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*The*  
**Glencannon**  
Newsletter



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Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

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June 2024



**Community Yard Sale  
June 22**

News this month:

**Open Board Position  
Pool Hours and Rules**

**GLENCANNON  
BOARD OF DIRECTORS**

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

Terry Creighan

Dave Wheeler

Gretchen Gregorchik

Rebecca Lopez

Jay Ware

John Peel

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Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

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# 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 |

If you have an issue with your garbage collection, please call Triple-H Disposal LLC :

**(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        |
| Triple-H Disposal, LLC   | 724-250-0011        |

### Glencannon Homes Association

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

[glencannon15317@yahoo.com](mailto: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 \$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

|                   |                               |
|-------------------|-------------------------------|
| <b>Mondays</b>    | <b>10:00 a.m. - 3:00 p.m.</b> |
| <b>Tuesdays</b>   | <b>10:00 a.m. - 3:00 p.m.</b> |
| <b>Wednesdays</b> | <b>2:00 p.m. - 6:00 p.m.</b>  |
| <b>Thursdays</b>  | <b>2:00 p.m. - 6:00 p.m.</b>  |

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto: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  
Tuesday, June 11, 2024 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](http://Glencannonhomes.org)**

## **Open Board Position**

The following seat can be filled by the GHA board of directors at the next monthly meeting:

Open category position that expires in  
March 2027

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

Please check the July newsletter for scheduled pizza days at the pool for the summer.

Any one interested in planning any additional community activities can email the office or come to the June board meeting.

A business sponsor is needed for the yard sale!

Anyone interested will facilitate advertising for the event, putting up signs and posting on social media.

## **Pool Schedule**

**Weather Permitting**

|            |                     |
|------------|---------------------|
| 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 7:00 PM |
| Sundays    | 11:00 AM to 7:00 PM |

The first Wednesday night swim will be Wednesday, June 5, 2024.





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

## 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

glencannon15317@yahoo.com



www.glencannonhomes.org

# QUESTIONS OF THE MONTH

## **How is the association addressing trees that need trimmed or removed?**

The board is currently keeping a running list of the trees that are in need of attention. The tree work is done all at one time, approximately once per year. Once the whole job is identified, bids are obtained to get it done.

## **Can I park in my yard?**

No. Parking in the grass effects the appearance of the front of your property.

## **Do I need an ACC request for landscaping on my property?**

No. Please see the website for a copy of the ACC request form and the architectural guidelines when making changes or improvements to your home.

## **Is there an expiration date for ACC approvals or resale certificates?**

No. Once you receive either one for your property, they do not need redone.

## **What do I have to do if I want to use the pool?**

Please have your lot number when you arrive at the pool. If you are a renter, please contact the homeowner and obtain your lot number. When you arrive at the pool, come to the gate and provide your lot number and sign in.



The board has identified an ACC Committee which is currently focusing on improvements needed to various properties throughout the community.

Notifications are being sent identifying what needs completed within a certain timeframe.

Please review the ACC fine policy found on the website.



# GLINTOWN LAWN CARE

SERVICES OFFERED:

## PRESSURE WASHING

- Driveway and Walkway
- Deck, Patio and Fence
- Siding and Gutter Brightening



## LAWN CARE

- Routine Grass Cutting
- Mulching and Bed Maintenance
- Cleanup and Leaf Removal



CONTACT US:

Call or Text : 724-678-3321

Please contact the office if you are interested in being on the community resource list for yard work, dog walking or babysitting.

**Glencannon Homes Association  
Executive Meeting  
May 14, 2024**

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

**Roll Call**

Doug Krantz- President, Terry Creighan, Rebecca Lopez, Pat Hogan, Dave Wheeler and John Peel. Gretchen Gregorchik and Jay Ware excused.

**Financials**

The financial reports were discussed and Vince Eennace from Stelmack Debransky and Eennace was present to discuss the details of the current reserves, replacement and the options for raising dues. The board discussed with him the current asset list and the reserve study that was done. This study will be redone with current numbers to reflect the correct value of assets. A follow up meeting will occur with the representative from PNC Advisors.

**Commons**

The board discussed the current landscaping maps that were redone and updated. The copies were distributed for review. This information was reviewed with B&B Lawnscape as well. A few small areas need clarified which will occur in the next week after review of the information found on the county website. The pond was also discussed, and the engineers came out to look at the bridge which was compromised due to the storm. The board discussed making the bridge longer with different material which was shared with the Engineers from Harshman. They will develop the design for review. The walkway around the pond will be on hold until the bridge is fixed. The spillway at the pond needs cleaned out and a bid was obtained. This work will begin in the next couple weeks.

ACC – A committee meeting was discussed to continue to map out properties that need addressed.

Mr Hogan made a motion to adjourn the meeting, all were in favor. Meeting adjourned at 7:10pm

**Glencannon Homes Association  
Monthly Meeting of the Directors  
May 14, 2024**

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

**Roll Call**

Doug Krantz- President, Terry Creighan, Rebecca Lopez, Pat Hogan, Dave Wheeler and John Peel. Gretchen Gregorchik and Jay Ware excused.

**Financial:**

Mr. Hogan made a motion to accept. Mrs. Creighan

seconded the motion. Vote: Mr. Wheeler – yes, Mr. Peel – yes, Ms. Lopez – yes, Mr. Krantz – yes.

**Commons**

The board discussed that a new landscaping company, B&B Lawnscape started, and the maps have been revised and updated. There will be continued meetings and communication with the landscapers to address feedback from both the board and residents.

**Rec**

The board discussed that the pool has been filled and the new pumping equipment is in place and working. American Pools will be running the pool again this year and a meeting occurred with them last night to discuss expectations.

**New Business**

The board discussed that there is one open board position. One resident was present who expressed interest. The board voted via secret ballot. The outcome resulted without a majority vote.

**Open Discussion**

A resident was present and asked about the work being done in the community by North Strabane Township. The board and other residents discussed that the sewer lines are being replaced. The work should be completed soon. Another resident expressed that the landscaping in Playground A needs addressed. She stated that there needs to be additional weeding, the grass is uneven and there are weeds in the mulch. She also stated that the sidewalk there needs to be replaced. The board asked that she provide pictures of the landscaping issues so they can be shared with the landscapers and be addressed. Several other residents were present to discuss issues with a particular resident and behaviors that are occurring on a regular basis on their street. The police have been notified many times as well. They asked the board for any options with addressing this through the fining process. The review of the bylaws and covenants will be done to determine if this can be addressed with a fine policy.

Meeting adjourned at 8pm





# 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. EVERYONE must sign in, anyone caught using false information will face 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 4 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.
28. **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 25th, 2024 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. Starting June 5, 2024 and continuing through August 14 2024, 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 7:00 PM to 10:00 PM (Mondays, Tuesdays, Thursdays, Fridays, Saturdays, 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 *Pool Parties*

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

After hours parties are also available, only \$90 for 3 hours after pool closing 7:00 pm to 10:00 pm.

No additional fee for guests!  
(Wednesdays not available).

**Call (724) 745-4911**

To reserve your date!

Alcohol is not permitted, payment and signed waiver required before the date of your party

## Community Yard Sale



**Will be held on**  
**Saturday, June 22nd, 8:00 AM to 1:00 PM**  
Rain Date (or optional day)  
**Sunday June 23rd, 2024**

Sponsorship available for this event



**Men In Blue Power Washing Services**  
Text or Call 412-436-6419

*We offer*

- Driveways
- Sidewalks/Steps
- Patios
- House Siding
- Garbage/Recycling Bin cleaning

 Mib Cleaners  
 mib\_cleaners  
 mibcleans@gmail.com

**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.



**If you are selling your property, please allow 10 days from payment to receive the packet via email. The resale packet is to be given to the buyer at least 5 days prior to closing.**

**There have been several concerns from residents about garbage not being in cans.**

**Please avoid putting bags on the ground and utilize trash cans as much as possible.**



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.



**Glencannon Homes Association  
Financial Report  
As of April 30, 2024**

|                                      | GENERAL FUND       | REPLACEMENT FUND  | SETTLEMENT FUND    | YTD TOTAL           |
|--------------------------------------|--------------------|-------------------|--------------------|---------------------|
| <b>Income Statement:</b>             |                    |                   |                    |                     |
| <b>Revenues:</b>                     |                    |                   |                    |                     |
| Association Fees                     | \$ 89,227          | \$ -              | \$ -               | \$ 89,227           |
| Other                                | \$ 4,633           | \$ 5,902          | \$ 28              | \$ 10,563           |
| <b>Total</b>                         | <b>\$ 93,860</b>   | <b>\$ 5,902</b>   | <b>\$ 28</b>       | <b>\$ 99,790</b>    |
| <b>Expenditures:</b>                 |                    |                   |                    |                     |
| Recreation Services                  | \$ 18,079          | \$ -              | \$ -               | \$ 18,079           |
| Commons Maintenance                  | \$ 5,160           | \$ -              | \$ -               | \$ 5,160            |
| Landscaping                          | \$ 7,960           | \$ -              | \$ -               | \$ 7,960            |
| Garbage Removal                      | \$ 37,143          | \$ -              | \$ -               | \$ 37,143           |
| Legal Services                       | \$ 75              | \$ -              | \$ -               | \$ 75               |
| Pond Renovation                      | \$ -               | \$ -              | \$ 2,401           | \$ 2,401            |
| Administrative                       | \$ 14,650          | \$ 4,496          | \$ -               | \$ 19,146           |
| <b>Total</b>                         | <b>\$ 83,067</b>   | <b>\$ 4,496</b>   | <b>\$ 2,401</b>    | <b>\$ 89,964</b>    |
| <b>Excess (Deficit):</b>             | <b>\$ 10,793</b>   | <b>\$ 1,406</b>   | <b>\$ (2,373)</b>  | <b>\$ 9,826</b>     |
| <b>Beginning Balance</b>             | <b>\$ 116,560</b>  | <b>\$ 904,147</b> | <b>\$ 225,984</b>  | <b>\$ 1,246,692</b> |
| <b>Revenue +</b>                     | <b>\$ 93,860</b>   | <b>\$ 5,902</b>   | <b>\$ 28</b>       | <b>\$ 99,790</b>    |
| <b>Expenditures -</b>                | <b>\$ (83,067)</b> | <b>\$ (4,496)</b> | <b>\$ (2,401)</b>  | <b>\$ (89,964)</b>  |
| <b>Change in Working Capital</b>     | <b>\$ 8,400</b>    | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ 8,400</b>     |
| <b>Transfers +/-</b>                 | <b>\$ 60,000</b>   | <b>\$ -</b>       | <b>\$ (60,000)</b> | <b>\$ -</b>         |
| <b>Ending Balance</b>                | <b>\$ 195,753</b>  | <b>\$ 905,553</b> | <b>\$ 163,612</b>  | <b>\$ 1,264,918</b> |
| <b>Bank and Investment Accounts:</b> |                    |                   |                    |                     |
| Bank - Checking                      | \$ 82,109          | \$ 20,755         | \$ 15,359          | \$ 118,223          |
| Money Market                         | \$ 113,644         | \$ -              | \$ 148,253         | \$ 261,897          |
| CD's                                 | \$ -               | \$ -              | \$ -               | \$ -                |
| PNC Advisor Investments              | \$ -               | \$ 884,798        | \$ -               | \$ 884,798          |
| <b>Total</b>                         | <b>\$ 195,753</b>  | <b>\$ 905,553</b> | <b>\$ 163,612</b>  | <b>\$ 1,264,918</b> |

## Advertise in the Glencannon Newsletter

|                |               |
|----------------|---------------|
| <b>Ad Size</b> | <b>Ad Fee</b> |
| Full Page      | \$45          |
| Half Page      | \$30          |
| Quarter Page   | \$20          |
| Business Card  | \$15          |
| Line Ads       | \$.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



# 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](http://www.JudiAgostinelli.Realtor.com) • [RealtorJAA@AOL.com](mailto:RealtorJAA@AOL.com)

## The dumpster at the pool is for POOL USE ONLY.

The following items are strictly prohibited.

- **Construction waste**
- **Televisions**
- **Tires**
- **Car batteries**

Please visit the website for copies of the bylaws, covenants, policies, forms and more.

[www.glencannonhomes.org](http://www.glencannonhomes.org)

Due to inclement weather,  
the Glencannon cleanup was  
cancelled and  
is being rescheduled.  
Please check upcoming  
newsletters for  
details.

Contact the office via email  
with interest.

**BERKSHIRE  
HATHAWAY**  
HomeServices



**Deborah A Panza**  
REALTOR®

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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

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

# JUNE 2024

| Sun                   | Mon                             | Tue   | Wed                      | Thu | Fri            | Sat  |
|-----------------------|---------------------------------|---|--------------------------|-----|----------------|--|
|                       |                                 |   |                          |     |                | 1  |
| 2                     | 3<br>Garbage                    | 4   | 5<br>First Night<br>Swim | 6   | 7              | 8  |
| 9                     | 10<br>Garbage<br>&<br>Recycling | 11<br>Board Meeting<br>7:00 PM<br>Pool Pavilion | 12                       | 13  | 14<br>Flag Day | 15   |
| 16<br>Father's<br>Day | 17<br>Garbage                   | 18  | 19<br>Juneteenth         | 20  | 21             | 22<br>Community<br>Yard Sale<br>8:00 AM to 1:00 PM |
| 23                    | 24<br>Garbage<br>&<br>Recycling | 25  | 26                       | 27  | 28             | 29   |
| 30                    |                                 |   |                          |     |                |  |