

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

July 2025



Movie Night at the Pool
During night swim
July 16th

News this month:

Ongoing Projects
Open Board Position

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President
Patrick Hogan, Vice President

Dave Wheeler

Gretchen Gregorchik

Rebecca Lopez

John Peel

Andy Schenkemeyer

Bradley Swiger

Phone: (724) 745-4911

e-mail: 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
Marissa McCaffrey 724-249-5196

If you have an issue with your garbage collection,
please call

Earthwise

Environmental Solutions :

(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
Earthwise Environmental Solutions	724-250-0011

Glencannon Homes Association

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

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 \$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 \$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 \$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, July 8, 2025 at 7pm at the pool pavilion.**

All residents are welcome to attend!

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

MOVIE NIGHT AT THE POOL

July 16, 2025

during night swim

Movie title will be posted at the pool

Pizza, Chips and Drinks for
Movie Night sponsored by:



MATT SPICER - OWNER
matttransports15317@gmail.com 724-328-3740



724-745-1000

Ongoing Projects

Bid awarded, Two light posts are being replaced, many others to be repaired in the next few weeks.

Cluster Box installation to occur in the month of July

Entrance sign bids being obtained for replacement.

Bids being obtained for repair/
replacement of volleyball,
Tennis and basketball courts

Welcome to new board member
Bradley Swiger!

There is still one open position that expires
March of 2028!

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, soft throwing and water balls, kickboards and other water equipment (rafts etc.) may be used only with the consent of the guard.
4. Non-swimmers must stay in the shallow end of the pool.
5. Please refrain from talking to the guard on duty except to request information.
6. 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.**
7. 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.
8. Each parent is responsible for the safety of his/her child at the baby pool and must supervise at pool side.
9. Members and guests are permitted to enter the pool area ONLY through the bathhouse gate.
10. EVERYONE must sign in, anyone caught using false information will face disciplinary action'
11. Thong type swimwear is prohibited by both males and females. Pool management will be the judge of this and anyone with inappropriate swimwear will be sent home. Repeat offenders will be referred to the board of directors, which will result in disciplinary action.
12. Entering the pool area at any time when it is closed is prohibited.
13. Glass, sharp objects, or other dangerous articles are not permitted in the pool area at any time.
14. Throwing of rocks or other foreign materials in or around the pool is prohibited.
15. Please use the available trash cans keeping the pool area clean for the next guests.
16. Pets ARE NOT permitted in the pool area during operating hours.
17. NO ALCOHOLIC BEVERAGES are permitted in the pool area at any time.
18. Glencannon Homes Association is not responsible for any valuables lost in the pool area.
19. Smoking, food and drinks, and gum are not permitted in the pools, or on the concrete apron around the pools at any time.
20. All members and guests using the recreational facilities must respect the rights and property of the neighboring residents at all times.
21. All persons must leave the pool at any time when directed to do so by the guard(s).
22. The baby pool is only for infants and toddlers up to age 5 years old.
23. Only guard chairs are permitted on the concrete apron near the pools. Chairs are not permitted in the baby pool.
24. No loud music by individuals interfering with the enjoyment of the pool by others will be allowed.
25. Chairs are available on a first come, first serve basis.
26. 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.
27. Persons suspected of being under the influence of drugs/alcohol shall be prohibited from entering the pool.

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 24th, 2025 to Labor Day.
2. The pool hours (weather permitting) will be Noon - 7:00 pm Monday through Friday, and 11:00 am - 7:00 pm on Saturdays and Sundays for the pool season; pool opens at 11:00 am on holidays. The hours on June 18th, July 16th and August 13th will be 12pm to 10pm, weather permitting.
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: \$4.00 per person daily admissions (children 5 and under are free). A season guest pass will be available for **\$40.00**. (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.

PAVILION RENTAL: The fee to exclusively reserve the full pavilion during regular pool hours is \$35 for 3 hours, plus \$4.00 per guest with a maximum of 20 guests. 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 7:00 PM to 10:00 PM (Mondays, Tuesdays, Thursdays, Fridays, Saturdays, and Sundays) is \$100.00 - 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.



Roofing & Remodeling
HIC #PA 117931

Roofing	Additions
Siding	Garages
Gutters	Masonry Work
Downspouts	Concrete
Soffit/Facia	Windows/Doors

We Offer Free Estimates! Call us today!



Like us on Facebook:

John Elchin Remodeling

412-897-9032

724-266-3843

BP-34535022

Holiday Trash Pick-Up

Pick-up is Tuesday after

Monday Holidays.

Labor Day is the next holiday to push

collection one day.

Trash Reminders:

- ◆ The new company is Earthwise Environmental Solutions. No change in the contact information.
- ◆ Trash cans can be put out after 5pm the night before collection.
- ◆ Trash cans have to be stored indoors or an inconspicuous location after collection
- ◆ Avoid putting trash out that is not in cans.

CENTURY 21®

Frontier Realty

YOUR NEEDS COME FIRST

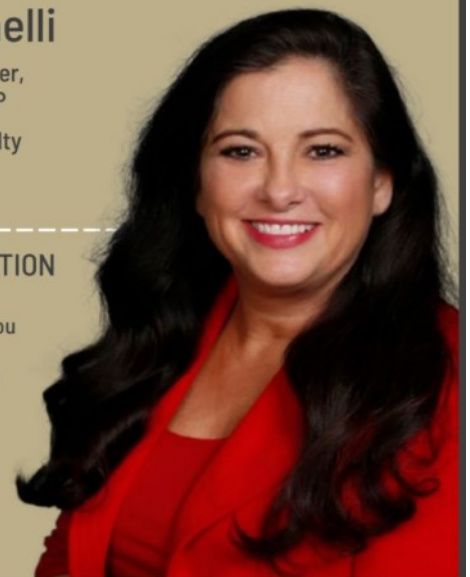
Judi Agostinelli

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

glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Homes Association Executive Meeting - Minutes June 10, 2025

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

Roll Call

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

Financials

The board reviewed the financial reports that were distributed. They will be voted at the next meeting.

Commons

The weekly meeting with the landscapers occurred this week. An update was provided about the areas that are in need of attention and additional projects. This included pressure washing, replacing the railroad ties, playground sidewalk and finishing some of the beds to name a few.

A quote was received to install the mailbox. The insurance was requested from the contractor. Once received, the installation will be scheduled.

Another bid is being sent by an electrician for the repair/ replacement of some of the lights. Additional lights are out on Hickory Circle and need repaired.

It was reported that there is hemlock growing by the pond near the wooded area. The landscapers will be notified.

Old Business

The entrance sign project was discussed and another bid that was obtained. Another board member stated he doesn't think new signs are needed. The board discussed the need for improvements in the community which is why dues are paid. The details of the \$2 increase for 2025 was discussed and that the next several years will result in the same increase if the board votes to do so each year. He stated that the money in reserves should be depleted first. The board discussed that the reserves have to be maintained as 70% of the asset replacement list. This list also needs updated to reflect the current real cost for replacement.

Meeting adjourned at 7:00pm

Glencannon Homes Association Monthly Meeting of the Directors June 10, 2025

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

Roll Call

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

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

Commons:

The landscaping meeting was discussed with the residents present including areas that need addressed and additional projects that are underway.

Rec:

The pool is open and the operation is going well with the new pump system. Continued communication occurs with the pool management company.

ACC – 6 requests over the last month, all approved.

Old Business

The open board position was discussed and Brad Swiger stated that he would be interested in the townhouse position and provided some of his background and the skills he would like to bring to the board. Mr. Hogan nominated Mr. Swiger, Mr. Schenkemeyer seconded the nomination. Board voted written ballot with majority voting "yes".

Open Discussion:

A resident was present and discussed the little garden fences that are being put up and she asked if they are within the guidelines because it takes away from the aesthetic of the community. The board discussed the fencing guidelines. She also discussed the issues with the kids in the neighborhood who are riding scooters and are not stopping at stop signs and not being safe. A notice will be in the newsletter.

Another resident discussed issues with her individual property and a water shut off. The details were discussed about contacting a plumber to evaluate as well as county maps.

Mr. Krantz made a motion to adjourn at 7:30pm



2025 Pool Schedule

Weather Permitting

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

***Night swim dates posted in Pool Rules**

POOL RENTALS

All rentals for the pavilion
and for
afterhours parties can only be made
via email
glencannon15317@yahoo.com

Cost:

Afterhours \$100
Pavilion Rental \$35
(20 guest minimum)



**BERKSHIRE
HATHAWAY**
HomeServices

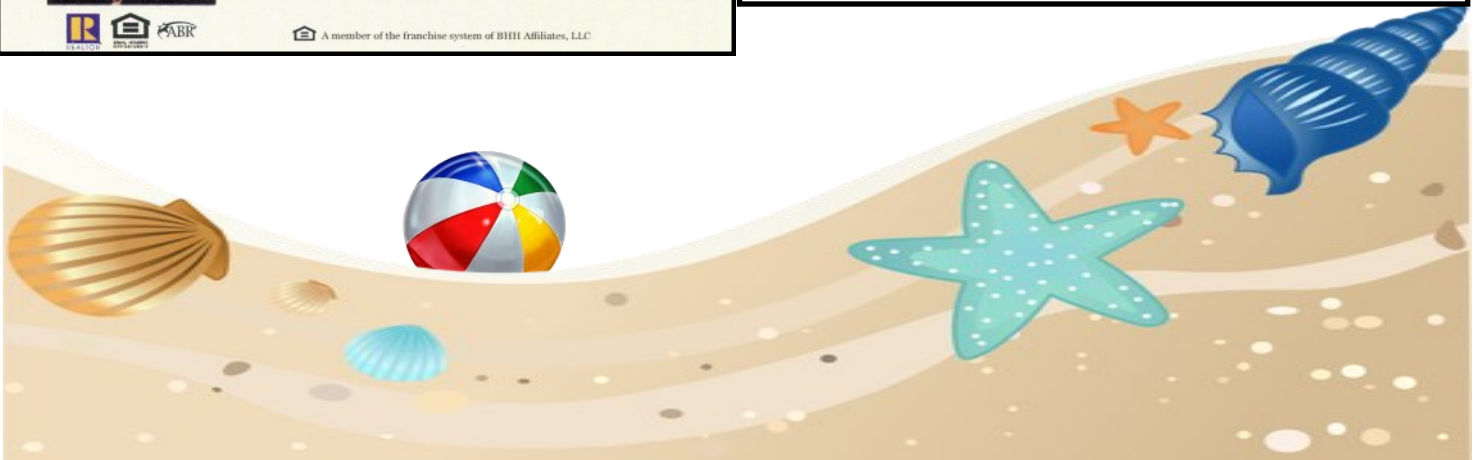


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deborahpanza.ThePreferredRealty.com

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Please take a minute to review the pool rules on Pages 5&6. There is also a copy at the pool and also on the website.



glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Home Owners Association

Financial Report

As of May 31, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 116,489	\$ -	\$ -	\$ 116,489
Other	\$ 5,511	\$ 31,245	\$ 25	\$ 36,780
Total	\$ 122,000	\$ 31,245	\$ 25	\$ 153,269
Expenditures:				
Recreation Services	\$ 37,653	\$ -	\$ -	\$ 37,653
Commons Maintenance	\$ 21,188	\$ -	\$ -	\$ 21,188
Landscaping	\$ 14,722	\$ -	\$ -	\$ 14,722
Garbage Removal	\$ 50,550	\$ -	\$ -	\$ 50,550
Legal Services	\$ 1,049	\$ -	\$ -	\$ 1,049
Pond Renovation	\$ -	\$ -	\$ 800	\$ 800
Administrative	\$ 20,664	\$ 4,944	\$ -	\$ 25,608
Total	\$ 145,827	\$ 4,944	\$ 800	\$ 151,571
Excess (Deficit):	\$ (23,827)	\$ 26,301	\$ (775)	\$ 1,699
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 122,000	\$ 31,245	\$ 25	\$ 153,269
Expenditures -	\$ (145,827)	\$ (4,944)	\$ (800)	\$ (151,571)
Change in Working Capital	\$ 15,748	\$ -	\$ -	\$ 15,748
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 81,575	\$ 1,000,597	\$ 152,913	\$ 1,235,086
Bank and Investment Accounts:				
Bank - Checking	\$ 45,637	\$ 20,760	\$ 4,589	\$ 70,986
Money Market	\$ 35,938	\$ -	\$ 148,325	\$ 184,263
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 979,837	\$ -	\$ 979,837
Total	\$ 81,575	\$ 1,000,597	\$ 152,913	\$ 1,235,086

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: _____

JULY 2025

Sun Mon Tue Wed Thu Fri Sat

1 2 3 4 5



6 7 8 9 10 11 12

**Garbage
&
Recycling**

**Board
Meeting
Pool
pavilion**

13 14 15 16 17 18 19

Garbage

★ ★ ★ ★ ★ ★ ★ ★
★ Night ★
★ Swim ★
★ MOVIE ★
★ NIGHT! ★
★ ★ ★ ★ ★ ★ ★ ★

20 21 22 23 24 25 26

**Garbage
&
Recycling**

27 28 29 30 31

Garbage