submission

Rec

Several board members met with American Pools to discuss
ongoing operation and maintenance. The condition of the
chlorinator was discussed and future repair or replacement.
Prior to the opening of the pool, a new heater was purchased
and the office furniture was replaced as well as mirrors, signs
and dry erase boards with a small donation to Baptist Senior

Family.

Old Business

The board discussed issues with a particular property and
clarification needed for the property lines. The board reviewed
various maps and additional clarification is being obtained for
ongoing maintenance of the common area in this area.

Mr Krantz adjourned the meeting at 7:10pm

Glencannon Homes Association
Monthly Meeting of the Directors
June 13, 2023

Mr. Krantz called the meeting to order at 7:10pm.

Roll Call

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

Financials

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

Commons

The board discussed the pond project and is in the final stage of
completion.

Rec

The board continues to meet with architects about the proposed
clubhouse at the pool. The cost estimated at this point is too
high to build on to the existing structure. Additional options are
being explored as well. Updates will be provided monthly.

Open Discussion

One resident was present and discussed his interest in being on
the board. Mr. Beard nominated Jay Ware for the open board
seat that expires in 2025. Vote: Mr. Wheeler– yes, Mr. Creighan
– yes, Mr. Hogan – yes, Mr. Krantz- yes, Ms. Lopez – yes and
Mrs. Gregorchik – yes.

Mr. Krantz made a motion to adjourn and Mr. Creighan seconded
the motion at 7:20pm

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POND PROGRESS

The pond project is complete!
The board is currently looking for bids for the path around the pond and addressing two areas that have water. The vegetation will be cut back in that area as well.



Roofing & Remodeling
HIC #PA 117931

Roofing	Additions
Siding	Garages
Gutters	Masonry Work
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412-897-9032

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BP-34535022

Pool Reminders:

- * Children under 13 years of age must be accompanied by a parent or designated guardian to enter the pool.
- * Alcohol is **NOT** permitted at the pool (at any time).
- * Anyone jumping the fence after hours will be prosecuted.
24 hour video surveillance is in use.
- * Your lot number is needed to sign in, **photo I.D may be requested**
- * Season Guest passes are available
- * A full copy of the pool rules is posted in this newsletter

Pool Schedule

Mondays	Noon to 7:00 PM
Tuesdays	Noon to 7:00 PM
Wednesdays	Noon to 10:00 PM
Thursdays	Noon to 7:00 PM
Fridays	Noon to 7:00 PM
Saturdays	11:00 AM to 8:00 PM
Sundays	11:00 AM to 7:00 PM

Pool opens at **11:00 AM**
On the **4th of July.**

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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Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com

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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 ANTENNA provided they are attached to the unit.
<input type="checkbox"/>	Exterior location of CENTRAL AIR CODITIONING unit if <u>not</u> within three [3] feet of current.
<input type="checkbox"/>	A sketch showing the size, location and elevation of any DECK, BALCONY, PORCH or PATIO . *Note: Decks require township approval after GHA approval.
<input type="checkbox"/>	Changes in grade or location of an existing DRIVEWAY .
<input type="checkbox"/>	Height, style, material and distance from property lines of FENCE/PRIVACY SCREEN .
<input type="checkbox"/>	A sketch showing the location of a LAMP POST from the property lines and building.
<input type="checkbox"/>	A sketch showing location of OUTDOOR LIGHTING fixture(s) from the property line/building.
<input type="checkbox"/>	ROOF COVERING not similar to the one provided by the developer.
<input type="checkbox"/>	UTILITY SHEDS must be constructed in the same manner, style, and material of the unit. *Note: Sheds require township approval after GHA approval.
<input type="checkbox"/>	SIDING, DOOR, SHUTTERS and WINDOW replacement.
<input type="checkbox"/>	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: _____

JULY 2023

Sun Mon Tue Wed Thu Fri Sat

1

2

3

Garbage

4

**Independence
Day**

5

Night Swim
P's Bird Wagon
Food Truck
5pm to 8pm

6

7

8

9

10

**Garbage
&
Recycling**

11

**Board Meeting
7:00 PM
Pool pavilion**

12

Night
Swim

13

14

15

16

17

Garbage

18

19

Night
Swim

20

21

22

23

24

**Garbage
&
Recycling**

25

26

Night
Swim

27

28

29

30

31

Garbage