
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

July 2026



Night Swim July 15th
Pool will be open until 10pm

News this month:

Pond work to start in August
Block Party Updates

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz—President
Patrick Hogan—Vice President
Dave Wheeler
Rebecca Lopez
John Peel
Andy Schenkemeyer
Brad Swiger
Melissa Tallentire
Tressa Swanson

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
Annabelle Tallentire	724-317-9844

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
Annabelle Tallentire 724-317-9844

Noble Environmental Inc./County Hauling

Any issues contact customer service:

info@countyhauling.com
724-929-7694

Be sure to mention you are part of Glencannon Homes
Association in Canonsburg, PA

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
Noble Environmental	724-929-7694

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, July 14th at 7pm at the Pool Pavilion
All residents are welcome to attend!**

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

The Glencannon Block party is being done to align with National Night Out which North Strabane Township is participating in.

Please sign up for the Glencannon Email list for ongoing Updates for that day.

Food Trucks include: Santellos, Nothing Bundt Cakes and the Frost Fairy.

Ongoing Projects

- The pond work and bridge replacement that was scheduled for June 15th, was moved to August.
- The tree bids are underway and will be scheduled.
- The ACC Committee continues to do visual checks of the neighborhood. Notifications and fines continue.
- The Paper Alley continues to be addressed by Sweat Law, the owners of the property and also North Strabane Code Enforcement.
- Bids are needed for improvement to the rec area. Proposals continue to be sent. Jeffrey's Playground has responded, waiting on bid.
- Paving bids are needed for various areas. Please contact the office if you have any leads for that. Seven proposals have been sent since February with no bids yet.



GLENCANNON BLOCK PARTY



WHERE:

**PARTRIDGE
WAY**

WHEN:

**AUGUST 4TH
5-9PM**

**JOIN US FOR A VARIETY OF FOOD TRUCKS AND ACTIVITIES.
ENJOY A VISIT FROM OUR LOCAL FIRST RESPONDERS.
THEN, HEAD OVER TO THE POOL AND ENJOY NIGHT SWIM
UNTIL 10PM!**

2026

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

The pool opens at 11am on July 4th and will close around 6pm.

Night Swim for July is scheduled for July 15th until 10pm

Pool Reminders

- If you are bringing someone to the pool who does not live in GHA, a \$4 guest fee is required.
 - All residents must sign in and indicate if they have a guest.
- Children under the age of 13 cannot come to the pool without an adult.
- Put the table umbrellas down if it is windy or when you are done sitting at a table.
- Lost and found is emptied every Sunday



Please take time to review the pool rules which are on the website and at the pool

Glencannon Pool Parties

Reserve the Pavilion for \$35 for 3 hours. \$4 for all non- resident guests
Pavilion rentals have a guest limit of 20 people.
After Hours Parties can be scheduled in a advance
Cost is \$100 from 7pm go 10pm



All rental requests have to be made via the Glencannon Email.



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Owned by a subsidiary of Anywhere Advisors LLC.

**Motorized vehicles
and dirt bikes are not
permitted in
Glencannon
Common areas. This
includes parks, pond,
fields, green space
etc.**

**North Strabane Township
police will be called and
have written permission to
fine anyone if this
occurs.**

**There are currently no open board
positions however help is always
needed.**

**Please contact the office to
volunteer for the ACC
or Rec
Committee.**

Questions of the Month

Is there common ground on Meadowview?

A. No. All of the grassy areas are private
Property.

**What if I got an ACC letter and can't get the
work done by the due date?**

A. You can reach out to the office email to dis-
cuss the due date. With no contact, a fine
will be assessed.

Do I have to have a lightpost?

A. Yes. The ACC guidelines state every
property is to have a lamppost that is lit at
night

NEWSLETTER

As of June 1, 2026 electronic delivery will
occur by the 5th of each month. Join the
community email list and a copy will be
emailed to
everyone who has signed up.

As always, a copy will also be on the website
as well by the 5th.

Paper mailed copies are available upon re-
quest. If you would like a copy mailed each
month, please call or email the
office.
724-745-4911

**Glencannon Homes Association
Executive Meeting
June 9, 2026**



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

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Rebecca Lopez, Andy Schenkemeyer, Dave Wheeler, Brad Swiger, Melissa Tallentire, Tressa Swanson and John Peel.

Financials

The board talked about the details of the financial reports that were distributed prior to the meeting. The vote is to occur at the next meeting.

Commons

The board discussed bids submitted by Presidential Landscaping for tree removal on 19 and also stump grinding in other areas. Mr. Schenkemeyer made a motion to accept the bids, Mr. Swiger seconded the motion. Vote: Mr. Krantz – yes, Mr. Hogan – yes, Ms. Lopez – yes, Mr. Wheeler – yes, Ms. Tallentire – yes, Ms. Swanson – yes and Mr. Peel – yes. Motioned passed.

The board also discussed an area off Cricketwood that is a need of paving which is owned by Glencannon. The contractor who is giving a bid for the Meadowview paving was contacted to add that area.

The pond work was discussed and will be started in the coming months, which will include the bridge replacement.

The board also talked about the playground work and repair. Jeffrey's has obtained the equipment and parts and will be scheduling soon.

Rec

The pool opened on Memorial Day and things are operating well with American Pools. One of the speakers at the pool broke and started to smoke, the fire department was called and addressed with no major issues. The new outdoor speakers for the pool were purchased.

ACC

All requests were reviewed and returned. The ACC committee continues to work on properties in need of repair. Several properties were notified of improvements needed with no response. The ACC fines will be discussed and assessed. There are multiple light posts throughout the community that need repaired and replaced.

New Business

A board member stated he felt he needed more information from Range Resources about their proposals. He went to their

office, met with them, and obtained additional information about the acres in the community as well as the details of what they are offering to obtain the mineral rights. He shared this information with the board.

The paper alley was discussed and additional information was obtained by the attorney. North Strabane Township has notified the current owners that they are required to maintain the area as soon as possible. In addition, they were informed that if they are not able or willing to do it, they have the option of signing over the title to Glencannon.

Meeting Adjourned at 7pm



**Glencannon Homes Association
Monthly Meeting of the Directors
June 9, 2026**

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

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Rebecca Lopez, Andy Schenkemeyer, Dave Wheeler, Brad Swiger, Tressa Swanson, Melissa Tallentire and John Peel.

Financials

The board received the financial reports prior to the meeting and discussed. Mr. Swiger made a motion to approve, Mr. Peel seconded the motion. Vote: Mr. Schenkemeyer – yes, Ms. Lopez – yes, Mr. Wheeler – yes, Mr. Hogan – yes, Ms. Swanson – yes and Ms. Tallentire – abstain, Mr. Krantz – yes. Motion passed.

Commons

The landscapers are getting caught up this week from the rain. Further discussed occurred about the ball field and additional areas that may need maintained.

Rec

The pool is up and running successfully so far. A new vacuum was approved and purchased.

Open discussion

A resident was present to talk about the details of the Meadowview paving. The proposals and bid were obtained. Once additional information is added to the proposal with other areas in the plan, the board will discuss and vote. The time frame for scheduling was also discussed.



Meeting adjourned at 7:20pm

Glencannon Home Owners Association

Financial Report

As of May 31, 2026

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 116,833	\$ -	\$ -	\$ 116,833
Other	\$ 4,795	\$ 57,767	\$ 1,850	\$ 64,412
Total	\$ 121,628	\$ 57,767	\$ 1,850	\$ 181,246
Expenditures:				
Recreation Services	\$ 26,598	\$ -	\$ -	\$ 26,598
Commons Maintenance	\$ 9,597	\$ -	\$ -	\$ 9,597
Landscaping	\$ 22,083	\$ -	\$ -	\$ 22,083
Garbage Removal	\$ 38,360	\$ -	\$ -	\$ 38,360
Legal Services	\$ (716)	\$ -	\$ -	\$ (716)
Pond Renovation	\$ -	\$ -	\$ 1,743	\$ 1,743
Administrative	\$ 20,230	\$ 5,359	\$ -	\$ 25,589
Total	\$ 116,153	\$ 5,359	\$ 1,743	\$ 123,254
Excess (Deficit):	\$ 5,475	\$ 52,408	\$ 108	\$ 57,991
Bank and Investment Accounts:				
Beginning Balance	\$ 25,303	\$ 1,074,363	\$ 152,981	\$ 1,252,647
Revenue +	\$ 121,628	\$ 57,767	\$ 1,850	\$ 181,246
Expenditures -	\$ (116,153)	\$ (5,359)	\$ (1,743)	\$ (123,254)
Change in Working Capital	\$ 24,088	\$ -	\$ -	\$ 24,088
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 54,867	\$ 1,126,771	\$ 153,089	\$ 1,334,726
Bank and Investment Accounts:				
Bank - Checking	\$ 52,138	\$ 11,561	\$ 2,846	\$ 66,545
Money Market	\$ 2,729	\$ -	\$ 150,243	\$ 152,972
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,115,210	\$ -	\$ 1,115,210
Total	\$ 54,867	\$ 1,126,771	\$ 153,089	\$ 1,334,726

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.



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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 2026

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